



## Planning Commission Staff Report

December 13, 2006

Item 8.a.

**SUBJECT:** Future Planning Calendar

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**PUD-25, Greenbriar Homes** (Robin Giffin)

Application for a PUD development plan approval to construct 113 single-family detached homes on 196 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-32, Daniel and Belinda Sarich** (Steve Otto)

Application for Planned Unit Development (PUD) development plan to construct an approximately 13,015-square-foot single-family residence and an approximately 130-square-foot poolhouse on the approximately 20-acre site 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-33, James Tong, Jennifer Lin, Frederic Lin, and Kevin Lin** (Marion Pavan)

Application for the Oak Grove planned unit development on a 562-acre property located near the present terminus of Hearst Drive on the southerly sides of the Vintage Heights I and the Grey Eagle Estates developments. Zoning for the property is PUD-RDR/OS (Planned Unit Development – Rural Density Residential/Open Space) District.

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

Application for Planned Unit Development to subdivide an existing 3.28-acre parcel located at 990 Sycamore Road into five lots and for Specific Plan Amendment to rezone the proposed subdivision from PUD-A (Planned Unit Development – Agriculture) District to PUD-MDR/A (Planned Unit Development – Medium Density Residential/Agriculture) District.

**PUD-56, Michael Aminian/Mohsen Sadri** (Robin Giffin)

Application for Planned Unit Development to subdivide a 2.4-acre parcel into a three-lot subdivision for three two-story custom homes at 865 Clara Lane within the Vineyard Avenue Corridor Specific Plan Area. Zoning for the property is PUD-LDR (Planned Unit Development – Low Density Residential) 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.

**PUD-57/ PSP-11, Alameda County Surplus Property Authority** (Steve Bocian/Robin Giffin)

Environmental Impact Report (EIR) scoping session for amendments to Stoneridge Drive Specific Plan and for the 124-acre Staples Ranch project including an approximately 36-acre auto mall, including up to 250,000 square feet of buildings, up to 2,800 parking stalls; (2) potential future expansion of the auto-mall to 41 acres, including up to 285,000 square feet of buildings; (3) a senior continuing care community consisting of approximately 800 senior care units and common facilities, with structures totaling approximately 1,400,000 square feet and ranging between one and four stories; (4) a new two-lane bridge extending Stoneridge Drive to the proposed senior community and future community park; (5) 17-acre community park north of the Arroyo Mocho; (6) 12 acres for future retail/office development, consisting of approximately 130,000 square feet for entirely retail use or approximately 210,000 square feet for a project with no retail component; and (7) potential future expansion of the retail/office development to 17 acres, in the event that the auto mall does not expand. The project site is located at the southwest corner of I-580 and El Charro Road intersection, in unincorporated Alameda County.

**PUD-60, Christopher Andrews/Darrell Scherbarth** (Leslie Mendez)

Application for Planned Unit Development to subdivide an existing property into three lots to construct three custom homes. The property is located at 2500 Vineyard Avenue, within the Vineyard Avenue Corridor Specific Plan Area, and is zoned PUD-LDR/HR/OS (Planned Unit Development – Low Density Residential/Hillside Residential/Open Space) District.

**PUD-85-10-7M, Peter Shutts/Goble Family Limited Partnership II LP** (Steve Otto)  
Application for a major modification to an approved PUD development plan to demolish an existing approximately 500-square-foot building and to construct an approximately 3,000-square-foot retail building in its place at the property located at 5765 Valley Avenue. Zoning for the property is PUD-C-C (Planned Unit Development – Central-Commercial) District.

**PUD-90-18-05M, Myong Nam Pak** (Jenny Soo)  
Application for a major modification to the approved PUD for Bonde Ranch to remove the one-story building restriction on the lots located at 846, 854, 862, and 870 East Angela Street. Zoning for the property is PUD-MDR/LDR/RDR (Planned Unit Development – Medium Density Residential/Low Density Residential/Rural Density Residential) District.

**PUD-81-25-8M/PDR-563, Stanley Center, LLC** (Rosalind Rondash)  
Application for a PUD major modification and for design review approval to construct an approximately 31,180-square-foot retail building, an approximately 3,940-square-foot retail pad, parking stalls, and landscaping at 3595 Utah Street. Zoning for the property is PUD-C (Planned Unit Development – Commercial) District.

