

ECONOMIC VITALITY COMMITTEE AGENDA

**THURSDAY, DECEMBER 18, 2025
7:30 AM**

City Council Chamber, 200 Old Bernal Avenue, Pleasanton

Role of the Economic Vitality Committee: *Assess the current and ongoing business climate in the City of Pleasanton and offer suggestions and recommendations to the City Council intended to maintain a strong economic development base in the City.*

CALL TO ORDER / PLEDGE OF ALLEGIANCE

ROLL CALL

AGENDA AMENDMENTS

CONSENT CALENDAR – *Items listed on the consent calendar are considered routine in nature and may be enacted by one motion. If discussion is required that item will be removed from the consent calendar and considered separately.*

1. Approve meeting minutes of October 16, 2025
2. Approve Economic Vitality Committee Meeting Dates for 2026

PUBLIC COMMENT – *From the audience for items not listed on the agenda.*

PUBLIC HEARINGS AND OTHER MATTERS

3. Economic Development Strategic Plan Implementation and 2026 Work Plan Focus Areas
4. Selection of Chair and Vice Chair for 2026
5. Receive Economic Development Information/Updates

MATTERS INITIATED BY ECONOMIC VITALITY COMMITTEE

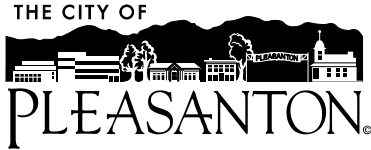
ADJOURNMENT

Notice

Under Government Code §54957.5, any writings/documents regarding an open session item on this agenda provided to a majority of the Commission after distribution of the agenda packet are available for public inspection at the Economic Development Division, 123 Main Street, Pleasanton.

Accessible Public Meetings

The City of Pleasanton can provide special assistance for persons with disabilities to participate in public meetings. To make a request for a disability-related modification or accommodation (e.g., an assistive listening device), please contact the Economic Development Division at 123 Main Street, Pleasanton, CA 94566, econdev@cityofpleasantonca.gov or (925) 931-5039 at the earliest possible time. If you need sign language assistance, please provide at least two working days' notice prior to the meeting date.



**ECONOMIC VITALITY COMMITTEE
REGULAR MEETING MINUTES**

**October 16, 2025
7:30 a.m.
200 Old Bernal Avenue, Council Chambers**

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Meeting called to order at 7:37 a.m. by EVC Chair Brian Wilson followed by the Pledge of Allegiance.

ROLL CALL

Present: Chair Brian Wilson, Vice Chair Steve McCoy-Thompson, Ken Benhamou, Davinder Channon, Paresh Hule, Gavin Shea

Absent: Josh Chanin, Igor Leonov, Pravin Venketsamy

City staff: Economic Development Manager Lisa Adamos, Associate Planner Megan Campbell, Associate Planner Emily Carroll

AGENDA AMENDMENTS

None were noted.

CONSENT CALENDAR

- 1. Approval of the Consent Calendar which included August 21, 2025, meeting minutes were approved as presented on motion by Vice Chair Steve McCoy Thompson and second by Ken Benhamou. The motion passed unanimously.

MEETING OPEN TO THE PUBLIC

Chair Wilson opened public comment. There were no public comments. Chair Wilson closed public comment.

PUBLIC HEARINGS AND OTHER MATTERS

- 2. Receive Pleasanton Unified School District’s Youth Apprenticeship and Work-Based Learning Overview Presentation and Provide Feedback

Dr. Amos Nugent, Director of Career Pathways and Adult Learning and Kim Greenhouse, Work-Based Learning Teacher with the Pleasanton Unified School District presented an overview of the Youth Apprenticeship and Work-Based Learning Program which included an overview of Chamber partnership, 6-point Approach for the program, pre-apprenticeship pipeline, current program status and potential, as well as the 2025-2026 goals. Dr. Nugent

outlined ways to extend the program including an upcoming Youth Apprenticeship Business Forum, letters of support, and additional city meetings.

Chair Wilson opened public comment. There were no public comments. Chair Wilson closed public comment.

