



Planning Commission Staff Report

September 9, 2009
Item 8.a.

SUBJECT: Future Planning Calendar

Supplemental Environmental Impact Report for the Staples Ranch Project (Robin Giffin)

PUD-70, San Jose Arena Management and the City of Pleasanton (Robin Giffin)

Application for Planned Unit Development (PUD) development plan approval to establish allowed uses and allow the construction of a community park, including an approximately 141,679-square-foot ice skating facility on approximately 17 acres located southwest of the I-580 and El Charro Road intersection (Staples Ranch), and an Addendum to the previously certified Stoneridge Drive Specific Plan Amendment/ Staples Ranch Environmental Impact Report addressing an increase in the size of the ice skating facility from 138,500 square feet to approximately 141,679 square feet.

PCUP-234, San Jose Arena Management (Robin Giffin)

Application for Conditional Use Permit to allow a restaurant/bar in a proposed ice center facility southwest of the I-580 and El Charro Road intersection (Staples Ranch).

PUD-80, City of Pleasanton (Robin Giffin)

Application for Planned Unit Development (PUD) development plan approval to establish allowed uses and allow the construction of a neighborhood park, including a storm water flow control basin, on approximately five acres located southwest of the I-580 and El Charro Road intersection (Staples Ranch).

PUD-87-19-03M, Dr. William and Lydia Yee/Marty Inderbitzen (Marion Pavan)

Application for a Major Modification to an approved Planned Unit Development to allow six custom lots on an approximately 29.8-acre site, custom lot design guidelines, creek channel mitigation, widening Foothill Road for a bicycle lane, and off-site construction on Foothill Road in the general vicinity between Puri Court and Muirwood Drive. The property is located at 4100 Foothill Road and is zoned PUD – LDR/RDR/OS (Planned Unit Development – Low Density Residential/Rural Density Residential/Open Space) District.

Also consider the Negative Declaration prepared for the project.

PRZ-48, City of Pleasanton (Janice Stern)

Application for rezoning on three sites in Hacienda Business Park from the PUD-I/C-O (Planned Unit Development – Industrial-Commercial/Office) District to PUD-MU (Planned Unit Development – Mixed Use) District; and to change the Hacienda land use designation from Mixed Office, Research and Development/Light Manufacturing Planning District (MOIPD) to Mixed Commercial, Office, Research and Development/Light Manufacturing Residential District (MCOIRPD). The three sites are: (1) The W.P. Carey site (Hacienda Site 7G), at the southeast corner of Owens Drive and Willow Road (Assessor's Parcel No. 941-2778-013-00 and part of APN 941-2778-012-00), approximately 11 acres; (2) The BRE site (Hacienda Site 7E), at the north corner of Hacienda Drive and Gibraltar Drive (APN 941-2778-011-00), approximately 8.2 acres; and (3) The Roche Molecular Systems site (a portion of Hacienda Site 6), south of Gibraltar Drive between Willow Road and Hacienda Drive (a portion of APN 941-2761-003-00), about 12.4 acres (of the approximate 33.4-acre Roche site). Rezoning of the above sites would potentially allow the future development of up to approximately 1,030 residential units, although future residential development would be prohibited until the preparation and adoption of a Major Modification to the Hacienda PUD rezoning.

Also consider the Negative Declaration prepared for the project.

PUD-25, Greenbriar Homes (Marion Pavan)

Application for a Planned Unit Development (PUD) development plan approval to construct 150 single-family detached homes on 195 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-75/PGPA-14, PSPA-3, Don Babbitt/Heartwood Communities (Natalie Amos)

Application to (1) amend the General Plan; (2) amend the Happy Valley Specific Plan; (3) rezone approximately 6.13 acres; and for (4) a Planned Unit Development plan for six lots located at 1157 Happy Valley Road. Zoning for the property is PUD-SRDR (Planned Unit Development – Semi-Rural Density Residential) District.

PCUP-185, Steve Black, Generations HealthCare of Pleasanton, LLC (Jenny Soo)

Application to modify the existing Conditional Use Permit to increase the maximum number of beds from 129 to 139 for Pleasanton Convalescent Hospital located at 300 Neal Street. Zoning for the property is P (Public & Institutional) District.

PCUP-254, Ivy Max, Inc. (Natalie Amos)

Application for a Conditional Use Permit to allow the operation of a tutoring center for up to 30 students Tuesday through Sunday at 5820 Stoneridge Mall Road. Zoning for the property is C-R(p) (Regional Commercial – Peripheral Area) District.

PREV-656, CarrAmerica (Jenny Soo)

Work Session to review and receive comments on an application for preliminary review to expand the existing CarrAmerica Corporate Center to include:

- two (2) 165,000-square-foot five-story office buildings with orientation toward I-580;
- one (1) 130,530-square-foot four-story office building with orientation toward Owens Drive;
- a 93,000-square-foot five-story 130-room hotel with a 10,000-square-foot retail space on the ground floor; and
- three (3) four- to five-story parking structures with a building profile of three to four stories (with roof-deck parking).

The project site is located at 4400-4460 Rosewood Drive in Hacienda Business Park and is zoned PUD-I/C-O (Planned Unit Development – Industrial/Commercial-Office) District.

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

Work Session to review and receive comments on a preliminary review proposal 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.

PDRW-36, AT&T (Jenny Soo)

Application for Design Review approval to co-locate three panel antennas and equipment cabinets on the roof of the existing building located at 1811 Santa Rita Road. Zoning for the property is PUD-C (Planned Unit Development – Commercial) District.

PADR-1984, Pratat Poddatoori (Donna Decker)

Application for Administrative Design Review approval to add approximately 2,146 square feet of floor area and approximately 439 square feet of new balconies to an existing two-story house located at 5130 Foothill Road and to change the materials and house colors. Zoning for the property is PUD-LDR (Planned Unit Development – Low Low Density Residential) District.

PRZ-25, City of Pleasanton (Shweta Bonn)

Review and consideration of amendments to Chapter 18.44 and various relevant sections of the Pleasanton Municipal Code regarding commercial districts.

PRZ-34, City of Pleasanton (Shweta Bonn)

Review and consideration of amendments to Section 18.96 and various relevant sections of the Pleasanton Municipal Code regarding signs.

PRZ-36, City of Pleasanton (Rosalind Rondash)

Review and consideration of amendments to Sections 18.84.90 and 18.84.160 of the Pleasanton Municipal Code regarding sports court regulations.

PRZ-38, City of Pleasanton (Brian Dolan)

Application to amend the Pleasanton Municipal Code to require the installation of automatic sprinkler systems in residential construction.

PRZ-39, City of Pleasanton (Jenny Soo)

Review and consideration of amendments to Section 18.110 of the Pleasanton Municipal Code regarding personal wireless service facilities.

PRZ-47, City of Pleasanton (Jenny Soo)

Review and consideration of amendments to Section 18.84.270 of the Pleasanton Municipal Code regarding RV storage in Residential Zoning Districts.