



Planning Commission Staff Report

November 12, 2008
Item 8.a.

SUBJECT: Future Planning Calendar

PUD-85-09, Sunrise Senior Living (Robin Giffin)

Review of the Planning and Community Development Director's determination on substantial conformance of the Sunrise Senior Living facility with the approved PUD-85-09 located at 5700 Pleasant Hill Road. Zoning for the property is PUD-C-O (Planned Unit Development – Commercial-Office) District.

Staples Ranch Project Development Agreement (Robin Giffin)

Review of a proposed Development Agreement for the proposed 124-acre Staples Ranch development located at the southwest corner of the I-580 and El Charro Road intersection.

PUD-57, Hendrick Automotive Group (Robin Giffin)

Review of an application for PUD pre-zoning and development plan approval for an auto mall with six dealership buildings and related site improvements, on an approximately 37-acre parcel, a portion of the total 124-acre Staples Ranch site located at the southwest intersection of the I-580 Freeway and El Charro Road (Staples Ranch). The property is located in unincorporated Alameda County and is currently zoned Agriculture by the County. The property is proposed to be pre-zoned PUD-C (Planned Unit Development-Commercial).

PUD-75/PSPA-3, Robert Wentworth (Natalie Amos)

Application to rezone an approximately 6.13-acre parcel from the PUD-SRDR (Planned Unit Development – Semi-Rural Density Residential) District to the PUD-LDR (Planned Unit Development – Low Density Residential) District and to amend the Happy Valley Specific Plan from the maximum three parcels to six parcels to allow for the subdivision of the parcel located at 1157 Happy Valley Road.

PUD-77, Clancy Dutra/Bonita Vista LLC (Jenny Soo)

Application for a Planned Unit Development (PUD) development plan to subdivide an approximately 10-acre site located at 1053 Happy Valley Road into five single-family residential lots and one open space lot. Zoning for the property is PUD-SRDR/OS (Planned Unit Development – Semi- Rural Density Residential/Open Space) District

PUD-68, Continuing Life Communities (Robin Giffin)

Application for Planned Unit Development (PUD) development plan approval to allow the construction of approximately 1,074,016 square feet of building area, including a health center, one-, two-, three-, and four-story living units, a club house, and related facilities for a senior continuing care community. Zoning of the property is 1.5 acres of Planned Unit Development-Medium Density Residential (PUD-MDR) and approximately 44.5 acres (Unincorporated Alameda County).

PUD-25, Greenbriar Homes (Marion Pavan)

Application for a 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-52/PGPA-9/PSP-7, 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 (PUD) 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.

PSPA-1/PUDM-06-03M/PUDM-14-04M, Brenda Bush et al. (Steve Otto)

Application for an amendment to the Vineyard Avenue Specific Plan and for major modifications to the approved PUD development plans for PUD-06, Centex Homes (Avignon), and PUD-14, Greenbriar Homes (Heinz Property), to reduce the length of Vineyard Avenue Trail, thereby extending the length of Machado Place southerly by 300 feet.

PCUP-185, Steve Black, Generations Health Care 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-224, Jennifer Shen, Little Ivy League (Jenny Soo)

Application for a conditional use permit to operate a heritage school for school-age children and adults at an existing building located at 5925 W. Las Positas Boulevard, Suite 200. Zoning for the property is PUD-I/C-O (Planned Unit Development – Industrial/Commercial-Office) District.

PDR-804, Tom Kubo/William Wood Architects, Hana Japan (Jenny Soo)

Application for design review approval to construct a one-story 6448-square-foot restaurant building at 11991 Dublin Canyon Road. Zoning for the property is PUD-C-C/C-O (Planned Unit Development – Central Commercial/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.

PRZ-25, City of Pleasanton (Robin Giffin)

Application to amend the Pleasanton Municipal Code to update Chapter 18.44, Commercial Districts.

PRZ-38, City of Pleasanton (Donna Decker)

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