

PLANNED UNIT DEVELOPMENT

A Planned Unit Development (PUD) is a development that is looked at in the context of the “Big Picture.” The PUD process allows the City to review all aspects of a project, including the layout, land use, architecture and community impacts. The approval of a PUD establishes the applicable development standards for the life of the project.

The PUD review process addresses a wide range of development issues, including: land use, site planning, consistency with the General Plan, grading, traffic, noise, housing affordability (for residential projects), architecture, colors, parking, illumination, landscaping and open space. Approval of a PUD typically includes rezoning of the subject property to the PUD zoning designation; and the approval of a specific development plan (“PUD Plan”) for the site. In some situations, only one of these may be required.

REVIEW PROCESS OVERVIEW

When your application is submitted it will be assigned to a staff planner and reviewed for completeness. The project will be reviewed by several City Departments for conformance with City standards, and the staff planner will communicate if any additional information is needed. Once an application is deemed complete, the process requires about three to six months for approval. This period may be longer if the plans require revisions, if review under the California Environmental Quality Act (CEQA) is needed, or if the approval/denial action is appealed.

PUD applications are subject to a public hearing. The request is first heard by the Planning Commission (PC) which provides a recommendation for action to the City Council (CC). The staff planner will write a staff report for each of the hearings, and you as the project applicant will be provided with a copy of the staff report prior to each hearing (reports are also available to the general public in advance of the hearing date). The PC and CC will consider the information in the staff report, public comments, and testimony given at the hearings. It is strongly recommended you attend the hearings to present your project and to answer any questions the PC or CC may have. Actions that can be taken on the applicant can be to approve, approve with conditions, or deny the project. An approval will usually be made with the inclusion of specific project “Conditions of Approval”. When the CC renders their decision, you will be informed in writing along with any conditions attached to the approval.

SUBMITTAL REQUIREMENTS

Following is a list of plans and documents required for a complete application. Additional data or documents not listed below may be required for sites with special conditions (e.g., projects located in an active seismic fault zone, with sensitive natural resources, or involving a historic resource). Not all items on the list are required for every PUD application. Please consult with planning staff prior to submittal. All application fees are due at the time of submittal. All documents, reports and plans must be uploaded to the Planning Division through the [Electronic Planning Submittal](#).

- Application and Fee:** An Application for Development Review form can be obtained online at www.pleasantonpermits.com or from the Planning Division at 200 Old Bernal Avenue. The property owner must sign the application form or provide a written letter of authorization upon submittal. The PUD application fee, as stated in the City's Master Fee Schedule and updated each calendar year, is due at the time of submittal.
- Photographs:** Submit photographs of the existing site conditions and neighboring properties.
- Project Narrative:** The narrative needs to state in detail all elements of the project, including but not limited to the size/area of the project site, size and number of all proposed buildings, size and number of proposed dwelling units or amount of non-residential square footage, unique characteristics of the proposal, etc. Projects must provide specifications for each of the permitted and conditional uses desired for the development plan.
- Environmental Assessment:** Complete the *Initial Environmental Assessment* form, which can be found on the City's webpage at: <http://www.cityofpleasantonca.gov/civicax/filebank/blobdload.aspx?BlobID=23786>.
- Neighborhood Context:** Show project in the context to its surroundings by providing:
 - a. Streetscape elevations, photographs, and/or sections showing the proposed project and adjacent properties on each side of the property, including street trees.
 - b. Photo-simulations from a bird's eye view and street-level view perspective showing existing neighborhood context.
 - c. Massing model showing the proposed project and surrounding buildings (applicable to large projects). Massing model may be a physical model or three-dimensional digital model.
- Preliminary Title Report:** Provide two copies of a current (dated within six months of application date) preliminary title report for projects that involve the construction of a new building or expansion of an existing building footprint and/or new site improvements such as landscaping, special paving, utilities and accessory structures. Provide all recorded easements and restrictions.
- Tentative Map, Parcel Map or Lot Line Adjustments:** See separate handouts, available on the City's webpage at: <http://www.cityofpleasantonca.gov/gov/depts/cd/permit/process/planning.asp>
- Soils Report, Geologic Report, and/or Geotechnical Study:** Provide two copies of reports and studies prepared by a registered civil engineer and/or a registered geologist depending on the site characteristics.
- Stormwater Documents:** Projects creating or replacing 2,500 square feet or more of impervious surface will need to comply with the Impervious Surface/Stormwater Submittal Requirements from the Engineering Department. The required forms, submittal requirements and additional information can be obtained on the City's webpage at: <http://www.cityofpleasantonca.gov/gov/depts/engineering/stormwater.asp>

