



Planning Commission Staff Report

May 23, 2007
Item 8.a.

SUBJECT: Future Planning Calendar

PUD-25, Greenbriar Homes (Robin Giffin)

Application for a PUD development plan approval to construct 113 single-family detached homes on 196 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-32, Daniel and Belinda Sarich (Steve Otto)

Application for Planned Unit Development (PUD) development plan approval to subdivide an approximately 20-acre site into two single-family residential lots measuring approximately one acre and 19 acres, respectively. An approximately 9,990-square-foot, two-story home with a 3,050-square-foot habitable basement with second unit, a 1,785-square-foot five-car attached garage, a 660-square-foot cabana, a 165-square-foot pool bathroom, and a 165-square-foot greenhouse would be constructed on the 19-acre lot. The existing residence and a new detached two-car garage would be located on the one-acre lot. The subject property is located at 5 Tuscany Place (formerly 1630 Vineyard Avenue), in the Vineyard Avenue Corridor Specific Plan Area. Zoning for the property is PUD-LDR/HR/OS (Planned Unit Development – Low Density Residential/Hillside Residential/Open Space) District.

PUD-33, James Tong/Charter Properties; Jennifer Lin, Frederic Lin, and Kevin Lin
(Marion Pavan)

Consideration of: (1) an application for a PUD development plan for the Oak Grove development to subdivide an approximately 562-acre site into 51 custom home sites and to designate the remaining area for permanent open space; (2) the Final Environmental Impact Report for the proposal; and (3) the Development Agreement to vest the entitlements covered by this application. The property is located at 1400 Hearst Drive, near the present terminus of Hearst Drive on the southerly sides of the Vintage Hills and the Grey Eagle Estates developments and is zoned PUD – RDR/OS (Planned Unit Development – Rural Density Residential/Open Space) District.

PUD-53/PSP-9, Bringham, LLC (Jenny Soo)

Application for Planned Unit Development to subdivide an existing 3.28-acre parcel located at 990 Sycamore Road into five lots and for Specific Plan Amendment to rezone the proposed subdivision from PUD-A (Planned Unit Development – Agriculture) District to PUD-MDR/A (Planned Unit Development – Medium Density Residential/Agriculture) District.

PUD-52/PGPA-9/PSP-7, Greenbriar Homes Communities (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 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-55, Michael Carey and Steve Maestas (Leslie Mendez)

Application for Planned Unit Development to demolish two existing residential units in the rear of the existing property and to construct four single-family homes at the property located at 225 West Angela Street. Zoning for the property is RM-15 (Multiple-Family Residential) District, Core Area Overlay District.

PUD-57/PSP-11, Alameda County Surplus Property Authority (Steve Bocian/Robin Giffin)

Environmental Impact Report (EIR) scoping session for amendments to Stoneridge Drive Specific Plan and for the 124-acre Staples Ranch project including an approximately 36-acre auto mall, including up to 250,000 square feet of buildings, up to 2,800 parking stalls; (2) potential future expansion of the auto-mall to 41 acres, including up to 285,000 square feet of buildings; (3) a senior continuing care community consisting of approximately 800 senior care units and common facilities, with structures totaling approximately 1,400,000 square feet and ranging between one and four stories; (4) a new two-lane bridge extending Stoneridge Drive to the proposed senior community and future community park; (5) 17-acre community park north of the Arroyo Mocho; (6) 12 acres for future retail/office development, consisting of approximately 130,000 square feet for entirely retail use or approximately 210,000 square feet for a project with no retail component; and (7) potential future expansion of the retail/office development to 17 acres, in the event that the auto mall does not expand. The project site is located at the southwest corner of I-580 and El Charro Road intersection, in unincorporated Alameda County.

PUD-63, Frank Auf der Maur, Michael Carey, and Steve Maestas (Robin Giffin)

Application for Planned Unit Development development plan approval to construct four single-family residential units with detached garages at the property located at 418 Rose Avenue. Zoning for the property is RM-15 (Multiple-Family Residential) District and Core Area Overlay District.

PUD-62/PGPA-13, Windstar Communities, Inc. (Steve Otto)

Applications for General Plan Amendment and Planned Unit Development (PUD) rezoning and development plan to construct a mixed-use high-density residential/commercial development containing 350 apartment units and approximately 12,000 square feet of commercial/retail space at the property located at 6110 Stoneridge Mall Road (adjacent to the future West Dublin/Pleasanton BART station). The current zoning for the property is PUD-C-O (Planned Unit Development – Commercial-Office) District.