The committee provided feedback on the information presented and asked clarifying questions. There was general support for the efforts to provide opportunities for Pleasanton students. Dr. Nugent and Ms. Greenhouse will follow up with committee members to provide additional information.

3. Receive Update on the Proposed PMC Amendments to improve city processes to simplify permitting, reduce delays, streamline Design Review, and support Business and Retail Attraction and Provide Feedback

Associate Planners Megan Campbell and Emily Carroll provided an overview of proposed changes to the Pleasanton Municipal Code to streamline project timelines and processes. Key areas include project noticing, design review, and appeals.

Chair Wilson opened public comment. There were no public comments. Chair Wilson closed public comment.

The committee provided feedback on the information presented and asked clarifying questions. No action was taken by the committee.

2. Receive Economic Development Information/Updates

Economic Development Manager Lisa Adamos acknowledging the previous evening's Tri-Valley Life Sciences Summit to which Chair Wilson added commentary.

MATTERS INITIATED BY ECONOMIC VITALITY COMMITTEE

There were no matters initiated by the committee. Chair Wilson recognized Economic Development Manager Lisa Adamos' tenure with the City of Pleasanton and work with the EVC as this was her last meeting as a City staff member and will be retiring in November.

MEETING ADJOURNED

The meeting was adjourned at 8:56 a.m.

2026 MEETING SCHEDULE

**Meets Every Other Month
Third Thursday at 7:30 a.m.**

February 19

April 16

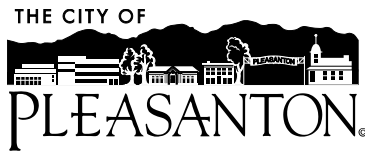
June 18

August 20

October 15

December 17

Location: 200 Old Bernal Avenue, Council Chamber



ECONOMIC VITALITY COMMITTEE REPORT

December 18, 2025
Economic Development

TITLE: ECONOMIC DEVELOPMENT STRATEGIC PLAN IMPLEMENTATION UPDATE AND 2026 WORK PLAN FOCUS AREAS

BACKGROUND

In August 2023, the City Council adopted the updated Economic Development Strategic Plan (EDSP) which the Economic Vitality Committee uses as the foundation for its work. The strategic plan defines the City's economic development goals, strategies, and implementation actions over the five years from 2023 through 2028. The EDSP is available here: https://www.cityofpleasantonca.gov/wp-content/uploads/2024/05/CityOfPleasanton_EconomicDevelopmentPlan_FINAL_Web.pdf.

Implementation of the EDSP is included in the citywide strategic plan, ONE Pleasanton's key goal: Building a Community Where Everyone Belongs: Livability and Community Development. A summary of ONE Pleasanton is available at: <https://www.cityofpleasantonca.gov/assets/our-government/city-manager/strategic-plan-summary.pdf>. Implementation of the EDSP, and efforts to advance the City's Economic Development program were identified as one of seven City council priority strategies during the January 29, 2025 City Council goals. A four-tier project prioritization framework was established at a July 15, 2025 City Council workshop, with two specific initiatives identified in Category 1 or 2, meaning they are among the highest priority projects in the two-year work plan:

- Streamlining Permit Process (#4): Amend the municipal code and improve processes to simplify permitting, reduce delays, streamline design review, and support business and retail attraction. (Category 1: Must Do)
- Retail Attraction Strategy (#26): Attract and retain desirable retail businesses to strengthen the local economy, including providing a business concierge service to navigate City Processes and streamline permits to ensure an efficient and business-friendly environment (Category 2: Committed Priority)

The EDSP comprises of five Implementation Plan Priorities:

- 1.0 Economic Development Capacity Building
- 2.0 Business Retention, Expansion & Attraction
- 3.0 Local Revenue Growth
- 4.0 Entrepreneurship & Innovation Outreach
- 5.0 Major Projects Accelerator Program

Each plan priority includes key initiatives outlining specific programs and tasks proposed to advance the plan priorities. This report provides an update on activities advancing the ONE Pleasanton Strategic Priority E.4, which aims to implement the EDSP as well as implement key economic development priorities identified by the City Council in the two-year work plan.

