



## Planning Commission Staff Report

September 24, 2008  
Item 8.a.

**SUBJECT:** Future Planning Calendar

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**Review and Consideration of the Draft Environmental Impact Report (EIR) for the General Plan** (Janice Stern)

**Review and Consideration of the Draft General Plan** (Janice Stern)

**PUD-63, Frank Auf der Maur, Michael Carey, and Steve Maestas** (Natalie Amos)  
Application for Planned Unit Development rezoning and development plan approval to rezone an existing 11,265-square-foot parcel from RM-1,500 (Multiple-Family Residential) District and to construct four single-family residential units with detached garages at the property located at 418 Rose Avenue. Zoning for the property is RM-1,500 (Multiple-Family Residential) District and Core Area Overlay District.

**PUD-76, Nathaniel Morales/Cody White** (Natalie Amos)  
Application for a Planned Unit Development to remodel the existing unit and to construct two new units and related site improvements at 346 West Angela Street. Zoning for the property is RM (Multiple-Family Residential) District.

**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.

**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).

**Stoneridge Drive Specific Plan Amendment/Staples Ranch Project** (Robin Giffin)

Review of the Final Environmental Impact Report (FEIR), Mitigation Monitoring Plan, and Statement of Overriding Considerations, for a Specific Plan amendment to the Stoneridge Drive Specific Plan for the Staples Ranch project and review of the Specific Plan amendment to the Stoneridge Drive Specific Plan (PSP-11).

The proposed 124-acre Staples Ranch development would include an approximately 37-acre auto mall to accommodate the relocation of the Pleasanton Auto Mall, a 46-acre senior continuing care community with a health center, an 11-acre commercial/retail development, a 17-acre community park, and a 5-acre neighborhood park that includes a storm water detention basin. Access to the auto mall and future commercial development would be from a new road off El Charro Road, with no through connection to Stoneridge Drive except for emergency vehicles. A new two-lane bridge would extend Stoneridge Drive over the Arroyo Mocho and provide access to the proposed senior continuing care community and parks.

The project site is located at the southwest corner of the I-580 and El Charro Road intersection. Approximately 1.5 acres of the property is located in Pleasanton and is zoned PUD-MDR (Planned Unit Development - Medium Density Residential), and approximately 122.5 acres are located in unincorporated Alameda County.

**Stoneridge Drive Specific Plan Amendment/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.

**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-208, Pleasanton Community Church** (Jenny Soo)

Application for a conditional use permit to relocate the after-school (childcare) facility from 4455 Stoneridge Drive to 4439 Stoneridge Drive. Zoning for the property is PUD-I (Planned Unit Development – Industrial) 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-31, City of Pleasanton** (Jenny Soo)  
Application to amend the Pleasanton Municipal Code to revise the 40-day requirement to hear appeals.

**PRZ-34, City of Pleasanton** (Steve Otto)  
Application to amend the Pleasanton Municipal Code to establish regulations for temporary window signs.

**PRZ-36, City of Pleasanton** (Rosalind Rondash)  
Application to amend the Pleasanton Municipal Code to establish development standards for sports courts.

**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.

**PRZ-39, City of Pleasanton** (Jenny Soo)  
Application to amend sections of Chapter 18.110 (Personal Wireless Service Facilities) of the Pleasanton Municipal Code.

**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 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.