



## Planning Commission Staff Report

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August 10, 2011  
Item 8.b.

**SUBJECT:** Future Planning Calendar

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**PUD-84, Frank Berlogar** (Jenny Soo)

Application for Planned Unit Development Plan (PUD) approval to subdivide an approximately 37.25-acre site located at 88 Silver Oaks Court into three single-family residential lots: two new lots and one lot for the existing dwelling and accessory structures. Zoning for the property is PUD-HR/OS (Planned Unit Development – Hillside Residential/Open Space) District.

**PREV-663, M.T.O. Shahmaghsoudi** (Marion Pavan)

Application for Preliminary Review for: (1) a conditional use permit to operate a church facility; and (2) design review approval to construct a church complex on three parcels totaling 6.12 acres. One of the parcels, APN 941-1580-046-00, is located at 10890 Dublin Canyon Road within the Pleasanton city limits, and is zoned A (Agriculture) District; the other two parcels, APN 941-1580-003-03 (10712 Dublin Canyon Road) and APN 941-1580-002-05 (no street address on record) are located in Unincorporated Alameda County.

**PREV-821, Charles Huff/Justine and Laylayne Ladd** (Natalie Amos)

Application for Preliminary Review to demolish an existing residence and office located at 225 Spring Street and to construct a new residence with garage, barn, and shop. Zoning for the property is C-C (Central Commercial) District.

**PCUP-276, 7-Eleven, Tina Ardeshiri/Simeon Properties** (Natalie Amos)

Application for a Conditional Use Permit to operate a 24-hour convenience store (7-Eleven) at 3506 Old Santa Rita Road, Suite B. Zoning for the property is C-C (Central Commercial) District.

**PCUP-291, Laurie Baptista** (Rosalind Rondash)

Application for a Conditional Use Permit to operate a fitness center with more than 20 students per class at 6640 Owens Drive. Zoning for the property is C-N (Neighborhood-Commercial) District.

**PCUP-299, Wendell C. Arnold, Arnold Beauty Colleges, Inc.** (Rosalind Rondash)

Application for a Conditional Use Permit to operate a beauty school within two existing tenant spaces located at 5653 Stoneridge Drive, Suite 119 and Suite 120. Zoning for the property is PUD-I/C-O (Planned Unit Development – Industrial/Commercial-Office) District.

**P11-0051, Guerilla Jiu Jitsu**

Application for a Conditional Use Permit to operate a martial arts studio and fitness facility at 4464 Willow Road, Suite 102. Zoning for the property is PUD-I/C-O (Planned Unit Development – Industrial/Commercial-Office) District.

**P11-0055, P11-0057, and P11-0058, Grape Times Wine Bar, LLC**

Applications for: (1) a Conditional Use Permit to operate a wine bar and bistro at 4469 Railroad Avenue; (2) Design Review approval to add two windows on the sides of the building and to construct an approximately 20-square-foot one-story addition on the south side of the building for beverage storage; and (3) Outdoor Dining permit to install an outdoor dining area in front of the building. Zoning for the property is C-C (Central-Commercial), Downtown Revitalization, Core Area Overlay District.

**PRZ-25, City of Pleasanton** (Shweta Bonn)

Review and consideration of amendments to Chapter 18.44, C Commercial Districts, of the Pleasanton Municipal Code.

**PRZ-34, City of Pleasanton** (Shweta Bonn)

Review and consideration of amendments to Chapter 18.96, Signs, of the Pleasanton Municipal Code.

**PRZ-36, City of Pleasanton** (Rosalind Rondash)

Review and consideration of an amendment to the Pleasanton Municipal Code adding a chapter regulating sport courts.

**PRZ-39, City of Pleasanton** (Jenny Soo)

Review and consideration of amendments to Section 18.110, Personal Wireless Service Facilities, of the Pleasanton Municipal Code.

**PRZ-47, City of Pleasanton** (Rosalind Rondash)

Review and consideration of amendments to Section 18.84.270 (Types of Vehicles and Parking Locations Permitted in R District) of the Pleasanton Municipal Code regarding RV storage in Residential Zoning Districts.

**PRZ-60, Wind Energy, City Wide** (Rosalind Rondash)

Review and consideration of an amendment to the Pleasanton Municipal Code to establish standards for allowing wind turbines on Agriculture, Residential, Commercial, Industrial, and Public zoned properties within the City.