



## Planning Commission Staff Report

February 27, 2008  
Item 8.a.

**SUBJECT:** Future Planning Calendar

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**PUD-62/PGPA-13, Windstar Communities, Inc.** (Steve Otto)

Applications for General Plan Amendment and Planned Unit Development (PUD) rezoning and development plan to construct a mixed-use high-density residential/commercial development containing 350 apartment units and approximately 12,000 square feet of commercial/retail space at the property located at 6110 Stoneridge Mall Road (adjacent to the future West Dublin/Pleasanton BART station). The current zoning for the property is PUD-C-O (Planned Unit Development – Commercial-Office) District.

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

Determination that a proposed two-, three-, and four-story senior assisted-living facility with 132 units is in substantial conformance with the approved PUD for a 132-unit two-, three-, and four-story senior retirement facility to be located at 5700 Pleasant Hill Road. Zoning for the property is PUD-C-O (Planned Unit Development – Commercial-Office) District.

**PUD-81-30-44M/PUD-85-08-18M, James Paxson, Hacienda Owners Association**

(Jenny Soo)

Application for a major modification to an approved PUD development plan to reduce the parking ratio for medical uses within Hacienda Business Park. Zoning for the property is PUD – I/C-O (Planned Unit Development – Industrial/Commercial-Office) District.

**PUD-87-19-03M, Brad Hirst/William and Lydia Lee** (Marion Pavan)

Application for a major modification to an approved Planned Unit Development to subdivide an approximately 29.8-acre property into six custom lots ranging in size from 3.22 acres to 10.65 acres with the eastern 8.5-acre portion of Lot 4 being proposed for vineyards. 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.

**PUD-53/PSP-9, Bringham, LLC** (Jenny Soo)

Application for: (1) Planned Unit Development rezoning and development plan approval to rezone a 3.28-acre parcel located at 990 Sycamore Road from the PUD-A (Planned Unit Development – Agriculture) District to the PUD-MDR (Planned Unit Development – Medium Density Residential) District and to allow a five-lot single-family development, including the existing home; and (2) Specific Plan amendment to amend the North Sycamore Specific Plan to increase the number of lots from the approved three lots to five lots.

**PSPA-1/PUDM-06-03M/PUDM-14-04M, Brenda Bush et al.** (Leslie Mendez)

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.

**PDR-623, Scott Adams** (Marion Pavan)

Application for design review approval to allow the addition and remodeling of an existing one-story single-family home floor to a two-story tall, single-family home with 8,325 square feet of building floor area; 2,215 square feet of attached garage area; and an attached 8,476-square-foot indoor tennis court located at 2751 Crellin Road. Zoning for the property is PUD-LDR (Planned Unit Development – Low Density Residential) District.

**PREV-663, M.T.O. Shahmaghsoudi** (Leslie Mendez)

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.

**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-205, Paul and Janny Rocha** (Rosalind Rondash)

Application for a conditional use permit to relocate and replace the 5,000-gallon wood tank with a new 5,000-gallon poly tank in the rear yard of the existing residence located at 481 Sycamore Road. Zoning for the property is 481 Sycamore Road.

**PCUP-208, Pleasanton Community Church** (Leslie Mendez)

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.

**PV-128/PDR-470, Gabe Mouforej** (Steve Otto)

Application for design review approval to renovate and redesign the existing structure located at 287 Old Bernal Avenue and for a variance from the Pleasanton Municipal Code to increase the building size and encroach into the required setbacks. Zoning for the property is O (Office) District.

**PAP-116, Paul Esser, Appellant (PV-167, Rich and Lori Lortz, Applicants)** (Natalie Amos)

Appeal of the Zoning Administrator's approval of an application for variances from the Municipal Code to: (1) reduce the street side yard setback of a corner lot from the required ten feet to eight inches (measured from eave to soundwall) for an existing accessory structure and to five feet for an existing pool; (2) reduce the side yard setback from the required three feet to one foot, eight inches and reduce the rear yard setback from the required five feet to eight inches (measured from the eave to the property line) for a second accessory structure; and (3) retain the existing eight-foot tall hedges in the front yard where a maximum height of six feet is allowed. The property is located at 2402 Crestline Road and is zoned R-1-6,500 (Single-Family Residential) District.

**PAP-117, Xin Chen/Frank Nguyen, Appellants (PADR-1762/ PUD-99-09-02M, Amandeep Bawa, Applicant)** (Steve Otto)

(1) Application for a major modification to an approved PUD development plan, Case PUD-99-02, to allow additional grading and retaining walls along the rear and side yard slope banks of the property located at 2632 Ingrid Court and to relocate two developer-installed trees along the rear yard slope bank of the property; and (2) Appeal of the Zoning Administrator's approval of an application for administrative design review to construct an approximately 700-square-foot, detached second unit with an approximately 250-square-foot covered porch at the property. Zoning for the property is PUD-LDR (Planned Unit Development - Low Density Residential) District.

**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** (Leslie Mendez)

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** (Leslie Mendez)

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.

**PCUP-176, John Shockley** (Steve Otto)

Application for a conditional use permit to operate a restaurant/lounge from Wednesday through Sunday from 2:00 p.m. to 1:00 a.m. and to allow alcoholic beverage service after 10:00 p.m. The property is located at 336 St. Mary Street and is zoned C-C (Central Commercial) District, Downtown Revitalization District, and Core Area Overlay District.