DISCUSSION

Staff have advanced implementation programs and tasks from the EDSP across all the five plan priorities. This section provides a summary of initiatives that have been completed or are currently in progress under EDSP priority area.

1. Economic Development Organization Capacity Building

As part of the two-year budget process, the Economic Development Division was integrated into the Community Development Department with the formation of a new Community and Economic Development Department (CEDD). This reflects the City Council's priority to increase focus on economic development activities and a growing interest in exploring opportunities through land use, permitting, and process changes to facilitate new investment in Pleasanton. The Economic Development Division consists of two full-time positions: Deputy Director of Community and Economic Development and Economic Development Manager. Recruitment for the Manager position is underway with placement expected in January 2026.

- Economic Development Work Plan (Staff Activities): Serve as liaison to the EVC, publish a monthly business e-newsletter with updates for the local business community; and represent the City in regional economic development organizations, including: East Bay Economic Development Alliance Economic Development Council, Innovation Tri-Valley Leadership Group and Business Innovation Committee, i-Gate Innovation Hub Board of Directors City staff representative, Pleasanton Downtown Association Board of Directors City representative, and Pleasanton Chamber of Commerce Economic Development and Government Relations Committee.
- Develop Community and Business Partnerships: in FY 25/26, agreements were executed or renewed with the Pleasanton Chamber of Commerce, Pleasanton Downtown Association, and i-Gate Innovation Hub. Staff also host bi-monthly City Business Organization Committee meetings with leaders from the Pleasanton Downtown Association, Pleasanton Chamber of Commerce, Hacienda, Stoneridge Mall, Visit Tri-Valley, and Alameda County Fair Association to share economic development updates.

2. Business Retention, Attraction & Expansion Program

- Enhance Visibility, Marketing and Branding Strategy
 - Developed digital and print brochures promoting Pleasanton as a prime destination for growth, including industry-specific brochures for Office & Industrial and Retail Attraction.

- Staff is in the process of building an Economic Development microsite to market Pleasanton as a hub for business retention, attraction, and expansion. The launch is planned for early 2026.
- Partnered with i-Gate Innovation Hub on the Tri-Valley Life Sciences Summit, hosted a CEO Roundtable during the Summit, and sponsor for the upcoming i-Gate/Startup Tri-Valley's Women's Health Series consisting of quarterly events in 2026.
- Formulate Recurring Employer/Business Meetings to Create Touchpoints with City: Staff is currently developing a business outreach strategy to formalize meetings with large employers, industry representatives, and shopping center property managers to gather feedback and align on leasing and growth goals. The City is also continuing pre-lease meetings with City staff (Building, Fire, Planning, and Economic Development) to help businesses navigate the permitting process.
- Assess and Strengthen Talent/Workforce Development Offerings: On October 16, 2025, staff presented to the EVC an overview of Pleasanton Unified school District's youth apprenticeship and work-based learning programs.

3. Local Revenue Growth

- Expand Citywide Retail & Tenant Support Program: The City retained Alex Greenwood Group in FY 24/25 to advance retail attraction initiatives; with this support, staff has taken several actions to advance the ESDP goal:
 - Completed an inventory and assessment of vacant retail sites in all major shopping centers and commercial districts. Completed a preliminary "void analysis" identifying 11 retail categories with strong attraction potential and target tenants. Completed a high-level scan of Pleasanton's retail market outlook, including regional trends and recommendations. Attended the International Council of Shopping Centers (ICSC) conference in March 2025, holding 14 meetings with brokers, current retailers, and prospects.

Staff is also continuing work in FY 25/26 with a retail attraction strategy and includes the following tasks:

- Built a contact database of retail opportunity sites. Began outreach to brokers, property owners, and target tenants. Planning for a "broker breakfast" with key retail brokers. Interviewing recent retail tenants to identify process improvements. Ongoing engagement with shopping center owners/managers to track opportunities. Periodic scans of regional market conditions. Maintaining a priority list of target tenants based on FY 24/25 research.
- Evaluate the Downtown Business Improvement District Structure: This year, staff updated the Downtown Business Improvement District (BID) assessment in collaboration with the Pleasanton Downtown Association. The 2026 BID and levy were adopted by the City Council on November 4,

2025, and will generate additional funding to support PDA's activities and programs more effectively. While the City has always partnered closely with PDA, the BID process has provided an opportunity to create closer connections with the PDA, who, with the recruitment of a new Executive Director this year, has brought renewed focus and strategic direction to the organization that will positively benefit the downtown.

