



City Council
November 18, 2025

Item #6 RTC 25-944
Public Hearing: Action to Approve Amendments to the proposed 22 Unit Single Family Residence Project at 1957 Pruneridge Avenue to Allow for the Installation of Natural Gas Stovetop Appliances

Afshan Hamid
Director of Community Development

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1957 Pruneridge Avenue



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Request

- **Initial Study/Mitigated Negative Declaration (IS/MND), Mitigation Monitoring and Reporting Program, and**
- **Approve Amendments** to the proposed 22 Unit Single Family Residence Project at 1957 Pruneridge Avenue to Allow for the Installation of Natural Gas Stovetop Appliances.
- **Legislative action** to amend the Planned Development zoning, and Council has discretion to approve or disapprove the requested modification.

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Project Site

Site: 2.47 Acres

General Plan: Very Low Density Residential

Zoning: B- Public, Quasi-Public, and Public Park or Recreation

Existing Use: Under Construction

Adjacent Uses:

- N: Single Family Residences
- E: Commercial Uses
- W: Commercial Uses
- S: Pruneridge Avenue, Multi-family dwellings, Single Family homes and Commercial uses



- Single-Family Residential
- Multi-Family Residential
- Commercial

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Background

- On **March 19, 2024**, the City Council approved:
 - A **Rezone** of the subject property from Public, Quasi-Public, and Public Park or Recreation (B) to Planned Development (PD) to allow the construction of the residential development with 22 single-family detached two-story all-electric residences.
 - **Certified the Environmental Impact Report (EIR)** prepared for the project.
 - A **Vesting Tentative Subdivision Map** to subdivide the property into individual for-sale lots and four common lots for use as a utility corridor, vehicle access, landscape open space and bioretention areas.
- The developer has **obtained Building Permits** to demolish the existing structures on site and has **started the construction of the project**.

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Proposed Project Timeline

- **11.16.2022:** Virtual Public Outreach Meeting
- **08.23.2023:** Virtual Public Outreach Meeting
- **02.21.2024:** Planning Commission public hearing, recommended approval (7-0)
- **3.19.2024:** City Council approved a rezone from Public, Quasi-Public, and Public Park or Recreation to Planned Development
- **1.14.2025:** Reach Code suspended by City Council as a result of the Federal Appeals Court ruling.
- **02.15.2025:** Applicant filed to amend Condition of Approval P23, to allow for the Installation of Natural Gas Stovetop Appliances.
- **10.08.2025:** Planning Commission public hearing, recommended approval of amendments to allow for the installation of Natural Gas Stovetops. Approval (6-0)

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Proposed Project Request

- Amend the approved Planned Development (PD) to replace the 22 electric stovetops in the approved project with 22 natural gas stovetops.
- The modified project retains all the project design features of the approved project, including the density of 8.9 dwelling units/acre for the approved project.
- The project would no longer be 100 percent electric.

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General Plan Conformance

- The cumulative Greenhouse gas emissions (GHG) impact from the inclusion of natural gas stovetop appliances is expected to be minimal.
- The modified project will include a Transportation Demand Management (TDM) plan, which will offset the increase in GHG emissions by reducing the number of project-generated vehicle trips.
- Additionally, the City is currently updating its Reach Code to transition from the previously adopted “all-electric” requirement-suspended by the City Council in January 2025-to a new “energy performance” framework, allowing for greater flexibility in meeting energy efficiency targets.
- All residential units will be constructed as “electric-ready,” ensuring that future homeowners have the option to convert to electric stovetops if desired.

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Zoning Code Conformance

- The proposal to replace the approved 22 electric stovetops in the project with 22 natural gas stovetops does not alter the site plan, access or parking of the approved project.
- Project construction would only be slightly adjusted to connect the gas utilities to the site.

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CEQA Analysis

- On March 19, 2024, the City Council certified the Environmental Impact Report (EIR) that was prepared for the approved project.
- An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared to analyze the proposal to allow for the use of natural gas by replacing the approved electric stovetops in the project with 22 natural gas stovetops.
- The IS/MND analyzed potential impacts on Air Quality, Energy, Greenhouse Gas Emissions, Land Use and Planning and found the impacts to be the same as the approved project except for the Greenhouse Gas emissions.
- An additional Mitigation measure was added that would reduce the new Greenhouse Gas impact to a less than significant level.

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Planning Commission Action

- October 8, 2025: PC recommended unanimous approval
- Discussion topics:
 - *Reach Code Update*
 - *Reason for the Request to use Natural gas stovetops*
 - *Project Construction update*
 - *Reason for not including Natural Gas in the initial project proposal*
 - *Natural Gas Infrastructure and Cost Implications*
- No Public Speakers at the Planning Commission Hearing

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Recommendation

- Adopt a resolution to adopt the Mitigated Negative Declaration (MND) and the Mitigation Monitoring and Reporting Program (MMRP) for the 1957 Pruneridge Avenue Residential Project Amendment.
- Adopt a resolution to amend the approved Planned Development (PD) Zoning (PLN22-00505) for the 22 single-family detached two-story all-electric residences at 1957 Pruneridge Avenue to allow for the installation of natural gas stovetop appliances fated, subject to conditions of approval.

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