

## CITY COUNCIL STAFF REPORT

Agenda Item  
Agenda Date  
Department:

<b>H-1</b>
August 19, 2008
Planning

**AGENDA TITLE:** First reading and introduction of Ordinance 08-06 and adoption of Resolution numbers 47-08 and 48-08 approving the General Plan Land Use Map and Zoning Map amendments and a Planned Development Plan application for a mixed-use development proposed by Pulte Home Corporation at 8 Altarinda Way.

**STAFF RECOMMENDATION:** Review the materials and consider the First Reading and introduction of Ordinance 08-06 and adoption of Resolution numbers 47-08 and 48-08 approving the General Plan Land Use Map and Zoning Map amendments and a Planned Development Plan application for a mixed-use development proposed by Pulte Home Corporation at 8 Altarinda Way.

### **BACKGROUND:**

This staff report is organized in four sections:

**Section 1** is a summary of the project background (pages 1-2),

**Section 2** is a description of the development, the general plan land use map amendment and the zoning map amendment (pages 2-8),

**Section 3** is a summary of the project approval process (pages 9-10), and

**Section 4** is a summary of the Planning Commission's recommendations and a summary of the draft resolutions for the General Plan Land Use Map and Zoning Map amendments and the Planned Development Plan application (pages 10-12).

### **SECTION 1: PROJECT BACKGROUND**

In November 2003 the City Council adopted the *Pine Grove Neighborhood Design Policies and Guidelines* ("Pine Grove Guidelines") to provide policy direction and guidance regarding land use and character of development appropriate for the Orinda Union School District's ("School District" or "OUSD") surplus Pine Grove (also known as Orinda Grove) site.

Pulte Home Corporation ("Pulte") entered into a contract to purchase the site from the School District in March 2004 and after numerous public meetings and workshops on various design concepts, in January 2007 Pulte submitted applications for the 73 unit residential subdivision, 8,701 square foot OUSD office building, relocated City ball fields and associated improvements, tot lot and picnic area, parking facilities, and a pedestrian trail system (collectively, "Project") that was ultimately approved by the Planning Commission on July 22, 2008. Including the July 22, 2008 hearing, the Commission held six public hearings on the Project between August 2007 and July 2008 with various components of the Project being considered at each hearing. Planning Commission Staff Reports are attached to this report as Attachments A, B, C, D, E and F and a

timeline listing all prior staff reports and letters associated with the Project that were prepared between May 13, 2002 and June 10, 2006 is attached as Attachment G. The reports listed in Attachment G are available at the Orinda Planning Department.

The Project as approved by the Commission includes minor changes to the main residential and emergency vehicle access (EVA) that were developed following the Planning Commission's January 2008 Planning Commission hearing to address concerns raised by the operator of the Orinda Convalescent Hospital, Mr. Cronin.<sup>1</sup> Several alternative designs were developed by the applicant and considered, with the final access design emerging in June 2008. Because these revisions were proposed after the public comment period on the Draft environmental impact report ("EIR") had expired and after the City produced a December 2007 Response to Comments document, staff prepared a Revised Final EIR. The Revised Final EIR, which was based on the analyses of the design revisions that the City's consulting technical experts had prepared, concludes that no new significant environmental impacts will occur due to the June 2008 proposed changes in the Project.

The Commission certified the Final EIR, consisting of the August 2007 Draft EIR, as modified by the December 2007 Response to Comments Document and the July 2008 Revised Final EIR, and approved the land use entitlements for the Project at its sixth hearing held on the Project on July 22, 2008. At that hearing the Commission:

- 1) Heard and discussed a summary and staff response to the public's comments and questions from the Commission's previous hearing on the Project;
- 2) Discussed and analyzed the revisions to the Project entry and EVA;
- 3) Certified the Final EIR, adopted a Statement of Findings and Adoption of Mitigation Measures, and approved the Mitigation Monitoring and Reporting Program ("MMRP") (Statement of Official Action ("SOA") 2008-001);
- 4) Approved the vesting tentative map, design review, tree removal, sign, and exception applications (SOA 2008-002); and
- 5) Recommended that the City Council approve the General Plan Land Use and Zoning Map amendments and planned development plan application (SOA 2008-003) for the Project.

No appeal of the Commission's approval was filed.

## **SECTION 2: PROJECT DESCRIPTION**

The Project description is organized in three sections: 1) the physical description of the Project site and the proposed development, 2) the description of the proposed change to the general plan land use map, and 3) a description of the proposed change to the zoning map.

