



Planning Commission Staff Report

July 26, 2006
Item 8.a.

SUBJECT: Future Planning Calendar

August 9, 2006

Consent Item

PCUP-170, Tutoring Club of Pleasanton (Natalie Amos)

Application for a conditional use permit to allow a tutoring center within a portion of the existing building located at 260 Main Street. Zoning for the property is C-C (Central Commercial) District.

Public Hearing Items

PUD-58 and GPA-11, Charles Austin and Scott Austin (Marion Pavan)

Request for an amendment to the Pleasanton General Plan to change the land use designation on a 30-acre hillside property from Rural Density Residential (1 du/5 ac) to Low Density Residential (<2 du/ac) land uses on eight acres with a maximum density of eight dwelling units and Open Space land uses on the remaining 22 acres; rezone the subject property from the A (Agriculture) District to the PUD – LDR/OS (Planned Unit Development – Low Density Residential/Open Space) District; and PUD development plan approval to subdivide the subject property into 8 custom home sites and designate the remaining 22-acres for permanent open space. The subject property is located at 3459 Old Foothill Road and is zoned A (Agriculture) District.

Also consider the Negative Declaration prepared for the project.

PAP-94, Dustin Boyce, Appellant (PADR-1536, Finlay Boag) (Steve Otto)

Appeal of the Zoning Administrator's approval of an application for administrative design review approval to construct several additions to the existing residence located at 4558 Second Street, consisting of; (1) one-story additions totaling approximately 291 square feet on the front, north side, and rear; (2) two-story additions totaling 294 square feet on the southern side and rear; (3) a porte-cochere and second-floor balcony on the southern side; and (4) a covered front porch. Zoning for the property is RM-1,500 (Multiple-Family Residential) District.

PDR-537, Presbyterian Church (Leslie Mendez)

Application to: (1) modify the construction phasing plan of the church complex; (2) modify Building "D" by eliminating the approximately 4,120-square-foot below-grade level, expanding the footprint of the building from 4,120 square feet to 7,230 square feet with the addition to be located at the northwest portion of the original footprint, and adding an approximately 2,547-square-foot second level; and (3) temporarily erect a Sprung structure for a period of up to ten years. The property is located at 3410–3440 Ironwood Court. Zoning for the property is PUD-LDR/MDR/HDR/P&I and Mixed P&I/MDR (Planned Unit Development – Low Density Residential/Medium Density Residential/High Density Residential/Public & Institutional and Mixed Public & Institution/Medium Density Residential) District.

August 23

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.

PTR-7815, Threehand, LP (Steve Otto)

Application for tentative map approval to subdivide an approximately 20.19-acre site into seven single-family lots ranging in size from 1.25 acres to 4.71 acres. The property is located at 5 Windy Oaks Drive and is zoned PUD-HR/OS (Planned Unit Development – Hillside Residential/Open Spcae) 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 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.

September 13, 1006

Community Character Element of the General Plan (Robin Giffin)

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

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-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.

September 27, 2006

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-59, John Felton (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.

October 11, 2006

PUD-81-25-7M/ PDR-529, 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.

Future Meetings

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 application 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)

Work Session to review and provide comments on an application for the Oak Grove planned unit development for a 98 lot custom home development and to consider a 51-developable-lot environmentally preferred alternative 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.

PGPA-9/PSP-7/PUD-52, 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, 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-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-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-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.

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-155/PDR-513, Trinity Lutheran Church (Jenny Soo)

Application for a conditional use permit for the expansion of an existing church and for design review approval to construct an approximately 8,110-square-foot preschool facility and an approximately 3,108-square-foot multi-purpose room at the Trinity Lutheran Church located at 1225 Hopyard Road. 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.

Sports Courts as Accessory Structures