

EXHIBIT C

PUD-84

MEMORANDUM

Date: October 3, 2005
To: Chair Maas and Planning Commissioners
From: Donna Decker, Principal Planner, and Lynn Tracy Nerland, Assistant City Attorney
Subject: PUD-32 (Sarich)

Two questions were raised at the Planning Commission meeting on September 28, 2005 during the workshop on PUD-32 (Sarich), for which staff provides the following responses.

Height of Structures

The Pleasanton Municipal Code provides maximum heights for various zoning districts in Chapter 18.84. In addition, an exception is provided to the height limitations through the design review approval process for "towers, spires, cupolas, chimneys, penthouses, water tanks, fire towers, flagpoles, monuments, scenery lofts, and similar structures; residential radio and television aerials and antennas; receive only antennas; and necessary mechanical equipment appurtenances" if these appurtenances: 1) cover not more than ten percent (10%) of the ground area covered by the structure; and 2) have a height of not more than sixty five feet (65') or not more than twenty five feet (25') above the height limit prescribed by the regulations for the district in which the structure is located, whichever is less.

However, a specific plan may prescribe further height regulations for a designated area. The Vineyard Avenue Specific Plan states that the building height is measured vertically from the lowest elevation of the building to the highest elevation of the building, excluding chimneys. (footnote 6 on page 25) Hillside Residential structures are limited to 30 feet, except buildings on sites with existing elevations exceeding 540 feet are limited to 25 feet and one story. (footnote 7 on page 25)

Through the PUD zoning process for a site in the Vineyard Avenue Specific Plan area, specific height limitations are to be addressed, as opposed to relying simply on the general height limitations for standard zoning districts. As noted on page 23 of the Specific Plan: "the site development standards (lot size and dimensions, building setbacks, building height, and accessory structures) shall be applied through the City's PUD development plan approval process and may vary for unusual site conditions as long as any new standards are consistent with the intent of the Specific Plan." (emphasis in original to contrast with land use standards which are to be applied without variance) As to the intent of the Specific Plan, the description of the land use designation of "hillside residential" provides that the "purpose of this designation is to allow for a clustering of homes in well-defined areas of the hills in order to preserve significant natural features such as ridgelines, hilltops, oak woodland, creeks, and steep slopes. Open space land surrounding the HR district is to be permanently preserved." (page 19 of the Specific Plan)

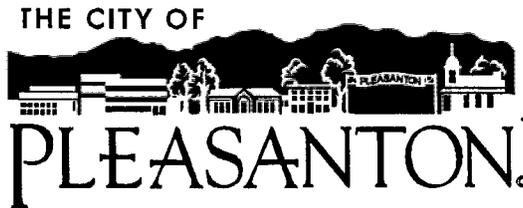
Development Area ("The Dot Question")

There was quite a bit of discussion at the Planning Commission meeting regarding the significance of the "dots" shown on Figure IV-2 of the Vineyard Avenue Specific Plan (page 20). The Planning Commission asked staff to provide an interpretation of the significance of the location of these dots.

The dots show the number of planned residential units with an asterisk for an existing home. Where more than one unit is planned, the dots take on an irregular shape presumably signifying the general location for the units. These "dots" or "blobs," as the case may be, do not appear to be randomly placed. However, Figure IV-2 does not have the precision of topographic contours or other descriptive features that would specify an exact location. Again, as noted on page 23 of the Specific Plan, there was some flexibility built into the Specific Plan to allow specific site development standards to be looked at through the City's PUD process and varied "for unusual site conditions as long as any new standards are consistent with the intent of the Specific Plan."

At the Commission meeting, Commissioner Fox asked about the prior interpretation of the pedestrian access "dots" on Figure V-2 in the North Sycamore Specific Plan. In that Plan, three dots and an arrow were shown as pedestrian access connecting San Carlos Way to Sycamore Terrace. The new property owner objected to this pedestrian access along his property. At a City Council meeting on March 15, 2005, the Council reiterated its support for the pedestrian access in this location.

C: Jerry Iserson, Director of Planning and Community Development



MEMORANDUM

Date: October 23, 2006

To: Chair Fox and Members of the Planning Commission

From: Jerry Iserson, Director of Planning and Community Development *J. Iserson*

Subject: PUD-32, Sarich Workshop

As the Commission is aware, this project has raised a number of issues which the Planning Commission discussed at the previous workshop held on September 28, 2005. One of these items was the status of the project with respect to the Vineyard Avenue Corridor Specific Plan, specifically, how precise the house locations were meant to be as represented by the "blobs" or dots on the Specific Plan Land Use Map. Staff made the argument, and at least some of the Planning Commissioners agreed, that typically these types of dots shown on specific plans are somewhat general in terms of location, and that specific plans allow for some degree of flexibility as to the precise building or road locations shown on specific plan land use maps.

However, staff has since consulted with Wayne Rasmussen, former Principal Planner and project planner for the Specific Plan. Wayne stated his belief that, due to the environmental constraints in the Hillside Residential areas, the house locations were meant to be fairly precise as represented by the "blobs". Furthermore, with the consideration of the Reznick PUD, the Commission and Council approved house locations which varied from the locations represented by the "blobs" on the Specific Plan Land Use map by finding that the new locations would result in an environmentally superior plan. Staff believes that these new considerations should be noted.

Staff believes that this project could still be processed as a PUD with no Specific Plan amendment if the Commission were to make the finding that the proposed house location would result in an environmentally superior plan than that shown on the Specific Plan. There may be valid reasons for doing so, since locating the home elsewhere on the site may result in other environmental issues. Alternatively, the Commission could decide that a Specific Plan amendment is not necessary based on the point that the "blob" locations are meant to be general and applied with flexibility, and that consideration of the proposed house at this location would be based on project design issues, such as building height, grading, visibility, house size, tree removal, screening, etc.