### **1. Development Description**

The Project site consists of two parcels totaling 14.2 acres. City-owned ball fields currently occupy 3.1 acres of the site and the balance of the site contains the School District administrative

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<sup>1</sup> While comments and concerns were also raised by other members of the public, including extensive comments from Gregg Wheatland and Roger James, the concerns raised by Mr. Cronin resulted in changes to the Project design over which the Planning Commission has jurisdiction. Many concerns raised by Mr. James involve technical Project details that are addressed through the ministerial plan check process and the City Attorney prepared detailed responses to Mr. Wheatland's concerns.

offices, the City and School District maintenance yards, surplus School District buildings, parking and open-space areas. Between January 2000 and July 2007, temporary trailers housing the City offices also occupied the site. The trailers were removed in July 2007; however, the parking area and walkways associated with the temporary City offices remain.

The proposed Project includes removal of all structures on the Project site, relocation of the City ball fields to the northwestern side of the site and development of 73 residential units (8 attached and 65 detached), a 728 square foot restroom and storage building associated with the ball fields, an approximately 3,800 square foot tot lot and picnic area south of the relocated ball fields, passive and active open spaces and an approximately 8,701 square foot School District office building. There are 261 proposed parking spaces and amenities including four mail box kiosks, a walking path around the perimeter of the site denoted with signs and a walking trail from the structures at the northeast portion of the residential area to the northeast corner of the site along Altarinda Road.

Roadways/Parking: There are five access points to the proposed Project; an access and exit point for the 25-stall School District office building parking lot, separate entry and exit points for the 14 stall parking lot and drop off site for the City ball fields, the main access roadway for the residential units and an EVA access roadway. The main roadway from Altarinda Road is lined with a mix of 40 parallel and perpendicular parking spaces, including 6 spaces at the south end of the main entrance road. From the end of the main roadway to the west there are 15 units between the ball fields and the Highway 24 right-of-way accessed from a roadway which ends at an 11-car parking area. East of the main roadway is a loop road through the development with 24 additional parking spaces spread out along this roadway. An internal alley forming another loop provides access to 19 of the residences. One parking space is located along this internal alley.

Table One provides a breakdown of the proposed parking on the site.

**Table One**

<b>Parking Area</b>	<b>Number of Spaces</b>
Garages	146
On-Street	76
Ball field Parking Lot	14
<u>OUSD Parking Lot</u>	<u>25</u>
<b>Total</b>	<b>261</b>

The School District will grant to the City a non-exclusive easement on its site for use of 65 of the parking stalls.

Housing: There are seven different home designs and each design has two different finish styles. The different finish styles utilized are Monterey, Colonial, Cape Code and Craftsman. Corner structures are designed with additional architectural elements on the elevations facing the street or paseo to help break up the appearance of vertical mass. The following table provides a breakdown of the different home designs and the proposed square footage for each design.

**Table Two**

<b>Plan Type</b>	<b>Square Feet *</b>	<b>Unit Count</b>	<b>Total Square Feet</b>	<b>Unit Mix</b>	<b>Unit Mix by Stories</b>	
Villa 1-1 Story	1,529	6	9,174	8.2%	1 story	6 units 8.2%
Duplex-2 Story	1,539	8	12,312	11.0%	2 story	29 units 39.7%
Villa 2- 2 Story	1,944	9	17,496	12.3%		
Villa 3- 2 Story	1,925	12	23,100	16.4%		
Villa 4- 3 Story	2,412	11	26,532	15.1%	3 story	38 units 52%
Villa 5- 3 Story	2,527	15	37,905	20.5%		
Villa 6- 3 Story	2,547	12	30,564	16.4%		
<b>Total</b>		<b>73</b>	<b>157,083</b>	<b>100.0%</b>		

\* Square foot calculations do not include the garages or interior volumes.

Parking garages for each unit are accessed from alleys at the rear of the structure. The front elevations will face the paseos, ball fields or walkways.

OUSD Office Building: An 8,701 square foot office building is proposed next to the existing School District office building at the northwest corner of the site. A 25-stall parking lot west of the new office building with access from Altarinda Road will serve the building. Chapter 17.16.4 of the Orinda Municipal Code requires 1 parking space for every 200 square feet of government office area. The building will utilize a mix of sand stucco and concrete masonry unit (CMU) exterior walls with a metal roof.

