



Planning Commission Staff Report

May 24, 2006
Item 8.a.

SUBJECT: Future Planning Calendar

June 14, 2006

PUD-44, Barbara Young (Jenny Soo)

Application for Planned Unit Development (PUD) rezoning of an existing 2.91-acre parcel from Agriculture (A) to Planned Unit Development – Low Density Residential (PUD-LDR) District and parcel map to subdivide the subject site into three parcels measuring approximately 19,779 square feet, 50,192 square feet, and 45,094 square feet, respectively, for three custom homes. The property is located at 11249 Dublin Canyon Road.

PUD-50, PGM-08, and PTR-7721, Ponderosa Homes (Marion Pavan)

Application to subdivide an approximately 19.83-acre site into 28 lots and to construct 26 new, one- and two-story single-family detached homes ranging in size from 3,908 square feet to 4,595 square feet located at 3157 Trenery Drive and 2313 Martin Avenue. Zoning for the property is PUD--LDR (Planned Unit Development – Low Density Residential) District.

PUD-51, Generations Healthcare, Inc.

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.

PADR-1476/PV-142, Jeff and Kathi Meier (Robin Giffin)

Application for administrative design review approval and variances from the Municipal Code to allow the construction of a second-floor deck and an approximately 1,200-square-foot accessory structure, including a basement, a one-car garage, a laundry room behind the garage, and a living space above the garage at a property with an existing approximately 344 square foot, one-story cottage, located at 4467 Second Street. Zoning for the property is RM-4,000 (Multiple-Family Residential) District.

PAP-93, Dennis and Barbara Georgatos, Appellants (PADR-1472, Stan and Stacey Knight) (Natalie Amos)

Appeal of the Zoning Administrator's approval of an application for administrative design review to construct: (1) an approximately 180-square-foot covered patio; (2) an approximately 292-square-foot first-floor addition on the rear; and (3) an approximately 1,251-square-foot second-story addition over part of the center and side portions of the existing residence located at 779 Mirador Court. Zoning for the property is R-1-6,500 (Single-Family Residential) District.

PCUP-163/PDR-524/PSDR-269, Gayle Thomas (Steve Otto)

Application for: (1) a conditional use permit to allow the sale of alcoholic beverages until 1:30 a.m. daily at Tommy T's Restaurant located at 5104 Hopyard Road; (2) design review approval to re-roof the building; and (3) sign design review approval to reface the existing sign for the business. Zoning for the property is C-F (Freeway Commercial) District.

June 28, 2006

Public Safety Element of the General Plan (Janice Stern)

Review and provide comment on a Draft Public Safety Element of the General Plan.

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.

PADR-1388/PV-131, Dustin and Robin Boyce (Leslie Mendez)

Application for: (1) administrative design review to construct a 400-square-foot one-story addition, and (2) variances from the Municipal Code to allow the following for a detached garage/accessory structure in conjunction with the addition: (a) the reduction of the required sideyard from 5 feet to 3 feet, 10 inches; (b) an increase in floor area ratio (FAR) from 40 percent to 46.4 percent; and (c) an increase in building height from 15 feet to 29 feet, 6 inches. The property is located at 4546 Second Street and is zoned R-1-6,500 (Single-Family Residential) 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 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.

July 12, 2006

Alameda County, Staples Ranch Project (Robin Giffin)

Scoping session for the Stoneridge Drive Specific Plan Supplemental Environmental Impact Report (EIR) for the Staples Ranch Project located in Unincorporated Alameda County.

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.

PGPA-9/PSP-7/ PUD-52, Sean Buran, 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-01-4M, 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.

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

Application for a major modification to an approved PUD to use an existing building for a winery and tasting room and to construct a new 19,000-square-foot event center to be located at the southeast corner of Vineyard Avenue and Ruby Hill Drive. Zoning for the property is PUD-A/OS/LDR (Planned Unit Development – Agriculture/Open Space/Low 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.

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-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.

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, Forty-Day Period for Consideration of Appeals (Jenny Soo)

Temporary Window Signs (Rosalind Rondash)

Construction and Demolition Ordinance (Rosalind Rondash)

Fireplace Ordinance (Steve Otto)

Sports Courts as Accessory Structures