



Planning Commission Staff Report

March 26, 2014
Item 8.b.

SUBJECT: Actions of the City Council, March 18, 2014

Actions of the Zoning Administrator and Planning Commission

Council accepted the report.

PUD-81-30-88D (formerly PUD-103), P14-0086, and P14-0024, Summerhill Apartment Communities

Application for Planned Unit Development (PUD) Development Plan to demolish the existing office building and construct 177 apartment units and related site improvements on a 5.9-acre site located at 5850 West Las Positas Blvd. in Hacienda Business Park; and a Development Agreement, Affordable Housing Agreement, and Growth Management Agreement for the project.

Action recommended: Introduce Ordinances approving the Development Plan and Development Agreement, and approve Resolutions for the Affordable Housing Agreement and Growth Management Agreement.

Action taken: Council introduced the Ordinances and approved the Resolutions, with the following modifications to the Development Plan:

1. Modify Condition No. 44.c. to change Saturday construction hours start time from 8:00 a.m. to 9:00 a.m.;
2. Add a new condition requiring the applicant to sub-meter each residential unit for sewer and/or water billing purposes; and
3. Add a new condition that any pedestrian access to the north side of the Arroyo desired in the future shall require a Major Modification to the approved PUD.

Vote: 4-1 (Pentin voted No)