City Ball Fields: There are currently two City-owned ball fields occupying 3.1 acres at the middle of the south portion of the Project site along State Highway 24. As proposed, the fields will be relocated to a 3.35 acre area south of the proposed School District office building and parking areas at the northwest corner of the development. Parking for the ball fields is provided in a 14-stall parking lot, which is located between the ball fields and Altarinda Road and in any other parking stall along roadways in the development, for a total of 65 parking stalls. A ball field drop-off area is provided in the 14-stall parking lot. A two story, 728 square foot restroom and storage building is proposed to support the ball fields and 40-foot high netting will be erected around the ball fields to contain balls.

Amenities: The Project will include a tot lot and a small public park area south of the new ball fields, a small Home Owners Association (“HOA”) park within one of the paseos between the homes, four mailbox kiosks located throughout the development, a new subdivision entry sign along Altarinda Road and a small trail system marked with trail directional signs. All of these amenities, except for the tot lot and small public park area south of the ball fields, will be privately owned and maintained by the HOA.

Landscaping: The applicant proposes to remove 50 trees of which 12 are protected. Two of the 12 protected trees to be removed are proposed for relocation near the main entrance to the residential area. Five hundred and seventy-one (571) new trees are proposed to be planted throughout the development. The following table breaks down the existing trees to be removed and the new trees to be planted on the site.

**Table Three**

<b>Tree Species</b>	<b>Number Removed</b>	<b>Number Planted</b>
Pine	12	0
Eucalyptus	10	0
Cedar	1	0
Sequoiadendron	1	0
Alanthus	1	0
Redwood	4	45
Red Oaks	2	0
Valley Oaks	2	17
Live Oaks	14*	54
Red Maple	0	50
Arbutus	0	99
Western Redbud	0	40
Saucer Magnolia	0	21
Fruitless Olive	0	59
Chinese Pistache	0	36
Queensland Pittosporum	0	28
Ornamental Pear	0	122
<b>Total</b>	<b>50</b>	<b>571</b>

\* Two will be relocated

**General Plan Land Use Map Amendment**

A majority of the subject site is currently designated as Public and Semipublic in the General Plan with a small area where the existing OUSD offices are located designated as Professional Office. The proposed development will require that the General Plan Land Use Map be amended to replace the current Public and Semipublic land use classification on the Project site with three new land use classifications. The 10.7 acre residential development area will be designated Residential—Multi Family, the 3.35 acre area on which the City-owned ball fields will be located will be designated Parks and Recreation, and the 0.4 acre site where the new OUSD office building will be located will be designated Downtown—Business and Professional Office.

Figures 1 and 2 depict the Existing and Proposed General Land Use map.