- Water and Sewer Study:** Projects proposing ten or more residential units, or 25,000 square feet or more of non-residential space shall submit a water and sewer study to determine if sufficient capacity is available to serve the project.
- Arborist Report and Tree Survey:** Provide two copies of the survey and arborist report. A survey of the existing trees on the site with a trunk diameter of six inches or greater, including size, species, and indication of which trees are to be removed, note all “heritage” trees, with accurate trunk and drip lines noted. The survey must be accompanied by a tree report prepared by a City-approved Arborist. A list of City-approved Arborists can be obtained on the City’s webpage at: <http://www.cityofpleasantonca.gov/resident/trees.asp>. All trees need to be labeled by number and tagged on-site per ISA standards. More information can be found via the City’s website under the Landscape Architect Division webpage.
- Traffic Analysis:** Projects proposing ten or more residential units shall submit a traffic impact analysis prepared by a certified traffic engineer that demonstrates compliance with General Plan standards, prepared by the City’s consultant at the expense of the applicant.
- Green Building and Climate Measures:** A [Greenhouse Gas \(GHG\) Emission Compliance Checklist](#) is required for all additions and new construction to indicate compliance with the City’s CAP 2.0.
- Colors and Materials Board:** Submit a board to illustrate the colors and materials to be used on the project. Include samples of actual colors and materials on 8” x 11” foam board to be retained by the City as part of the permanent file.
- Story Pole or Ground Staking:** Submit a story pole or ground staking plan (certified by a California Licensed Surveyor or Civil Engineer) showing the layout, height and location of all proposed structures, a minimum of 14-days prior to the first public hearing. Submit photographs of the story poles from the most visible public vantage points and surrounding residences. If story poles are infeasible, applicant and staff shall agree to an alternative measure.
- Historic Resource Evaluation and Survey:** A historic resource survey and evaluation consisting of a property assessment and evaluation shall be provided if a structure more than 50 years old is proposed to be demolished or significantly altered as a result of the proposed project. “Demolition” or “significantly altered” is defined as the removal of the front façade or the most visible façade from the street, or changes to the roof and roof line. The front or most visible façade shall be considered the forwardmost ten feet of the structure and roof/roofline. The assessment and evaluation shall be completed at the applicant’s expense by a qualified individual or firm as determined by the City and shall include a map and photo, description of the physical characteristics of the resource, approximate date of construction, architectural style, other design aspects, size and dimensions, type and quality of materials, type and approximate date of exterior alterations, physical condition, historic context, character defining features, historic significance, historic integrity, and degree and result of impact if alterations are proposed. In addition, the survey and evaluation shall include State of California Department of Parks forms (DPR) DPR 523A and DPR 523B and shall indicate the level of historical significance by including the California Historical Resource Status Code and supporting documentation for the selected criterion.
- Housing Projects, Regulatory Conformance Analysis:** Additional information may be required for the following types of projects: a.) A “Housing Project” as defined pursuant to Assembly Bill 678/Assembly Bill 1515/Senate Bill 167 (Housing Accountability Act); or b.) A project proposing development on any multi-family housing opportunity site as identified in the City of Pleasanton Housing Element Background Report (January 2015) (Housing Element Site), as follows:

