



Planning Commission Staff Report

September 13, 2006
Item 8.a.

SUBJECT: Future Planning Calendar

Community Character Element of the General Plan (Robin Giffin)

Review and provide comment on a Community Character Element of the General Plan.

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)

Work session to review and receive comment on an 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 on a 562-acre property located near the present terminus of Hearst Drive on the southerly sides of the Vintage Heights I and the Grey Eagle Estates developments. Zoning for the property is PUD-RDR/OS (Planned Unit Development – Rural Density Residential/Open Space) District.

PUD-48, Braddock and Logan (Robin Giffin)

Application for Planned Unit Development development plan approval to create 14 single-family lots on a 6.79-acre site located at 1851 Rose Avenue. Zoning for the property is PUD-MDR (Planned Unit Development – Medium Density Residential) District.

PUD-51, Generations Healthcare, Inc. (Jenny Soo)

Application for PUD rezoning of a 0.49-acre open area from P (Public and Institutional) District to PUD-MDR (Planned Unit Development – Medium Density Residential) District and for development plan approval for a two-lot single-family residential project to be located in the front of the existing convalescent facility located at 300 Neal Street. Also consider a Negative Declaration prepared for the project.

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-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-56, Michael Aminian/Mohsen Sadri (Robin Giffin)

Application for Planned Unit Development to subdivide a 2.4-acre parcel into a three-lot subdivision for three two-story custom homes at 865 Clara Lane within the Vineyard Avenue Corridor Specific Plan Area. Zoning for the property is PUD-LDR (Planned Unit Development – Low Density Residential) 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-59, John Felton/PDR-544 (Robin Giffin)

Application for a Planned Unit Development to construct an approximately 3,639-square foot two-story house with attached 561-square foot garage to be located at 471 St. Mary Street. Zoning for the property is R-1-6500 (Single Family Residential) District.

PUD-81-25-7M/ PDR-529/PCUP-165, Regency Centers (Don MacKenzie and Pete Knoedler) (Marion Pavan)

Application for a PUD major modification and for design review approval to allow the construction of a Home Depot store and garden center, three multi-tenant retail buildings, one drive-through retail building, and a Long's Drugs with one drive-through lane, totaling approximately 193,481 square feet in floor area, on a vacant 14.7-acre site located on the southeast corner of Stanley Boulevard and Bernal Avenue in the Stanley Business Park. Zoning for the property is PUD-C (Planned Unit Development – Commercial) District.

Also consider the Negative Declaration prepared for the project.

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-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-93-02-8M, Mike Callahan (Jenny Soo)

Application for a major modification to the Ruby Hill PUD development plan to allow the construction of an approximately 19,872-square-foot event center to be located at the southwest corner of Vineyard and Isabel Avenues, south of Ruby Hill Drive, and for a conditional use permit to allow alcoholic beverage service at the event center after 10:00 p.m. Zoning for the property is PUD--LDR (Planned Unit Development – Low Density Residential) District.

Also consider the Negative Declaration prepared for the project.

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-01-9M, Greenbriar Homes (Marion Pavan)

Application for a major modification to an approved PUD to allow an estate house and vineyards at Parcel A of Tract 7240 (APN 946-1350-014), the Hahner property, within the Vineyard Avenue Corridor Specific Plan Area.

PUD-99-7-3M, Heartwood Communities (Jenny Soo)

Application for a major modification to the approved PUD development plan for Tract 7162 (formerly TTK Properties) to incorporate design guidelines for the Heartwood Communities development and to change a previous condition requiring City Council review and approval of the materials and color palette to Zoning Administrator review and approval prior to approval of the first custom home. The site is located in the Happy Valley Specific Plan study area on the south side of Happy Valley Road at the junction of Happy Valley Road and Alisal Street. Zoning for the property is PUD-SRDR, GC, & OS (Planned Unit Development – Semi-Rural Density Residential, Municipal Golf Course, and Open Space) District.

PCUP-152, Frank and Alma Auf der Maur (Marion Pavan)

Application to modify the operating hours of a previously approved, full-service carwash from 9:00 a.m. to 4:00 p.m. Monday through Friday and from 7:00 a.m. to 7:00 p.m. Saturday and Sunday to Monday through Sunday from 7:00 a.m. to 9:00 p.m. located at 3595 and 3597 Utah Street in the Stanley Business Park. Zoning for the property is PUD-C (Planned Unit Development – Commercial) District. Also consider the Negative Declaration prepared for the project.

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.

PDR-422, Duke Fuller (Rosalind Rondash)

Application for design review approval to construct an approximately 5,000-square-foot single-story custom home with an 800-square-foot attached garage at 4134 Foothill Road. Zoning for the property is PUD-A/RDR (Planned Unit Development – Agriculture/Rural Density Residential) District.

PDR-547, Glenn Hicks (Jenny Soo)

Application for administrative design review approval to construct an approximately 4,792-square-foot one-story custom home with an approximately 748-square-foot garage and related improvements at 2529 Yolanda Court. Zoning for the property is PUD-LDR (Planned Unit Development – Low Density Residential) District.

PDR-561/PCUP-174, John Miller, John Miller Architects (Steve Otto)

Application for design review approval and for a conditional use to allow the construction of an approximately 22,296-square-foot one-story parish center and related site improvements for classroom use at 4001 Stoneridge Drive. Zoning for the property is A (Agriculture) District.

PADR-1338/PV-131, Dustin and Robin Boyce (Leslie Mendez)

Application for: (1) administrative design review approval to demolish approximately 470 square feet of the existing home and to construct an approximately 2,222-square-foot two-story addition, an approximately 833-square-foot non-habitable basement, and an approximately 950-square-foot detached garage; and (2) variances from the Municipal Code to: (a) increase the floor area ratio (FAR) from 40 percent to 45 percent; (b) reduce the right (south) side yard setback from 5 feet to the existing 3.85 feet; and (c) increase the height of the garage from 15 feet to 20.5 feet at the property located at 4546 Second Street. Zoning for the property is R-1-6,500 (Single-Family Residential) District.

PRZ-12, City of Pleasanton (Steve Otto)

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

PRZ-31, City of Pleasanton (Jenny Soo)

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

PRZ-32, City of Pleasanton (Robin Giffin)

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

PRZ-33, City of Pleasanton (Rosalind Rondash)

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

PRZ-34, City of Pleasanton (Steve Otto)

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

PRZ-35, City of Pleasanton (Steve Bocian)

Application to amend the Municipal Code to revise the condominium conversion ordinance.

Sports Courts as Accessory Structures