Figure 1

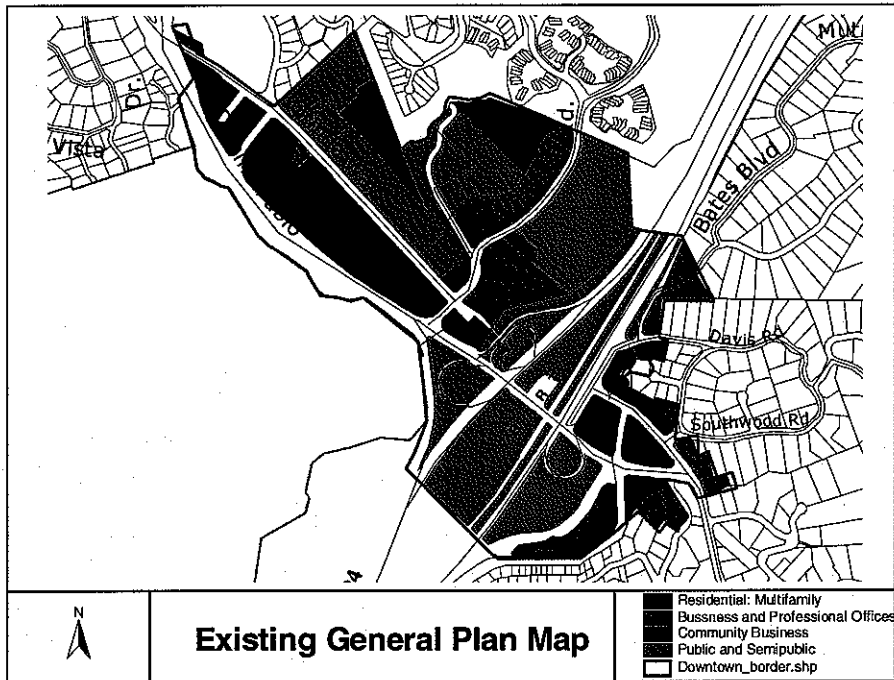
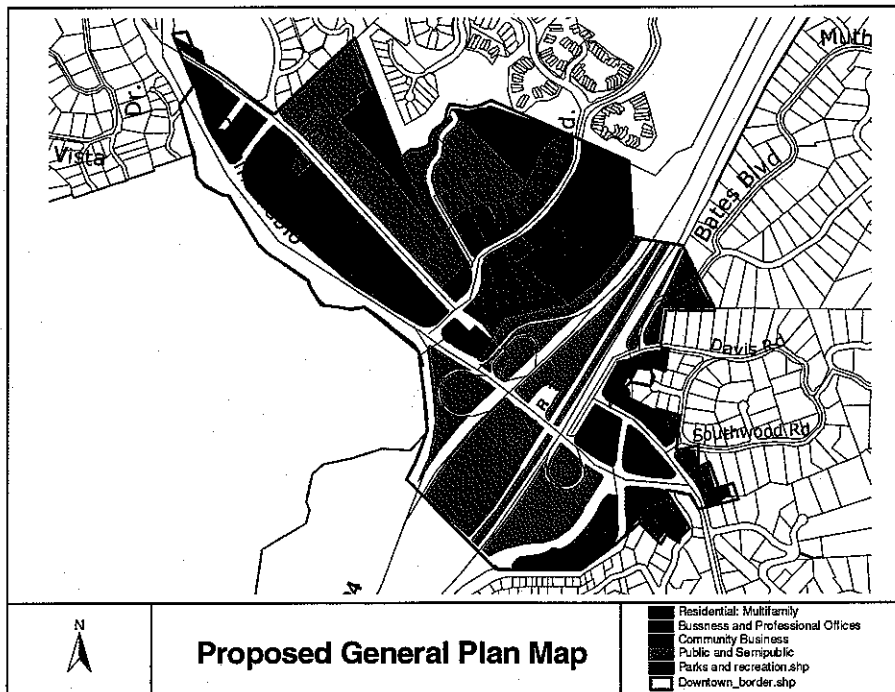


Figure 2



For clarification, the definitions of the land use classifications of the Orinda General Plan are attached as Attachment H.

### **Zoning Map Amendment**

The site is currently zoned Public, Semipublic, and Utility District (PS). The proposed zoning change will be to Planned Development District (PD). This Project includes a 10.7 acre residential development area, the 3.35-acre City-owned ball fields, and the 0.4 acre site for the OUSD office building.

The Orinda Municipal Code states that the specific purposes of the PD District are to:

*“A. Establish a procedure for the development of large parcels of land in both residential areas and downtown in order to reduce or eliminate the rigidity, delay and inequity that otherwise would result from application of zoning standards and procedures designed primarily for small parcels;*

*B. Ensure orderly and thorough planning and review procedures that will result in quality design and the creation, improvement and preservation of common open space;*

*C. Encourage design variety and avoid monotony in large developments by allowing greater freedom in selecting the means to provide access, light, open space and amenity;*

*D. Provide for flexibility, consistent with the general plan, in the application of certain land use and development regulations found in base districts, such as minimum lot size, lot width or depth, and building setbacks or heights, to take advantage of unique land use or site characteristics and to preserve unique or significant environmental features, including viewsheds, undisturbed hillsides and ridgelines and wildlife habitat;*