**PUD-93-02-09M, Barnabas Nagy** (Jenny Soo)  
Application for a major modification to the Ruby Hill PUD development plan to allow the conversion of the existing sales office located at 2001 Ruby Hill Drive to a restaurant, the revision of the configuration of the existing parking lot, and the establishment of a new driveway off of Vineyard Avenue. Zoning for the property is PUD/OS/A/LDR (Planned Unit Development/Open Space/Agriculture/Low Density Residential) District.

**PREV-621, Adam and Colleen Schwartz** (Robin Giffin)  
Application for preliminary review to construct six live/work townhouse dwellings and related site improvements on an approximately 14,700-square-foot parcel located at 273 Spring Street. Zoning for the property is C-C (Central Commercial) District, Downtown Revitalization District, Core Area Overlay 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.

**PCUP-183, Julie Hsu/Mrs. Lin's Kitchen** (Donna Decker)

Application for a conditional use permit to operate a mail order store with a warehouse and office at the existing building located at 5627 Stoneridge Drive, Suite 306. Zoning for the property is PUD-I/C-O (Planned Unit Development – Industrial/Commercial-Office) District.

**PCUP-184, Young J. Lee, California School of Art and Design** (Natalie Amos)

Application for conditional use permit to operate a private art school for approximately 15 students per day, Monday through Thursday from 2:00 p.m. to 7:30 p.m., on the second floor of an existing building located at 24 Happy Valley Road. Zoning for the property is O (Office) District.

**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-155/PDR-513, Trinity Lutheran Church** (Jenny Soo)

Application for a condition use permit and for design review approval for the expansion of the existing Trinity Lutheran Church, located at 1225 Hopyard Road, as follows: (1) replacement of the existing temporary modular buildings with the construction of an approximately 8,110-square-foot one-story education building to the east of the existing church facility; (2) construction of an approximately 3,108-square-foot multipurpose room addition to be attached to the south of the existing church facility, fronting Hopyard Road; (3) expansion of the existing parking lot; and (4) on-site landscaping removal and replanting. Zoning for the property is R-1-6,500 (Single-Family Residential) 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.

**PDR-422, Duke Fuller** (Rosalind Rondash)

Application for design review approval to construct an approximately 5,000-square-foot single-story custom home with an 800-square-foot attached garage at 4134 Foothill Road. Zoning for the property is PUD-A/RDR (Planned Unit Development – Agriculture/Rural Density Residential) District.

**PAUP-4, J.M. and 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.

**PRZ-08, City of Pleasanton** (Rosalind Rondash)

Application to amend the Pleasanton Municipal Code to establish regulations for building construction and demolition.

**PRZ-12, City of Pleasanton** (Steve Otto)

Application to amend the Pleasanton Municipal Code to establish regulations for wood-burning appliances and prohibiting burning of certain materials.

**PRZ-25, City of Pleasanton** (Robin Giffin)

Application to amend the Pleasanton Municipal Code to establish performance criteria for conditional uses such as gyms, training schools, etc.

**PRZ-26, Hendrick Automotive Group** (Steve Otto)

Application to rezone the property located at 3601 Santa Rita Road to allow automotive dealership use.

**PRZ-27, City of Pleasanton** (Rosalind Rondash)

Application to amend the Pleasanton Municipal Code to allow eight-foot tall fences in residential neighborhoods.

**PRZ-31, City of Pleasanton** (Jenny Soo)

Application to amend the Pleasanton Municipal Code to revise the 40-day requirement to hear appeals.

**PRZ-32, City of Pleasanton** (Robin Giffin)

Application to amend the Pleasanton Municipal Code to provide more flexibility in the building standards in Downtown residential areas.

**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 regulations for sports courts and accessory structures.

**PRZ-37, City of Pleasanton** (Robin Giffin)

Application to amend the Pleasanton Municipal Code to allow tutoring and music, dance, art, yoga, pilates, martial arts, gymnastics, cooking, knitting, job training, and similar schools as permitted uses, if certain criteria are met, in Commercial, Office, and Industrial Zoning Districts.

**General Plan Draft Subregional Planning Element** (Janice Stern)

Review and consideration of the Draft Subregional Planning Element of the General Plan.