



Planning Commission Staff Report

January 23, 2008
Item 8.a.

SUBJECT: Future Planning Calendar

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-05-02M, James Happ, Northstar Realty Services, Inc./Kenneth and Pamela Chrisman (Jenny Soo)

Application for a major modification to an approved PUD development plan to replace the approved production home designs with design guidelines for the property located at 1944 Vineyard Avenue, in the Vineyard Avenue Corridor Specific Plan Area. Zoning for the property is PUD-LDR (Planned Unit Development – Low Density Residential) District.

PUD-85-09-01M, Bill Lindstrom, Sunrise Pleasanton, CA (Robin Giffin)

Application for a major modification to an existing Planned Unit Development (PUD) development plan to construct an approximately 106,000-square-foot three-story assisted living facility with 115 units and underground parking at the property located at 5700 Pleasant Hill Road. Zoning for the property is PUD – C-O (Planned Unit Development – Commercial-Office) District.

PUD-71, Michael Aminian, Vineyard Garden, LLC (Jenny Soo)

Application for Planned Unit Development (PUD) rezoning of an approximately .88-acre site located at 3835 Vineyard Avenue from RM-4,000 (Multiple-Family Residential) District to PUD-HDR (Planned Unit Development – High-Density Residential) District and for development plan approval for a ten-unit residential townhouse development.

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.

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.

PREV-570, Hamid Taeb, Century Land Corporation (Steve Otto)

Application for preliminary review to subdivide an existing 96 acres of open space into 40 new lots of 8,000 square feet and two ranch homesites. The property is located at 11033 Dublin Canyon Road, and is zoned LDR-A (Low Density Residential – Agriculture) District in Unincorporated Alameda County.

PREV-677, Michael Aminian (Jenny Soo)

Work Session to review and receive comments on a preliminary review proposal to rezone an approximately 38,246-square-foot parcel located at 3835 Vineyard Avenue from RM-4,000 (Multiple-Family Residential) District to PUD-HDR (Planned Unit Development – High Density Residential) District and to construct 14 townhomes on the property.

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.

PAP-114/PDR-684, Gerald Hodnefield (Leslie Mendez)
Appeal of the Zoning Administrator's denial of an application for design review approval to construct a four-car carport for the office building located at 1020 Serpentine Lane. Zoning for the property is PUD-I (Planned Unit Development – Industrial) District.

PCUP-200, John Pfund/Tri-Valley Martial Arts (Natalie Amos)
Application for a conditional use permit to allow a martial arts academy which would (1) include (a) up to 30 students ranging in age from four years to adult, and (b) up to four employees; (2) operate on Monday through Friday between the hours of 4:00 p.m. and 9:00 p.m.; and (3) provide (a) child transportation to the academy from elementary and middle schools, (b) an afternoon program for children between the hours of 2:50 p.m. and 6:30 p.m., (c) after-school tutoring and homework services, (d) after-school games and activities, (e) seasonal camps, and (f) full-day-holiday care supervision, in an existing building located at 1262 Quarry Lane, Suite A, in the Valley Business Park. Zoning for the property is PUD-I (Planned Unit Development – Industrial) District.

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.

PDR-645, Howard Parsell (Jenny Soo)
Application for design review approval to construct four multi-tenant buildings totaling 70,575 square feet with landscaping and lot improvement at the property located at 3700 Boulder Court. Zoning for the property is I-G-40 (General 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.

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.