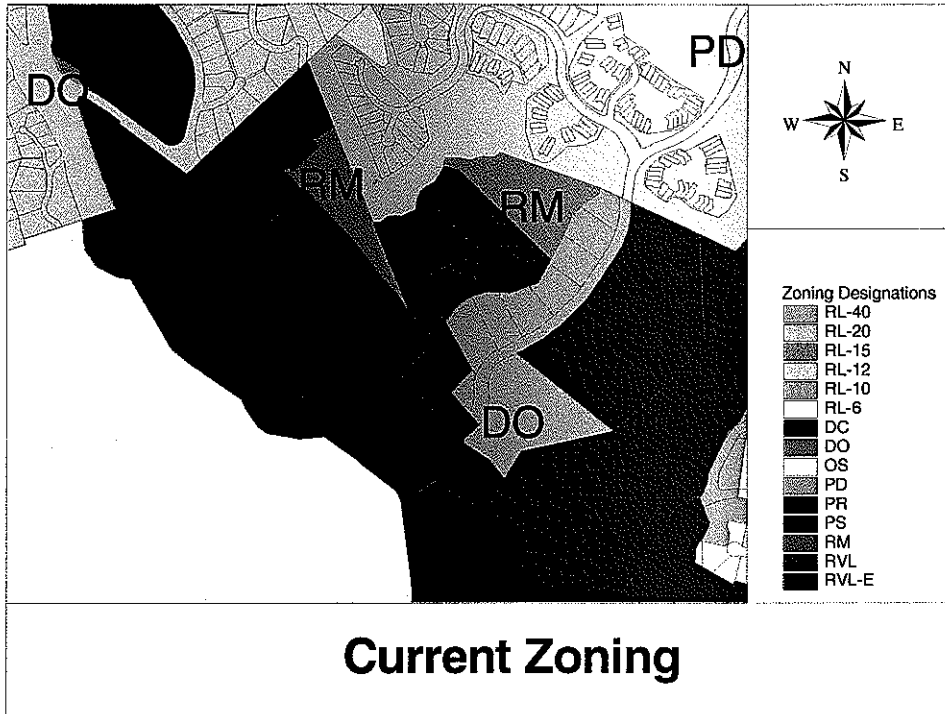
*E. Encourage the preservation of serviceable existing structures of historic value or artistic merit by providing the opportunity to use them imaginatively for purposes other than that for which they were originally intended;*

*F. Provide for the protection of the public health, safety and welfare by allowing flexibility in site design and improvement to either avoid or remedy areas subject to hazard, including steep slopes, unstable soil conditions and lands subject to flooding;*

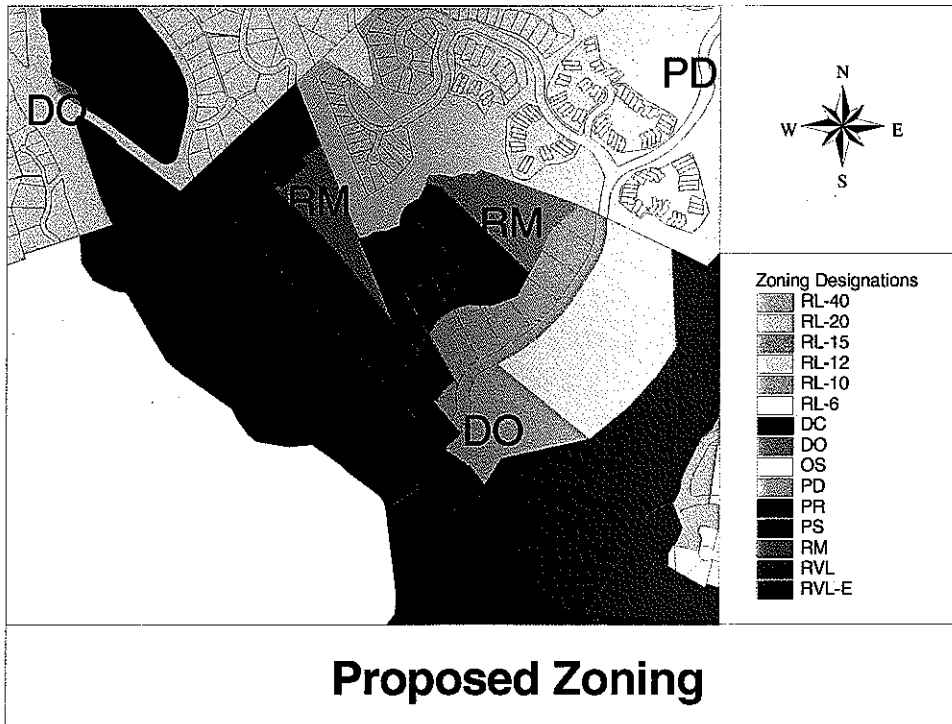
*G. Allow for the use of the planned development zone only where there is a clear, defined benefit to the citizens of Orinda when contrasted with development options of a different base zone for the subject property. The planned development zone shall not be used as a means to enhance development potential of lands which otherwise may not be able to be developed.”*

Figures 3 and 4 depict the existing zoning and the proposed zoning of the site.

