



Planning Commission Staff Report

August 22, 2007
Item 8.a.

SUBJECT: Future Planning Calendar

Review and Consideration of the Draft Circulation Element of the General Plan

(Janice Stern)

PUD-32, Daniel and Belinda Sarich (Steve Otto)

Application for Planned Unit Development (PUD) development plan approval to subdivide an approximately 20-acre site into two single-family residential lots measuring approximately one acre and 19 acres, respectively. An approximately 9,990-square-foot, two-story home with a 3,050-square-foot habitable basement with second unit, a 1,785-square-foot five-car attached garage, a 660-square-foot cabana, a 165-square-foot pool bathroom, and a 165-square-foot greenhouse would be constructed on the 19-acre lot. The existing residence and a new detached two-car garage would be located on the one-acre lot. The subject property is located at 5 Tuscany Place (formerly 1630 Vineyard Avenue), in the Vineyard Avenue Corridor Specific Plan Area. Zoning for the property is PUD-LDR/HR/OS (Planned Unit Development – Low Density Residential/Hillside Residential/Open Space) District.

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 (Robin Giffin)

Application for Planned Unit Development development plan approval to construct four single-family residential units with detached garages at the property located at 418 Rose Avenue. Zoning for the property is RM-15 (Multiple-Family Residential) District and Core Area Overlay District.

PUD-57, PUD-67, and PUD-68, Staples Ranch Project (Steve Bocian/Robin Giffin)

Work Session to review and receive comments on applications for a proposed auto mall, retail shopping center, senior continuing care community, and community park with ice skating facility.

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.

PAP-108, Dennis Long et al (PADR-1698, Scott Smith) (Jenny Soo)

Appeal of the Zoning Administrator's approval of an application for administrative design review approval to construct an approximately 64-square-foot first-floor addition to the left side and an approximately 273-square-foot second-floor addition to the right side of the existing residence located at 3496 Whitehall Court. Zoning for the property is R-1-6,500 (Single-Family Residential) District.

PUD-64, 4238 First Street, LLC (Natalie Amos)

Application for Planned Unit Development rezoning and development plan approval to: (1) rezone an the existing 13,161-square-foot parcel from RM-25 (Multiple-Family Residential) to PUD-HDR (Planned Unit Development – High Density Residential); (2) renovate the existing home and construct a 223-square-foot detached garage with a second unit above it; and (3) construct four single-family homes at the property located at 4238 First Street.

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.

PRZ-25, City of Pleasanton (Robin Giffin)

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

PAUP-4, Jennifer A. Hosterman (Natalie Amos)

Application for an animal use permit to allow a red-tailed hawk to be kept in the rear yard accessory structure of an existing residence located at 2922 Chardonnay Drive. Zoning for the property is R-1-6,500 (Single-Family Residential) District.

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

Application for a major modification to an existing Planned Unit Development (PUD) for six custom lots ranging 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.

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-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 (Robin Giffin)

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-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.

PUD-25, Greenbriar Homes (Robin Giffin)

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.

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.