- a. Applications for any of the above project types: An analysis of the proposed project's conformance to any applicable objective, quantifiable, written development standards, guidelines, conditions, and policies. At a minimum, define how the project complies with the General Plan, applicable specific plan, design requirements, use requirements, floor area standards, density, setbacks, height standards, landscaping standards, creek setbacks, tree preservation and protection standards, water efficient landscaping requirements, stormwater requirements, and common open space, private useable open space, and public open space requirements.
- b. Applications for development on any Housing Element Site: An analysis of the proposed project density and affordability (number of units, by affordability level) as compared to that for the site in the Housing Element. If the project would result in fewer units in any affordability category than the projected, the application shall also include an analysis to demonstrate sufficient capacity exists in other remaining Housing Element Sites to accommodate the deficit; or, if such capacity does not exist, a proposal for how the deficit will be addressed (for example, proposed re-zoning of other property).

One digital copy in PDF format of the following plan types. Hard copy plan sets may be required prior to each public hearing:

- a. Site Plan: An exhibit clearly showing the dimensions and location of all streets, on-street and off-street parking, buildings, and other structures and, where applicable, any bicycle paths and trails; should include lots, boundary lines, setbacks, easements, north arrow, written scale, and graphic (bar) scale; and all existing and proposed medians, median openings, adjoining driveways, and existing trees. The topographic information may also be provided on this sheet or as a separate sheet. For most projects the site plan and documentation of existing features should be based on a survey prepared by a licensed professional.
- b. Project Data: Every plan set must have a table identifying:
 - i. Square footage of impervious surfacing and percentage of impervious surfacing of the total lot size. Impervious surfacing includes: building footprint(s), parking areas, streets and sidewalks, driveways, and other hardscape (such as sport courts).
 - ii. Square footage and percentage of the total lot size of building coverage, with areas used for parking itemized separately.
 - iii. Existing and proposed zoning, APN, vehicular parking (number required and proposed) and bike parking spaces (number required and proposed).
 - iv. A calculation of the standard density and population density of the development for residential development.
- c. Floor Plans: Dimensioned floor plans with gross floor area of each floor and total floor area listed. Residential projects must show the location and types of dwelling units (all model types), use of spaces, and provide an indication of the number of bedrooms per unit. Also provide existing floor plans with demolition details/proposed changes (if applicable).
- d. Exterior Elevations: Plans showing the detailed appearance of all proposed construction (include all sides of the buildings and provided colored and black/white elevations). Dimensions, heights, colors, materials, lighting, and special architectural features (all windows, doors, eaves, skylights, chimneys, rain-water leaders, vents, roof equipment and screens, wall vents/louvers associated with mechanical ventilation, etc.) shall be shown on the elevations. If any existing buildings are to remain, provide elevations of all sides of the existing buildings. Commercial projects need to provide a conceptual sign program.