**Figure 3  
Existing Zoning Map**



**Figure 4  
Proposed Zoning Map**





**SECTION 3: PROJECT APPROVALS:**

On July 22, 2008 the Planning Commission certified the Final EIR, adopted a Statement of Findings and Adoption of Mitigation Measures, and approved the Mitigation Monitoring and Reporting Program (MMRP); took action on the development applications, which include, Vesting Tentative Map (MJS 07-001), Design Review (DR 07-010), Tree Removal Permit (TRP 07-003), Sign Permit (SIP 07-010), and Exception Permit (EXC 07-050); and provided recommendations to the City Council on the General Plan Land Use Amendment (GPA 07-001), Zoning Map Amendment (ZMA 07-001) and Planned Development Plan Application (SPP 07-001). The Statements of Official action memorializing these Planning Commission decisions are attached to this report as Attachments I, J, and K, respectively.

According to state law and the Orinda Municipal Code, the General Plan and Zoning map amendments and the Planned Development Plan application are legislative acts and therefore, require City Council Approval.

**General Plan and Zoning Amendment Process:**

California State Law requires that all cities and counties have comprehensive general plans that provide a policy statement and guide for the development and conservation of the community. In accordance with State Law, the City can amend the General Plan four times during a calendar year. The most recent amendment to the General Plan was in October 2004 when the Housing Element update was adopted. There are several other pending General Plan amendments, some of which can be considered at the same time by the Council. Other amendments likely to be considered by the Council in the near future are as follows:

Land use designation change of:

- 1) Upper El Toyonal; (RL-20 to RVL)
- 2) The former library site; (PS to RM)
- 3) Southwood Valley; and
- 4) EBMUD parcel on Bear Creek (PR to PS).

Prior to enacting a general plan or zoning amendment, the City Council must consider written recommendations provided by the Planning Commission (Government Code §65354). The Commission's recommendations on the proposed legislative changes are provided in SOA 08-003 (Attachment K). The City Council may approve, modify, or disapprove the recommendations of the Planning Commission. However, any substantial modification proposed by the City Council that was not considered by the Planning Commission will need to be referred back to the Planning Commission for recommendation before it can be approved by the City Council. The General Plan Land Use Map amendment and Planned Development Plan application can be approved by resolution; however, the Zoning Map amendment must be approved by ordinance, which requires that the ordinance first be introduced and then adopted at a subsequent meeting. Ordinances become effective 30 days after they are adopted.

In making legislative changes, the Council may exercise broad discretion and must find that the public interest is being served and that the changes are consistent with the policies of the General Plan and the purposes of the Zoning Code.

**Planned Development Process**

Prior to approving a Planned Development application, the City Council must consider written recommendations provided by the Planning Commission (Orinda Municipal Code §17.12.6).

The Commission's recommendations are contained in SOA 08-003 (Attachment K). The Orinda Municipal Code authorizes the City Council to consider and approve the Planned Development Plan application concurrent with considering and approving the application for a Zoning Map amendment. The Planned Development Plan application may be approved by resolution; however, it cannot take effect prior to the effective date of the Zoning Map amendment.

The applicable criteria of Chapter 17.12 of the Municipal Code for approval of Planned Development Plan applications are as follows:

1. The PD plan is consistent with the specific purposes of this chapter, the general plan and other applicable policies, and is compatible with surrounding development;
2. The PD plan will enhance the potential for superior community design and environmental protection of significant or unique site features in comparison with the development under the base district regulations that would apply if the plan were not approved;
3. Deviations from the base district regulations that otherwise would apply are justified by compensating benefits of the PD plan;
4. The PD plan includes adequate provisions for utilities services;
5. Protection of the public health, safety and general welfare; and
6. Public service demands will not exceed the capacity of existing and planned systems;
7. No net negative costs to the city and public service providers will result from the development.

**SECTION 4: PLANNING COMMISSIONS RECOMMENDATIONS:**

Statement of Official Action (SOA) 08-003 (Attachment K) memorializes the Commission's recommendations to the City Council to approve the changes in the land use designations in the General Plan Land Use and Zoning maps and to approve the Planned Development Plan application. The SOA includes findings that the Planned Development Plan application is consistent with all applicable policies and guidelines. The *Pine Grove Guidelines* apply and are therefore included in the SOA.

