



## Planning Commission Staff Report

January 24, 2007  
Item 8.a.

**SUBJECT:** Future Planning Calendar

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**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, Jennifer Lin, Frederic Lin, and Kevin Lin** (Marion Pavan)

Application for the Oak Grove planned unit development approval for 51 custom homes on an approximately 90-acre portion of a 562-acre site 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. Zoning for the property is 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 and Theresa Carey** (Leslie Mendez)

Application for Planned Unit Development to demolish two existing residential units in the rear of the existing property and to construct four townhomes 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-60, Christopher Andrews/Darrell Scherbarth** (Leslie Mendez)

Application for Planned Unit Development to subdivide an existing property into three lots to construct three custom homes. The property is located at 2500 Vineyard Avenue, within the Vineyard Avenue Corridor Specific Plan Area, and is zoned PUD-LDR/HR/OS (Planned Unit Development – Low Density Residential/Hillside Residential/Open Space) District.

**PUD-81-25-8M/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.

**PUD-85-10-7M, Peter Shutts/Goble Family Limited Partnership II LP** (Steve Otto)

Application for a major modification to an approved PUD development plan to demolish an existing approximately 500-square-foot building and to construct an approximately 3,000-square-foot retail building in its place at the property located at 5765 Valley Avenue. Zoning for the property is PUD-C-C (Planned Unit Development – Central-Commercial) 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.

**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-187, Eileen Yang** (Natalie Amos)

Application for a conditional use permit to operate an after-school tutoring facility for kindergarten to 6<sup>th</sup> grade students at an existing building located at 3037 Hopyard Road, Suite N. Zoning for the property is PUD-C-C (Planned Unit Development – Central Commercial) 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.

**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.

**PAP-103/PV-140, Garrett and Peter Nowak** (Steve Otto)

Appeal of the Zoning Administrator's approval of a variance from the Pleasanton Municipal Code to retain an existing trellis that is set back zero feet from the southern side property line where a minimum three-foot setback is required, with the requirement that the existing trellis be modified to provide a two-foot southern side yard setback to the unsupported overhang and at least a three-foot southern side yard setback to the support posts. The property is located at 3590 Glacier Court South and is zoned R-1-6,500 (Single-Family Residential) 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-26, Hendrick Automotive Group** (Steve Otto)

Application to rezone the property located at 3601 Santa Rita Road to allow automotive dealership use.

**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-37, City of Pleasanton** (Robin Giffin)

Application to amend the Pleasanton Municipal Code to modify where schools, tutoring, and recreational facilities are allowed to be located and to allow these types of uses as permitted uses in many districts if certain criteria are met.

**PRZ-38, City of Pleasanton**

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

**General Plan Draft Subregional Planning Element** (Janice Stern)

Review and consideration of the Draft Subregional Planning Element of the General Plan.