



Planning Commission Staff Report

July 8, 2009
Item 8.a.

SUBJECT: Future Planning Calendar

PUD-70, San Jose Arena Management and the City of Pleasanton (Robin Giffin)

Application for Planned Unit Development (PUD) development plan approval to establish allowed uses and allow the construction of a community park, including an approximately 141,679-square-foot ice skating facility on approximately 17 acres located southwest of the I-580 and El Charro Road intersection (Staples Ranch), and an Addendum to the previously certified Stoneridge Drive Specific Plan Amendment/ Staples Ranch Environmental Impact Report addressing an increase in the size of the ice skating facility from 138,500 square feet to approximately 141,679 square feet.

PUD-80, City of Pleasanton (Robin Giffin)

Application for Planned Unit Development (PUD) development plan approval to establish allowed uses and allow the construction of a neighborhood park, including a storm water flow control basin, on approximately five acres located southwest of the I-580 and El Charro Road intersection (Staples Ranch).

PUD-52/PGPA-9/PSP-7, Spotorno Property (Jenny Soo)

Applications for: (1) a modification to the Happy Valley Specific Plan to: (a) relocate the Bypass Road from the eastern upper portion of the Spotorno Property to the western portion of the property; and (b) change the existing 33-acre Semi-Rural Density Residential land use designation on the Spotorno Flat Area to Medium Density Residential and the existing 15-acre Medium Density Residential designation on the upper portion of the Spotorno Property to Agriculture/Open Space; (2) an amendment to the General Plan land use map to: (a) change the existing special Low Density Residential designation (one dwelling unit per two acres) on the Spotorno Flat Area to Medium Density Residential; and (b) change the existing Medium Density Residential designation on the upper portion of the Spotorno Property to Open Space (Agriculture and Grazing); and (3) Planned Unit Development (PUD) development plan for a 79-unit single-family residential development, with residential lots ranging in size from approximately 7,500 square feet to 40,000 square feet. The subject property measures 157.5 acres and is located generally east of Alisal Street and north of Westbridge Lane.

PUD-25, Greenbriar Homes (Marion Pavan)

Application for a PUD development plan approval to construct 150 single-family detached homes on 195 acres of land located at 1500 Lund Ranch Road. Zoning for the property is PUD-LDR/OS (Planned Unit Development – Low Density Residential/Open Space) District.

PUD-87-19-03M, Dr. William and Lydia Yee/Marty Inderbitzen (Marion Pavan)

Application for a major modification to an approved Planned Unit Development to allow six custom lots on an approximately 29.8-acre site, custom lot design guidelines, creek channel mitigation, widening Foothill Road for a bicycle lane, and off-site construction on Foothill Road in the general vicinity between Puri Court and Muirwood Drive. The property is located at 4100 Foothill Road and is zoned PUD – LDR/RDR/OS (Planned Unit Development – Low Density Residential/Rural Density Residential/Open Space) District.

Also consider the Negative Declaration prepared for the project.

PCUP-185, Steve Black, Generations HealthCare of Pleasanton, LLC (Jenny Soo)

Application to modify the existing conditional use permit to increase the maximum number of beds from 129 to 139 for Pleasanton Convalescent Hospital located at 300 Neal Street. Zoning for the property is P (Public & Institutional) District.

PCUP-242/PDR-849, Matthew Berger, Centro NP Rose Pavilion LP (Jenny Soo)

Application for a Conditional Use Permit to operate a supermarket, Ranch 99, at the existing building located at 4299 Rosewood Drive. Zoning for the property is PUD-C (Planned Unit Development – Commercial) District.

PCUP-234, San Jose Arena Management (Robin Giffin)

Application for Conditional Use Permit to allow a restaurant/bar in a proposed ice center facility southwest of the I-580 and El Charro Road intersection (Staples Ranch).

PCUP-244, Paul Rubio, Box-R-Cise Fitness Center (Jenny Soo)

Application for Conditional Use Permit to modify the previous approval for an existing fitness facility (PCUP-219) located at 1279 Quarry Lane in the Valley Business Park to add classes for children aged 7 to 14 years. Zoning for the property is PUD-I (Planned Unit Development – Industrial) District.

PDR-849/ PCUP-242, Matthew Berger, Centro NP Rose Pavilion LP (Jenny Soo)

Application for Design Review approval and a Conditional Use Permit to modify the building façade and to operate a “99 Ranch Market” at 4299 Rosewood Drive. Zoning for the property is C-C (Central Commercial) District.

PDAM-2, Ken and Pamela Chrisman (Jenny Soo)

Application to extend the Development Agreement for five years for the property located at 1944 Three Oaks Drive, in the Vineyard Avenue Corridor Specific Plan Area. Zoning for the property is PUD-LDR (Planned Unit Development – Low Density Residential) District.

PREV-663, M.T.O. Shahmaghsoudi (Marion Pavan)

Work Session to review and receive comments on a preliminary review proposal for: (1) a conditional use permit to operate a church facility; and (2) design review approval to construct a church complex on three parcels totaling 6.12 acres. One of the parcels, APN 941-1580-046-00, is located at 10890 Dublin Canyon Road within the Pleasanton city limits, and is zoned A (Agriculture) District; the other two parcels, APN 941-1580-003-03 (10712 Dublin Canyon Road) and APN 941-1580-002-05 (no street address on record) are located in Unincorporated Alameda County.

PRZ-25, City of Pleasanton (Robin Giffin)

Review and consideration of amendments to Chapter 18.44 and various relevant sections of the Pleasanton Municipal Code regarding commercial districts.

PRZ-38, City of Pleasanton (Donna Decker)

Application to amend the Pleasanton Municipal Code to require the installation of automatic sprinkler systems in residential construction.

PRZ-41, City of Pleasanton (Donna Decker)

Review and consideration of amendments to Section 18.68 and various relevant sections of the Pleasanton Municipal Code regarding the PUD Planned Unit Development District.

PRZ-46, City of Pleasanton (Donna Decker)

Review and consideration of amendments to Section 18.194 and various relevant sections of the Pleasanton Municipal Code regarding home occupations.