**Table Four**  
Location of Findings in SOA 08-003

	Pages
Pine Grove Neighborhood Design Guidelines and Policies:	
Circulation	2-8
Planning Objectives	8-10
Community Design	10-19
Landscape Design	19-20
OUSD Office Building	21-22
Planned Development	22-24
General Plan Land Use Map Amendment	24
Zoning Map Amendment	24-25

At the July 22, 2008 Planning Commission hearing staff presented two alternative conditions of approval for the administration of the affordable housing component of this Project. The affordable housing component of this Project is discussed on pages 3-7 of the November 27, 2008 Planning Commission Staff Report (Attachment D) and on pages 11-14 of the January 10, 2008 Planning Commission Staff Report (Attachment E). The Commission discussed the affordable housing component in detail at these hearings and recommended that the City Council

approve the Project with the following condition (Planning Condition 31 of the July 22, 2008 conditions of approval):

*As presented at the January 10, 2008 hearing, a system shall be set up which determines the price, minimum occupancy and distribution of the eight attached below market rate (BMR) units on the property. The following requirements shall be utilized:*

- *The affordable units shall be priced, based on the:*
  - a. *The median income of a four person household,*
  - b. *a 10% down payment, and*
  - c. *the average interest rate on a 30 year mortgage over the twelve month period preceding the purchase;*
- *The minimum number of occupants for the affordable residences shall be no less than four;*
- *Fifty percent of the housing units shall be subject to a "lottery system" designed as follows:*
  - *The closer to the project site an applicant resides the greater the number of points or "lottery entries" one receives and thereby the better the odds of obtaining a BMR residence;*
  - *The closer to the project site an applicant works the greater the number of points or "lottery entries" one receives and thereby the better the odds of obtaining a BMR residence; and*
  - *The sooner the application for a BMR residence is received by the City during the application period the greater the number of points or "lottery entries" an applicant receives.*
  - *Twice as many points or "lottery entries" shall be granted for applicants who work close to the project site than applicants who live close to the project site.*
- *After this initial allocation of one half of the BMR units, the remaining 50% of the complete applications shall be subject to a "lottery system" designed as follows:*
  - *The sooner the application for a BMR residence is received by the City during the application period the greater the number of points or "lottery entries" an applicant receives.*

Two Commissioners voiced concerns over giving preference to individuals who live closer to the Project site and believe it to be more important to give preference to people who are currently working in Orinda but can not afford housing here. The Commissioners stated that they would like to give preference only to people who currently work in Orinda. The reasons stated for this preference were that people currently working in Orinda would be more invested in the wellbeing of the City and that offering affordable housing within the City to people who work in Orinda would lessen the impacts on the roadway systems and the environment caused by lengthy commutes and automobile emissions. The City Attorney has also voiced concern that giving preference to people who reside within the City of Orinda might result in litigation being filed against the City. The City Attorney has recommended that the Council consider modifying the recommended condition of approval to only give preference to people working within the City. The recommended new condition (Planning Condition 32 of the August 19, 2008 conditions of approval) is as follows:

*A system shall be set up which determines the price, minimum occupancy and distribution of the eight attached below market rate (BMR) units on the property. The following requirements shall be utilized:*

- *The affordable units shall be priced, based on the:*
  - a. *The median income of a four-person household,*
  - b. *a 10% down payment, and*
  - c. *the average interest rate on a 30-year mortgage over the twelve month period preceding the purchase;*
- *The minimum number of occupants for the affordable residences shall be no less than four;*
- *All of the housing units shall be subject to a random drawing designed as follows:*
  - *If the applicant has worked in Orinda for more than one year and meets all other qualifications, the applicant will have the first opportunity to qualify for an affordable unit;*
  - *If more than eight qualified applications are received from applicants who have worked in Orinda for more than a year, all of these applications will be entered into a random drawing and the awarding of the affordable units will be determined by the first eight applications picked; and*
  - *If fewer than eight qualified applications are submitted by applicants who have worked in Orinda for more than a year, all of these qualified applicants will be awarded an affordable unit. The qualified applications from applicants who have **not** worked in Orinda for more than a year will then be entered into a random drawing and the remaining available affordable units will be awarded to these applicants in the order their applications are picked.*

In addition to the modification to the condition above, staff is also recommending three additional conditions of approval to the recommended August 19, 2008 revised conditions of approval (Attachment O). Two of the conditions are in regard to the administration of the affordable housing component of the Project (Planning Conditions 33 and 34) and one is in regard to the construction of the ball fields (Planning Condition 30). These conditions were added on the advice of the City Attorney. Planning Conditions 33 and 34 insure that the affordable housing units are administered as discussed in the staff reports and by the Planning Commission, and consistent with the Pine Grove Guidelines. Planning Condition 30 was created to insure that the ball fields and tot lot are constructed consistent with the direction of the Planning and Parks and Recreation Commissions, and subject to the Parks and Recreation Director's review and approval of the final design details.

