



## Planning Commission Staff Report

February 13, 2013  
Item 8.a.

**SUBJECT:** Future Planning Calendar

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**PUD-25, Mike Meyer and Tim Quinn, Greenbriar Homes, Lund Ranch II** (Marion Pavan)  
Application for PUD Development Plan approval for 50 single-family detached homes including two estate lots on an approximately 16.95-acre portion of an approximately 194.8-acre property located on 1500 Lund Ranch Road. Zoning for the property is PUD-LDR/OS (Planned Unit Development – Low Density Residential/Open Space) District.

**PUD-84, Frank Berlogar** (Jenny Soo)  
Application for Planned Unit Development Plan (PUD) approval to subdivide an approximately 37.25-acre site located at 88 Silver Oaks Court into three single-family residential lots: two new lots and one lot for the existing dwelling and accessory structures. Zoning for the property is PUD-HR/OS (Planned Unit Development – Hillside Residential/Open Space) District.

**PUD-85-08-01D-04M , Mark English, Pleasant Partners, LLC. – California Center**  
(Steve Otto)  
Application for a PUD major modification and development plan to construct 305 apartment units, two retail buildings totaling approximately 7,520 square feet, new surface parking and a parking garage to serve the existing office uses, and related site improvements at the California Center property located at 4400-4460 Rosewood Drive. Zoning for the property is Planned Unit Development – High Density Residential (PUD-HDR) and Planned Unit Development – Industrial/Commercial-Office (PUD-I/C-O).

**PUD-95, St. Anton Partners – Nearon Site** (Rosalind Rondash)  
Application for Planned Unit Development (PUD) Development Plan approval to construct 168 apartment units, surface parking, residential amenities, and related site improvements at the property located at 5729 West Las Positas Boulevard. Zoning for the property is PUD-HDR (Planned Unit Development – High Density Residential) District.

**Tract 7975, Mike Carey** (Natalie Amos)  
Application for Vesting Tentative Map approval to subdivide an approximately 13,161-square-foot lot located at 4238 First Street into five single-family home lots (approved under PUD-64). Zoning for the property is PUD-HDR (Planned Unit Development High Density Residential) District.

**P12-0556, P12-0557, and P12-1790, Terry Grayson, IronHorse Development**

(Shweta Bonn)

Applications for: (1) a Conditional Use Permit and Design Review approvals to demolish the existing 76 Conoco Phillips service station sales and restroom building, modify the location of fuel dispensers, construct an approximately 2,250-square-foot, 24-hour 7-Eleven convenience market, and install related improvements; and (2) a Variance from the Municipal Code to locate parking spaces within setback areas. Zoning for the property is Service Commercial (C-S), Downtown Core Area Overlay District.

**P12-1823, Eagle Electrical Contractor** (Jenny Soo)

Application for a Conditional Use Permit to operate an electrical contractor business at 3924 Valley Avenue within Valley Business Park. Zoning for the property is PUD-I (Planned Unit Development) – Industrial District.

**P12-1791, Rajitha Sumanasekera, Little Flowers Montessori, Appellant** (Natalie Amos)

Appeal of the Zoning Administrator's denial of an application for Sign Design Review to retain a non-approved but already installed non-illuminated wall-mounted sign on the north wall of the existing building located at 3550 Bernal Avenue, Suite 110. Zoning for the property is PUD-C-N (Planned Unit Development – Neighborhood-Commercial) District.

**P12-1797, Pleasanton Gateway** (Marion Pavan)

Application for Sign Design Review approval to amend the approved Sign Program for Pleasanton Gateway located at 6790 Bernal Avenue to allow the addition of three tenant wall signs on the west elevation of Pad 8. Zoning for the property is PUD (Planned Unit Development) District.

**P12-1821, Eric DeBlasi/Coconuts** (Rosalind Rondash)

Application to operate a restaurant/bar with pool tables, underage events, dancing, and live entertainment at 4825 Hopyard Road. Zoning for the property is PUD-I/C-O (Planned Unit Development – Industrial/Commercial & Offices) District.