PUD-64, Mike Carey (Steve Otto)

Application for Planned Unit Development rezoning of an existing 13,161-square-foot parcel from the RM-2,500 (Multiple-Family Residential) District to the PUD-MDR (Planned Unit Development – Medium Density Residential) District and development plan approval to allow the restoration of the existing home and the construction of four single-family homes at the property located at 4238 First Street. Zoning for the property is RM-2,500 (Multiple-Family Residential) District.

PUD-65, Nick Avayiotidis, Petra Realty Investors, Inc. (Steve Otto)

Application for Planned Unit Development rezoning and development plan to construct a 21,688 sq. ft., two-story office building at 5980 and 5998 Sunol Boulevard. The 5998 Sunol Boulevard property would also be rezoned from the Office District to the PUD-Office District.

PUD-85-09-01M, Bill Lindstrom, Sunrise Pleasanton, CA (Robin Giffin)

Application for a major modification to an existing Planned Unit Development (PUD) development plan to construct an approximately 106,000-square-foot three-story assisted living facility with 115 units and underground parking at the property located at 5700 Pleasant Hill Road. Zoning for the property is PUD – C-O (Planned Unit Development – Commercial-Office) District.

PUD-87-19-03M, Brad Hirst/William and Lydia Yee (Marion Pavan)

Application for a major modification to an existing Planned Unit Development (PUD) for six custom lots ranging from 3.22 acres to 10.65 acres with the eastern 8.5-acre portion of Lot 4 being proposed for vineyards. 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.

PUD-90-18-05M, Myong Nam Pak (Jenny Soo)

Application for a major modification to the approved PUD for Bonde Ranch to remove the one-story building restriction on the lots located at 846, 854, 862, and 870 East Angela Street. Zoning for the property is PUD-MDR/LDR/RDR (Planned Unit Development – Medium Density Residential/Low Density Residential/Rural Density Residential) District.

PUD-28-2M, Regis LaChance (Steve Otto)

Application for a major modification to an approved PUD to increase the floor area ratio (FAR) of 4723 Fair Street and add an approximately 575-square-foot second dwelling unit above the garage at 4729 Fair Street. Zoning for the property is PUD-MDR (Planned Unit Development – Medium Density Residential) District.

PTR-7890, Kazuo and Takiko Hatsushi (Marion Pavan)

Application for Tentative Tract Map approval for a 14-lot subdivision for 13 units and one existing unit located at 2756, 2770, and 2798 Vineyard Avenue, in the Vineyard Avenue Specific Plan Area. Zoning for the property is PUD-LDR (Planned Unit Development – Low Density Residential) District.

PCUP-176, John Shockley (Steve Otto)

Application for a conditional use permit to operate a restaurant/lounge from Wednesday through Sunday from 2:00 p.m. to 1:00 a.m. and to allow alcoholic beverage service after 10:00 p.m.. The property is located at 336 St. Mary Street and is zoned C-C (Central Commercial) District, Downtown Revitalization District, and Core Area Overlay District.

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

Applications for: (1) a modification to a previously approved conditional use permit (UP-71-13, Pleasanton Convalescent Hospital) to increase the number of beds from 129 to 139 at the existing convalescent hospital; and (2) a variance from the Pleasanton Municipal Code to reduce the required parking from 125 spaces to the existing 99 spaces. The property is located at 300 Neal Street and is zoned P (Public & Institutional) District.

PV-128/PDR-470, Gabe Mouforej (Steve Otto)

Application for design review approval to renovate and redesign the existing structure located at 287 Old Bernal Avenue and for a variance from the Pleasanton Municipal Code to increase the building size and encroach into the required setbacks. Zoning for the property is O (Office) District.

PADR-1603, Robert Vallentyne/Oak Knoll Construction/Renwick Gyre & Ann Baptiste (Natalie Amos)

Application for design review approval to construct an approximately 223-square-foot first-floor addition and an approximately 834-square-foot second-floor addition to the existing residence located at 544 East Angela Street. Zoning for the property is R-1-6,500 (Single-Family Residential) District.