To facilitate the City Council review and approval process, Staff prepared two draft resolutions and one draft ordinance for Council's consideration; the draft resolutions contain findings to approve the General Plan Land Use Map amendment and the Planned Development Plan application and the draft ordinance contains the findings to approve the zoning map amendment (Attachments L, M, and N). Staff recommends that the Council review the draft resolutions and draft ordinance, along with the attached conditions of approval (Attachment O), modify the documents as appropriate, and move to approve the resolutions and introduce the ordinance.

If the ordinance is introduced by the City Council on August 19, 2008, it may be adopted at the September 2, 2008 meeting.

**FISCAL IMPACT:** According to the fiscal impact study prepared by Keyser Marston, the project will have an approximately \$60,000 net positive impact on the annual City budget.

**ATTACHMENTS:**

- Attachment A. August 28, 2007 Planning Commission Staff Report and Minutes  
(pages 1-20)
- Attachment B. September 25, 2007 Planning Commission Staff Report and Minutes  
(pages 21-47)
- Attachment C. October 23, 2007 Planning Commission Staff Report and Minutes  
(pages 48-78)
- Attachment D. November 27, 2007 Planning Commission Staff Report and Minutes  
(pages 79-100)
- Attachment E. January 10, 2007 Planning Commission Staff Report and Minutes  
(pages 101-124)
- Attachment F. July 22, 2008 Planning Commission Staff Report and Minutes  
(pages 125-146)
- Attachment G. Timeline of Orinda Grove Project  
(pages 147-150)
- Attachment H. General Plan Land Use Classification Definitions  
(pages 151-152)
- Attachment I. Planning Commission Statement of Official Action 08-001 for Certification of the EIR and Approval of the MMRP.  
(pages 153-200)
- Attachment J. Planning Commission Statement of Official Action 08-002 Approving Vesting Tentative Map (MJS 07-001), Design Review (DR 07-010), Tree Removal Permit (TRP 07-003), Sign Permit(SIP 07-010), and Exception Permit (EXC 07-050)  
(pages 201-218)
- Attachment K. Planning Commission Statement of Official Action 08-003 providing recommendations on the Planned Development Application (SPP 07-001), General Plan Land Use Amendment (GPA 07-001), and Zoning Map Amendment (ZMA 07-001).  
(pages 219-244)
- Attachment L. Draft Resolution 47-08 General Plan Land Use Map Amendment  
(pages 245-247)
- Attachment M. Draft Resolution 48-08 Planned Development Application  
(pages 248-275)
- Attachment N. Draft Ordinance 08-06 Zoning Map Amendment  
(pages 276- 301)
- Attachment O. Planning Commission July 22, 2008 Recommended Conditions of Approval  
(pages 302-321)
- Attachment P. City Council Recommended Conditions of Approval  
(pages 322-340)
- Attachment Q. 11X17 project plans (Council Only)

Respectfully submitted by,

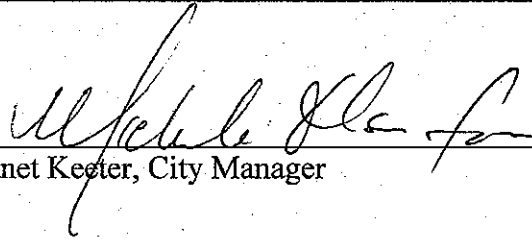


Emmanuel Ursu,  
Planning Director

Prepared by: Scott Pacheco, Acting Senior Planner

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Approved By:



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Janet Keeter, City Manager

# Attachments Too Large to Scan

**\*Hard Copy of the Full  
Report (with attachments)  
is available for review in  
the City Clerk's Office and  
at the Planning Department  
Counter**

Please Contact the City  
Clerk's Office  
at 925-253-4221 or  
[molsen@cityoforinda.org](mailto:molsen@cityoforinda.org)  
for more information