

What is the process?

The Planned Unit Development (PUD) review process addresses a wide range of development issues, including: land use, site planning, consistency with the General Plan designation, grading, traffic, noise, housing affordability (for residential projects), view sheds, exterior architecture, colors, parking, illumination, landscaping, and open space.

The PUD process typically involves the rezoning of the subject property to the PUD zoning designation; and the approval of a specific development plan for the site.

In some situations, only one of these may be required.

What is considered with a PUD?

The Municipal Code establishes a list of development factors for the Planning Commission and City Council to consider prior to the approval of a PUD application. The following should be considered when designing a PUD:

1. Is the plan in the best interest of the public's health, safety, and welfare?
2. Is the plan consistent with the City's General Plan?
3. Is the plan compatible with properties in the vicinity and the natural topographic features of the site?
4. Is the proposed grading designed to avoid negative environmental impacts, such as erosion, slides, and /or flooding?
5. Are all proposed streets and buildings designed to compliment the natural terrain and landscape?
6. Are adequate public safety measures incorporated into the design?
7. Does the plan conform to purpose of the PUD district?



How long does the process take?



Normally, from the time the application is deemed complete, the process is about **three to six months** for approval*. This period may be longer if the plans require revisions or if the approval/denial action is appealed.

*These timelines are goals and a variety of factors can result in longer timelines.

Still have Questions?



The City of Pleasanton is committed to helping you achieve your development goals. If you have any questions about the information in this brochure, please contact us.

Public Information Planner

Telephone:

925-931-5600

E-mail:

<http://www.ci.pleasanton.ca.us/services/contact/comments/>

Or

stop in to see a planner:

City Hall

200 Old Bernal Avenue

Monday* - Friday, 8:00 a.m. - 5:00 p.m.

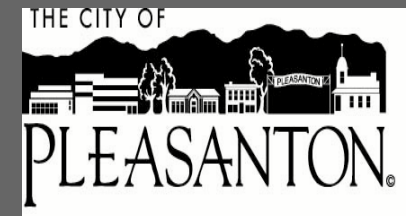
***Planners are not available on Mondays from 9:00 a.m. to 11:30 a.m.**

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Planned Unit Developments

What is a Planned Unit Development (PUD)?

A 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 would establish the development standards for the life of the project.

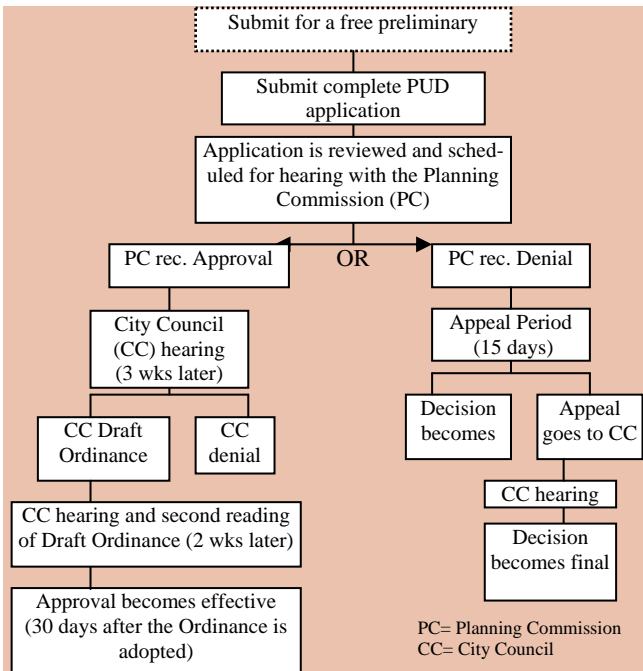


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Planning Division**

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What is the process?



Staff Analysis

When your application is submitted it will be assigned to a staff planner the following week (generally on Monday mornings). Once a planner is assigned to the project, they will contact you to let you know that they will be managing your project. The project will be reviewed for conformance with City standards and the project planner will communicate if any additional information is needed.

