



## Planning Commission Staff Report

June 28, 2006  
Item 8.a.

**SUBJECT:** Future Planning Calendar

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*July 12, 2006*

**General Plan Circulation Network** (Janice Stern)

Consider refinements to the “working draft” General Plan circulation (roadway) network and provide comment prior to consideration of the draft General Plan circulation network by the City Council.

**PUD-57/ PSP-11, Alameda County Surplus Property Authority** (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.

**PDR-458, Jim McClelland** (Steve Otto)

Application for design review approval to demolish the 2,260-square-foot easterly portion of the building located at 600 Main Street (Kolln Hardware) and to construct an approximately 4,300-square-foot addition. Zoning for the property is C-C (Central Commercial), Downtown Revitalization, Core Area Overlay District. Also consider the Negative Declaration prepared for the project.

**PUD-33, Jennifer Lin, Frederic Lin, and Kevin Lin**

Review of the Draft Environmental Impact Report 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.

*July 26, 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.

**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.

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

Application for a conditional use permit to operate a training center and 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.

August 9, 2006

**Community Character Element of the General Plan** (Robin Giffin)

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

**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.

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 14,510-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 a Planned Unit Development development plan to develop up to 98 single-family detached homes and ancillary improvements 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** (Leslie Mendez)

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-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.

**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-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.

**PREV-560, Charles Austin and Scott Austin** (Marion Pavan)

Application for preliminary review to subdivide an approximately 30-acre hillside property into eight custom home sites and designate the remaining 22-acres for permanent open space. The property is located at 3459 Old Foothill Road and is zoned A (Agriculture) 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** (Rosalind Rondash)

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**