PDR-563, Stanley Center, LLC (Natalie Amos)

Application for design review approval to construct an approximately 31,180-square-foot retail building, an approximately 3,940-square-foot retail pad, parking stalls, and landscaping located at 3595 Utah Street. Zoning for the property is PUD-C (Planned Unit Development – Commercial) District.

PDR-602, Michael O'Callaghan (Steve Otto)

Application for design review approval to modify the façade of the existing building located at 725 Main Street. Zoning for the property is C-C (Central Commercial) District, Downtown Revitalization District, and Core Area Overlay District.

PAP-106, Sang Lee (PUD-98-16-05M, Larry and Marsha Ekbohm) (Leslie Mendez)

Appeal of the Zoning Administrator's approval of an application for a minor subdivision to an approved PUD to reduce the required building-to-building separation for a single-family home from 75 feet to 64 feet, 6 inches between 2275 Westbridge Lane (Lot 4) and 2295 Westbridge lane (Lot 5) and from 75 feet to 57 feet, 10 inches between 2295 Westbridge Lane (Lot 5) and 2315 Westbridge Lane (Lot 6) in the Mariposa Ranch development. Zoning for the properties is PUD-LDR (Planned Unit Development – Low Density Residential) District.

PREV-621, Adam and Colleen Schwartz (Robin Giffin)

Application for preliminary review to construct an approximately 9,200-square-foot three-story building with six live-work dwelling units at the property located at 273 Spring Street. Zoning for the property is C-C (Central Commercial) District, Core Area Overlay District, and Downtown Revitalization District.

PREV-650, Robert Wentworth (Natalie Amos)

Application for a preliminary review of a proposal to subdivide an existing 6.04-acre lot into: (1) three lots ranging from 1.54 acres to 2.75 acres; (2) seven lots, ranging from 24,000 square feet to 68,080 square feet; or (3) eight lots ranging from 9,200 square feet to 68,080 square feet. The project is located at 1557 Happy Valley Road and is zoned PUD-SRDR (Planned Unit Development – Semi-Rural Density Residential) District.

PREV-656, CarrAmerica (Jenny Soo)

Application for preliminary review to expand the existing CarrAmerica Corporate Center to include:

- two (2) 165,000-square-foot six-story office buildings with orientation toward I-580;
- one (1) 150,271-square-foot six-story office building with orientation toward Owens Drive;
- a 93,000-square-foot five-story 130-room hotel with a 10,000-square-foot retail space on the ground floor; and
- three (3) four- to five-story parking structures with a building profile of three to four stories (with roof-deck parking).

The project site is located at 4400-4460 Rosewood Drive in Hacienda Business Park and is zoned PUD-I/C-O (Planned Unit Development – Industrial/Commercial-Office) District.

PRZ-08, City of Pleasanton (Rosalind Rondash)

Application to amend the Pleasanton Municipal Code to establish regulations for building construction and demolition.

PRZ-12, City of Pleasanton (Steve Otto)

Application to amend the Pleasanton Municipal Code to establish regulations for wood-burning appliances and prohibiting burning of certain materials.

PRZ-25, City of Pleasanton (Robin Giffin)

Application to amend the Pleasanton Municipal Code to establish performance criteria for conditional uses such as gyms, training schools, etc.

PRZ-27, City of Pleasanton (Rosalind Rondash)

Application to amend the Pleasanton Municipal Code to allow eight-foot tall fences in residential neighborhoods.

PRZ-31, City of Pleasanton (Jenny Soo)

Application to amend the Pleasanton Municipal Code to revise the 40-day requirement to hear appeals.

PRZ-32, City of Pleasanton (Robin Giffin)

Application to amend the Pleasanton Municipal Code to provide more flexibility in the building standards in Downtown residential areas.

PRZ-34, City of Pleasanton (Steve Otto)

Application to amend the Pleasanton Municipal Code to establish regulations for temporary window signs.

PRZ-36, City of Pleasanton (Robin Giffin)

Application to amend the Pleasanton Municipal Code to establish development standards for sports courts.

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-39, City of Pleasanton (Leslie Mendez)

Application to amend sections of Chapter 18.110 (Personal Wireless Service Facilities) of the Pleasanton Municipal Code.

Capital Improvement Program (Steve Bocian)