- e. Building Sections: Provide illustrative wall section from parapet to foundation showing foundation, wall, windows and doors, parapet, cornice, eave roof (drawing should be a min. 1/2" = 1' scale). Include measurements from adjacent grade and top of curb to wall plate(s).
- f. Schematic Details: Provide schematic architectural details showing how adjacent materials connect (e.g., siding to windows, siding to eave/soffit, etc.) and how attachments connect to the building (e.g., railings and awnings).
- g. Roof Plans: Provide a roof plan for each structure indicating the ridges, valleys, gutters, roof pitches, etc. Show all heating, ventilation, air conditioning (HVAC) units, if located on the roof. Provide unit details, height, and distance from parapet or equipment screen. Provide HVAC equipment screen location and details (if applicable). Show the location and mounting detail(s) of photovoltaic panels, if proposed.
- h. Parking Layout and Circulation: Provide a fully dimensioned parking plan and required number of vehicular and bicycle parking spaces, including a calculation of required and/or proposed parking ratios. Include accessible parking and loading areas, main points of entry and exit traffic flow, and a vehicular and pedestrian circulation plan. This information may be included on the site plan in-lieu of a separate plan sheet.
- i. Emergency Vehicle Access Plan: Provide a fully dimensioned emergency vehicle access plan showing fire engine turnarounds, road width, road material, slope and vertical clearance.
- j. Lighting Plan: Provide photometric drawing, including foot-candle measurements several feet beyond the property lines; catalog cut sheets of proposed exterior fixtures.
- k. Landscape Plan: A plan detailing the project's existing and proposed landscaping. The plan must indicate the location, spacing, species (botanical and common names), and container sizes of all proposed trees, shrubs, and groundcover. Plans should clearly indicate all existing trees and vegetation to be preserved and/or removed, including trunk diameter and species, and be keyed to an arborist report if provided.
 - i. Provide concept sections and elevations drawings of all landscape architectural features such as walls, fences, lighting, paving types (and patterns), arbors, benches, and other like features showing scale, form, materials, and colors. Include trash enclosures, bicycle enclosures, etc. (must be screened with landscaping).
 - ii. Show the location of backflow preventers, electrical utilities, and ground-mounted HVAC units.
 - iii. New construction projects with a total landscape area greater than 500 square feet or rehabilitations of existing landscape with a total landscape area greater than 2,500 square will need to comply with the City's Water Efficient Landscape Ordinance (WELo) and Bay Friendly Basics Landscape Checklist. More information can be obtained on the City's webpage at: <http://www.cityofpleasantonca.gov/resident/trees.asp>
- l. Shade Tree Calculations and Plan: Commercial developments shall provide shade calculations and plan consistent with the [City of Pleasanton Shade Tree Guidelines for Commercial Properties](#).
- m. Conceptual Grading and Drainage Plan: A plan showing the existing and proposed grades from existing City benchmark, and the depths of all cuts and fills; estimated cut and fill quantities and whether the site will balance; drainage information; any retaining wall information (including height and materials), building pad elevations and finished floor elevations. Contour lines should be carried a minimum of 50-feet beyond the project boundaries on both the grading plan and the topographic map. Grading cross-sections may be needed for certain projects (e.g., hillside development).

- n. Slope Classification: A map showing the lands with < 10%, 10-25% and > 25% slopes. A development profile may be required by the Director of Community Development.
- o. Conceptual Utility Plan: Show underground utilities (sewer, gas, electric, water); location of backflow preventers, aboveground electrical utilities, boxes, transformers, meter mains, fire standpipes, etc.; overhead utilities, location of existing joint poles. Plans should indicate any utilities to be removed and/or services placed underground.
- p. Street Improvement Plan: Plans indicating the proposed street improvements. The plans need to contain dimensions and detail to show right-of-way and pavement widths, street grades, indications if they are public or private streets, and all proposed frontage improvements on existing and proposed streets; provide a typical street section for each type of street being proposed. All street improvements should conform to City standards, unless specific exceptions are granted.
- q. Noise Study: Provide a noise study showing compliance with General Plan and zoning Code standards, prepared by a qualified individual or firm as determined by the City.
- r. Health Risk Assessment and Air Quality Analysis: Provide health risk assessment and air quality analysis consistent with Bay Area Air Quality Management District screening thresholds and criteria. https://www.baaqmd.gov/~media/files/planning-and-research/ceqa/tools/2020_02_20-screening-approach-flow-chart-pdf.pdf?la=en
- s. Solar Access / Shadow Study: Provide a solar access and shadow study showing the existing structures and proposed project depicting the “worst case” shade and shadow effects in morning and afternoon periods on abutting properties that would result from the proposed development.

Certain projects may require additional submittal items. Consult with Planning staff prior to submittal regarding the items listed below:

- a. Design Guidelines
- b. Topographic survey of the existing site conditions
- c. Open-space Management Plan
- d. Wildland Fire Protection Plan
- e. Biological Resources Survey
- f. Affordable Housing Proposal
- g. Integrated Pest Management Plan
- h. Fencing Plan
- i. Shade and Shadow Study