- Manage and Enhance the City's "Support Local" Program
 - Continued promotion of Pleasanton businesses using the City's inPleasanton social media platforms, including LinkedIn, Facebook, and Instagram.
 - Recognized 169 businesses celebrating milestone anniversaries at the 2025 Business Anniversary Recognition Program held at the October 21, 2025, City Council meeting.
 - Launched the refreshed Support Local Guide, mailed to households in the Tri-Valley, and available at City Facilities.
 - Holiday promotion with *Gift Pleasanton*, Pleasanton's e-gift card program, which began on November 29, offering bonuses with purchase.
 - Partnered with Pleasanton Downtown Association to promote Small Business Saturday and other events.
 - Co-hosted a Marketing 101: Virtual Marketing and Social Media Workshop on October 29, 2025, to provide small businesses with practical, low-cost digital marketing strategies.
- Tourism & Hospitality Program
 - Leveraging Visit Tri-Valley marketing to boost tourism and local spending.
 - Pursuing targeted hospitality investment and considering expedited permitting for projects.
 - Exploring partnerships with the Pleasanton Downtown Association, Pleasanton Chamber of Commerce and Alameda County Fairgrounds to position Pleasanton as a destination associated with major sporting events including Superbowl LX and FIFA World Cup 26 at Levi's Stadium.
 - And, with recent City Council direction, to explore Transient Occupancy Tax (TOT) increase in 2026, a staff team is beginning outreach to hoteliers and representatives of the lodging industry. Both to gauge receptivity to the concept and gain a better understanding of local industry trends and the ways in which the City can support this sector.

4. **Entrepreneurship & Innovation Outreach**

Staff is strengthening regional partnerships with East Bay Economic Development Alliance, Innovation Tri-Valley, i-Gate Innovation/Startup Tri-Valley, and East Bay Small Business Development Center. Key initiatives included:

- Partnered with East Bay Small Business Development Center in March 2025 to deliver an in-person workshop Managing Menu Costs and Re-Engineering Menus for Greater Profits & Reusable Foodware Program.
- Launches no-cost, one-on-one, in-person advising sessions in April 2025, with East Bay Small Business Development Center and the Pleasanton Chamber of Commerce.
- Co-hosted the 2025 Capital Summit with East Bay Small Business Development Center and the Pleasanton Chamber of Commerce in May 2025, providing networking and lender insights on financing for start-ups and business growth.

5. **Major Projects Accelerator Program**

This EDSP Strategy has been a key focus, since it encompasses the two City Council workplan priority items focused on streamlining processes and reducing obstacles to business investment. Whether directly, by reducing the time and effort spent by businesses to obtain permits, or indirectly, by allocating staff time to focus on major projects rather than minor ones, streamlining is beneficial to the City's economic development efforts.

The City took significant steps to advance streamlined zoning and permitting to support business attraction and expansion, with much of this working occurring in the first half of the fiscal year, reflecting the City Council's priorities:

- Developed and adopted municipal code amendments on September 16, 2025, defining Innovation-Based Businesses (IBBs) as a distinct use category with tailored zoning to support high-value, low-impact industrial uses. (CC Project Prioritization, Category 1 – Must Do #4)
- Developed and adopted municipal code amendments on December 2, 2025, for Design Reviewing and Appeals to streamline permitting, reduce delays, and support business/retail attraction. (CC Project Prioritization, Category 1 – Must Do #4 and Category 2 – Committed Priority)

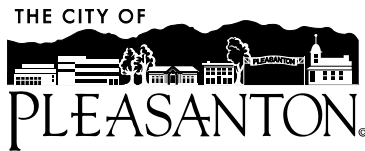
SUMMARY AND NEXT STEPS

Significant progress has been made across several strategic initiatives aimed at strengthening Pleasanton's economic development framework. Some of this work is a continuation of efforts made prior to the adoption of the two-year budget and workplan, with other efforts, including the department reorganization and staffing changes made since June this year, aimed at bringing more visibility and resources to economic development; and, on a practical level, to expediently bring forward both the IBB and Design Review permit streamlining, reflecting City Council interest and direction to more proactively focus on economic development initiatives.