Project Review Meetings

A PUD application is generally reviewed by several City Departments, neighborhood meetings, and public workshops with the Planning Commission (PC) and City Council (CC) depending on the size of the proposed project.

Public Hearing

PUD applications are processed by public hearing. The planner will write a staff report which contains staff's recommendation for action. The recommendation can be to approve, deny, or approve with specific conditions. You will be provided with a copy of the staff report prior to each hearing.

The PC and CC will consider the information in the staff report and all testimony given at the hearing. It is strongly recommended that you attend the hearing to present your case and to answer any questions the PC or CC may have. When the PC and CC renders their decisions, you will be informed in writing along with any conditions that were attached to the approval.

Can the Action be appealed?

Appeal Period

Yes, any action taken by the PC does not become effective until 15 days after the ruling. See the handout on appeals for additional information.

What documents do I submit?

Application: Applications can be obtained on-line or from the Planning Division counter.

<http://www.ci.pleasanton.ca.us/pdf/devapp.pdf>

Property owner signature: The property owner must sign the application form or provide a written letter of authorization prior to submittal of the application for review.

Photographs or Photo simulation: Submit photographs or a photo simulation to illustrate your proposed location and signage proposal.

A total of 35 (thirty five) complete sets (2 full size and 13 reduced size at submittal, 10 reduced prior to each hearing) of the following†:

- **Site Plan:** An exhibit that clearly shows the dimensions and locations 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 must also be provided on this sheet or as a separate sheet.
- **Street Plans:** 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.
- **Elevation Drawings:** An exhibit indicating the detailed appearance of all proposed construction (all four sided colored renderings of every building). Dimensions, heights, colors, materials, and any special architectural features should be shown. Commercial projects need to provide a conceptual sign program.
- **Floor Plans:** Plans showing all model types and use of spaces. Residential projects must show the location and types of dwelling units and provide an indication of the number of bedrooms per unit.
- **Grading Plan:** A plan showing the existing and proposed contours and the depths of all cuts and fills; 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.

- **Slope Classification:** A map showing the lands < 10%, 10%-20%, and > 20% slopes. A development profile may be required by the Director of Community Development.
- **Tree Survey:** A survey of the existing trees on the site, including size, species, and indication of which trees are to be removed, note all "heritage" trees, with accurate drip lines noted. The survey must be accompanied by a tree report prepared by an approved Arborist. A list of approved Arborists can be obtained from the City.
- **Landscape Plan:** A plan detailing the existing and proposed landscaping of the project. The plan must indicate the species (botanical and common names), container sizes, and dimensions and location of all proposed trees, shrubs, and groundcover; paving materials, street furniture, fencing materials; and evidence of a irrigation system (indicating a manual or automatic) must be shown.

All plans need to be drawn to scale and no smaller than 8 1/2"x11" nor larger than 24"x36".

A written narrative: The narrative needs to state in detail all elements of the project, including the size/area of the project size, size and number of all proposed buildings, size and number of proposed dwelling units, unique characteristics of the proposal, etc. Commercial projects must provide specifications of the permitted and conditional uses desired for the development plan.

Form A: is required to be submitted with all project creating additional impervious surface.

Data Table: Every plan set must have a table listing percentage and area data for land coverage by , impervious surface, building coverage (FAR), parking, streets and sidewalks, and recreation facilities. Residential projects must include a calculation of the population density of the development.

Soils Report, Geologic Report, and/or Geotechnical Study: Reports and studies prepared by a registered civil engineer and/or a registered geologist depending on the site characteristics or if required by the Director of Community Development.

CD: All projects that go to a public hearing must provide the project planner with a CD with the plan sheets and renderings in PDF files prior to the scheduling of the item for hearing. The digital files will be used by staff to create a PowerPoint presentation for the public hearing.

Traffic Analysis: A traffic analysis prepared by a certified traffic engineer may be required for certain developments (*Additional fees required*).

† *Additional plans and materials may be required, including Green Building materials.*