



Planning Commission Staff Report

April 11, 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 to construct an approximately 13,015-square-foot single-family residence and an approximately 130-square-foot poolhouse on the approximately 20-acre site 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

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 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, Bringhurst, 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-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-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-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-61, Emil and Marjorie Oxsen

Application for a Planned Unit Development (PUD): (1) rezone of an approximately 10,669-square-foot parcel from the R-1-6,500 (Single-Family Residential) District to the PUD-HDR (Planned Unit Development – High Density Residential) District; and (2) Development Plan to allow the existing 1,118-square-foot and 1,200-square-foot single-family detached units and detached garage located at 403 St. Mary Street/730 Peters Avenue. Zoning for the property is R-1-6,500 (Single-Family Residential) District and Core Area Overlay District.

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

Application for Planned Unit Development development plan approval and for General Plan Amendment to construct 350 apartment units and approximately 11,300-square-foot of retail/commercial space at the property located at 6110 Stoneridge Mall Road. Zoning for the property is PUD-C-O (Planned Unit Development – Commercial-Office) District.

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-64, Mike Carey (Steve Otto)

Application to rezone an existing property located at 4238 First Street from RM-25 (Multiple Family Residential) to PUD (Planned Unit Development) to allow: (1) the restoration of the existing home and providing a new approximately 223-square-foot detached garage; and (2) the construction of four 1,400-square-foot, three-story single family homes with approximately 260-square-foot attached garages.

PUD-85-09-01M, Bill Lindstrom, Sunrise Pleasanton, CA (Jenny Soo)

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-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-93-02-09M, Barnabas Nagy (Jenny Soo)

Application for a major modification to the Ruby Hill PUD development plan to allow the conversion of the existing sales office located at 2001 Ruby Hill Drive to a restaurant, the revision of the configuration of the existing parking lot, and the establishment of a new driveway off of Vineyard Avenue. Zoning for the property is PUD/OS/A/LDR (Planned Unit Development/Open Space/Agriculture/Low Density Residential) District.

PUD-05-02M, James Happ, Northstar Realty Services, Inc./Kenneth and Pamela Chrisman (Jenny Soo)

Application for a major modification to an approved PUD development plan to replace the approved production home designs with design guidelines – 1944 Vineyard Avenue, in the Vineyard Avenue Corridor Specific Plan Area. Zoning for the property is PUD-LDR (Planned Unit Development – Low 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-183, Julie Hsu/Mrs. Lin's Kitchen (Donna Decker)

Application for a conditional use permit to operate a mail order store with a warehouse and office at the existing building located at 5627 Stoneridge Drive, Suite 306. Zoning for the property is PUD-I/C-O (Planned Unit Development – Industrial/Commercial-Office) District.

PCUP-185, Steve Black, Generations Health Care 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-189, Dan Gorman, Jeff Perko, and Rob Range (Jenny Soo)

Application for a conditional use permit to allow the operation of three construction or construction-related business offices at 1040 Serpentine Lane, Unit 203; 1043 Serpentine Lane, Unit I; and 1177 Quarry Lane, Unit F, respectively, within Valley Business Park. Zoning for the property is PUD-I (Planned Unit Development – Industrial) District.

PCUP-191, Derek and Linda Barragan (Rosalind Rondash)

Application for a conditional use permit to park an approximately 12-foot high, 32-foot long fifth wheel in the side yard of the existing residence located at 1971 Brooktree Way. Zoning for the property is R-1-6,500 (Single-Family Residential) District.

PCUP-192, Cynthia Sano and Jennifer Herrington (Jenny Soo)

Application for a conditional use permit to allow the operation of two construction or construction-related business offices at 1181 Quarry Lane, Unit 350 and 3942 Valley Avenue, Unit L, respectively, within Valley Business Park. Zoning for the property is PUD-I (Planned Unit Development – Industrial) District.

PCUP-193, Robert Tucknott and Lorraine Moreira (Jenny Soo)

Application for a conditional use permit to allow the operation of two construction or construction-related business offices at 1032 Serpentine Lane, Unit 103 and 1262 Quarry Lane, Unit D, respectively, within Valley Business Park. Zoning for the property is PUD-I (Planned Unit Development – Industrial) District.

PCUP-194, Mark Saake (Jenny Soo)

Application for a conditional use permit to allow the operation of a construction or construction-related business office at 1233 Quarry Lane, Unit 120, within Valley Business Park. Zoning for the property is PUD-I (Planned Unit Development – Industrial) 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 (Rosalind Rondash)

Application for a PUD major modification and 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 at 3595 Utah Street. Zoning for the property is PUD-C (Planned Unit Development – Commercial) District.

PDR-599, Chun Kim (Jenny Soo)

Application for design review approval to construct a two-story home consisting of 3,088-square-foot upper level, 2,079-square-foot lower level, and 2,079-square-foot garage, at the property located at 9900 Longview Lane. Zoning for the property is HPD (Hillside Planning) District.

PAUP-4, J.M. and Jennifer A. Hosterman (Natalie Amos)

Application for an animal use permit to allow a red-tailed hawk to be kept in the rear yard accessory structure of an existing residence located at 2922 Chardonnay Drive. Zoning for the property is R-1-6,500 (Single-Family 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.

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.

Downtown Public Art Master Plan