Key work plan focus areas for 2026 include:

- Implementing the next phase of the Retail Attraction Strategy. This is anticipated to be an approximately six-month effort to strategically target outreach and communications with brokers, retailers, and others to attract new retail investment to Pleasanton.
- Continuing efforts to streamline planning processes, both through further refinements to the Municipal Code, particularly focused on commercial investment, and improving the transparency and availability of information about navigating the permit process by creating a “Pleasanton Playbook”, a guide for business owners outlining the development review process, regulations, permits, and licenses.
- Advancing efforts and partnerships around tourism/hospitality to leverage upcoming major national and international sporting events, in cooperation with regional and local partners, as well as continuation of efforts to explore a new TOT in 2026.
- Enhancing communications, with the launch of a communications strategy focused on improving overall community awareness about the role and function of economic development within Pleasanton; as well as continued focus on improved use of social media tools and strategies that highlight Pleasanton’s positive business environment, local success stories, and partnership efforts. Both programs will be advanced with the support of the City’s Public Information Officer and communications team, including specialist consultant support.

ACTION: RECEIVE UPDATE ON ECONOMIC DEVELOPMENT STRATEGIC PLAN IMPLEMENTATION AND 2026 WORK PLAN FOCUS AREAS



ECONOMIC VITALITY COMMITTEE REPORT

December 18, 2025
Economic Development

TITLE: SELECTION OF EVC CHAIR AND VICE-CHAIR FOR 2026

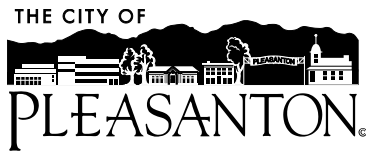
At a regularly scheduled EVC meeting each year, the committee is asked to appoint a Chairperson and Vice-Chairperson for the coming year. Below is Section 7 of the current resolution that defines the structure of the EVC, which pertains to committee officers:

Committee officers shall be selected and serve as follows:

- a. The Committee by majority vote shall elect for a term of one year a chairperson and vice chairperson from among its members. Officers shall be elected at the last meeting of each calendar year and assume office at the first meeting of the next calendar year.
- b. The chairperson shall be responsible for the conduct of the meetings, working with staff for the preparation of agenda and other duties normally associated with a chairperson.
- c. The vice chairperson shall perform those duties assigned by the chairperson and act for the chairperson in the latter's absence.
- d. No member of the Committee shall serve more than two successive full terms as chairperson.

Ken Benhamou has expressed interest in serving as the Chair for 2026. At the time of publication, no EVC member expressed interest in serving as Vice Chair in 2026. It is the EVC's usual practice to ask for and accept nominations during the discussion of this item at the meeting. It would also be appropriate for any committee member desiring to serve as the Chair or Vice-Chair, or suggesting another member for nomination to these positions, to contact Melinda Denis prior to the meeting.

ACTION: SELECT AN EVC CHAIR AND VICE-CHAIR FOR 2026



ECONOMIC VITALITY COMMITTEE REPORT

December 18, 2025
Economic Development

TITLE: ECONOMIC DEVELOPMENT INFORMATION/UPDATES

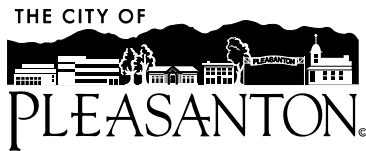
To ensure the Economic Vitality Committee is informed of actions and information pertaining to business-related projects and current business climate, the following documents are provided:

1. Actions of the Zoning Administrator & Planning Commission, November 4, 2025
2. Actions of the Zoning Administrator & Planning Commission, November 16, 2025
3. Actions of the Zoning Administrator & Planning Commission, December 2, 2025

Upcoming Business Meetings, Events and Other Information:

1. **Visit Tri-Valley 2024-2025 Annual Report**, The Annual Report was distributed at the Visit Tri-Valley Annual Showcase and hard copies will be distributed to EVC at the meeting. Click for web version: [Annual Reports - Visit Tri-Valley](#)
2. **Pleasanton Support Local Guide**, This year we launched a refreshed Support Local Guide that highlights businesses not only during the holidays but all year long. Hard copies will be distributed to EVC at the meeting.

ACTION: RECEIVE ECONOMIC DEVELOPMENT INFORMATION/UPDATES



CITY COUNCIL AGENDA REPORT

November 4, 2025
Community and Economic Development

TITLE: ACTIONS OF THE ZONING ADMINISTRATOR AND PLANNING COMMISSION

P25-0268, Devendra Deshwal

Application for Administrative Design Review approval to remove approximately 320-square-feet of accessory structures and construct an approximately 232-square-foot single-story addition to the rear of an existing residence and legalize a rear attached unpermitted single-story approximately 427-square-foot sunroom located at 4236 Jensen Street.

Project Information:

Existing floor area: 1,762 square feet

Total floor area with addition: 1,852 square feet

Lot size: 6,111 square feet

Existing floor area ratio: 28.83 percent

Total floor area ratio with addition: 30.31 percent

Approved. (10 days)

P25-0298, Eva Sabala

Application for Administrative Design Review approval to convert an existing approximately 56-square-foot second-story front porch into living space at an existing two-story residence located at 2070 Palmer Drive.

Project Information:

Existing floor area: 3,013 square feet

Total floor area with addition: 3,069 square feet

Lot size: 8,954 square feet

Existing floor area ratio: 33.65 percent

Total floor area ratio with addition: 34.28 percent

Approved. (10 days)

PLANNING COMMISSION - October 22, 2025

Commissioners Present: **Commissioners Jagoe, Jain, Mohan, Pace, and Chair Morgan**

Commissioners Absent: **Commissioner Wedge**

PUD-54-01M & P25-0294, Tony and Linda Brunetti, Winding Oaks Drive

Applications to amend the Vineyard Avenue Corridor Specific Plan to allow the installation of gates on private drives at the discretion of the Community and Economic Development Director or their designee, and application for a Planned Unit Development Major Modification to PUD-54's approved development plan to install an electric gate at the entrance to Winding Oaks Drive. The project is within the scope of the Vineyard Avenue Corridor Specific Plan Environmental Impact Report (EIR). No additional environmental review is required under the California Environmental Quality Act (CEQA) Section 15162 because no substantial changes to the PUD are proposed, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and no new information of substantial importance shows that the project will have one or more significant effects not discussed in the previous EIR.

Action Recommended: Adopt Resolutions No. PC-2025-20 and PC-2025-21 recommending City Council approval of the amendment to the VACSP (P25-0294) and the PUD Major Modification Application (PUD-54-01M), respectively.

Action Taken: Adopted Resolution No. PC-2025-20 and PC-2025-21, as recommended.

Vote: 5-0

P24-0596 & Tract 8724, Trumark Homes, 0 Vineyard Avenue

Private Street Names for P24-0596 and Amendment to Vesting Tentative Tract Map 8724, 0 Vineyard Avenue, APN: 946-461-900-1. Environmental review was conducted for the proposed 27-lot project, in the form of a Section 15183 Consistency Checklist under the California Environmental Quality Act (CEQA). The proposed amendment to Vesting Tentative Tract Map 8724 to include private street names is within the scope of the project previously analyzed, and no further CEQA review is required. The minor amendment is also not a project under CEQA.

Action Recommended: Adopt Resolution No. PC-2025-22 approving the amendment to Vesting Tentative Tract Map 8724.

Action Taken: Adopted Resolution No. PC-2025-22, as recommended.

Vote: 5-0

P25-0352, City Wide, City Initiated Pleasanton Municipal Code Amendments

Consider and provide a recommendation to City Council for proposed amendments to Chapters 18.12, 18.20, 18.22, 18.68, 18.103, 18.104, 18.105, 18.110, 18.116, 18.124, 18.128, 18.132, and 18.144 of the Pleasanton Municipal Code to implement modifications to Design Review, noticing, appeals, and other process streamlining. The proposed code amendments are statutorily exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Sections 15061(b)(3).

Action Recommended: Adopt Resolution No. PC-2025-23 recommending City Council approval of the PMC amendments.

Action Taken: Adopted Resolution No. PC-2025-23, as recommended.

Vote: 5-0

Prepared by:



Eric Luchini
Zoning Administrator

Submitted by:

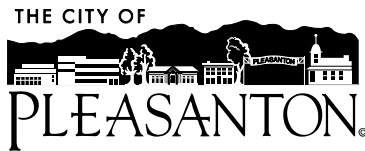


Ellen Clark
Director of Community and
Economic Development

Approved by:



Gerry Beaudin
City Manager



CITY COUNCIL AGENDA REPORT

November 18, 2025
Community and Economic Development

TITLE: ACTIONS OF THE ZONING ADMINISTRATOR AND PLANNING COMMISSION

P25-0399, Michael Martin

Application for Administrative Design Review approval to construct an approximately 12-foot-tall, 441-square-foot gazebo in the rear of 4673 Black Avenue.

Project Information:

Existing floor area: 2,087 square feet

Total floor area with addition: 2,087 square feet

Lot size: 7,150 square feet

Existing floor area ratio: 29.19 percent

Total floor area ratio with addition: 29.19 percent

Approved. (10 days)

P25-0440, Dave Ayres

Application for Administrative Design Review approval to construct an approximately 276-square-foot single-story rear addition and an attached approximately 200-square-foot rear covered patio located at 3987 Payne Road.

Project Information:

Existing floor area: 1,357 square feet

Total floor area with addition: 1,633 square feet

Lot size: 6,200 square feet

Existing floor area ratio: 21.89 percent

Total floor area ratio with addition: 26.34 percent

Approved. (10 days)

Prepared by:

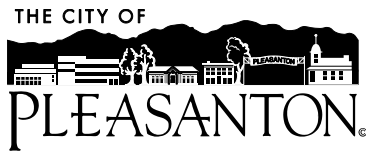
Eric Luchini
Zoning Administrator

Submitted by:

Ellen Clark
Director of Community and
Economic Development

Approved by:

Gerry Beaudin
City Manager



CITY COUNCIL AGENDA REPORT

December 2, 2025
Community and Economic Development

TITLE: ACTIONS OF THE ZONING ADMINISTRATOR AND PLANNING COMMISSION

P25-0573, Kathy Nice

Application for Administrative Design Review to construct an approximately 368-square-foot single-story addition to an existing single-family home located at 5471 Dudley Court.

Project Information:

Existing floor area: 2,144 square feet
Total floor area with addition: 2,512 square feet
Lot size: 10,315 square feet
Existing floor area ratio: 20.78 percent
Total floor area ratio with addition: 24.35 percent

Approved. (21 days)

P25-0613, Obaida Almohaidi

Application for Administrative Design Review to construct an approximately 983-square-foot single-story addition to an existing single-family home located at 4489 Sierrawood Lane.

Project Information:

Existing floor area: 1,355 square feet
Total floor area with addition: 2,338 square feet
Lot size: 8,707 square feet
Existing floor area ratio: 15.56 percent
Total floor area ratio with addition: 26.85 percent

Approved. (13 days)

P25-0612, John Wright

Application for Administrative Design Review to construct an approximately 334-square-foot, single-story addition at the rear of an existing residence located at 4809 Pipit Court.

Project Information:

Existing floor area: 2,171 square feet
Total floor area with addition: 2,515 square feet

Lot size: 11,300 square feet
Existing floor area ratio: 19.21 percent
Total floor area ratio with addition: 22.25 percent

Approved. (10 days)

Prepared by:



Derek Farmer
Assistant Director of
Community and Economic
Development

Submitted by:



Ellen Clark
Director of Community and
Economic Development

Approved by:



Gerry Beaudin
City Manager