

City Council Chamber
200 Old Bernal Avenue, Pleasanton, CA 94566

DRAFT
Wednesday, November 28, 2018

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

The Planning Commission Meeting of November 28, 2018, was called to order at 7 p.m. by Vice Chair O'Connor.

The Pledge of Allegiance was led by Vice Chair O'Connor.

Staff Members Present: Gerry Beaudin, Director of Community Development; Ellen Clark, Planning Manager; Julie Harryman, Assistant City Attorney; Cindy Quintero, Recording Secretary; Eric Luchini, Associate Planner; Jennifer Hagen, Associate Planner

Commissioners Present: Commissioners Greg O'Connor, Herb Ritter, and Nancy Allen

Commissioners Absent: Commissioners Jack Balch and Justin Brown

2. APPROVAL OF MINUTES

a. October 24, 2018

Commissioner Allen moved to approve the Minutes of the October 24, 2018 meeting as submitted.

Commissioner Ritter seconded the motion.

ROLL CALL VOTE:

AYES:	Commissioners Allen, O'Connor, Ritter
NOES:	None
RECUSED:	None
ABSENT:	Commissioners Balch, Brown

The Minutes of the October 24, 2018 meeting were approved as submitted.

3. MEETING OPEN FOR ANY MEMBER OF THE AUDIENCE TO ADDRESS THE PLANNING COMMISSION ON ANY ITEM WHICH IS NOT ALREADY ON THE AGENDA

There were no members of the audience wishing to address the Commission.

4. AGENDA AMENDMENTS

Ms. Clark requested that due to a lack of quorum, Item 6b, the public hearing on the Downtown Specific Plan Update, be continued to December 12, 2018.

**Commissioner Ritter moved to continue the item to December 12, 2018.
Commissioner Allen seconded the motion.**

ROLL CALL VOTE:

**AYES: Commissioners Allen, O'Connor, Ritter
NOES: None
RECUSED: None
ABSENT: Commissioners Balch, Brown**

5. CONSENT CALENDAR

Consent Calendar items are considered routine and will be enacted, approved, or adopted by one motion unless a request for removal for discussion or explanation is received from the Planning Commission or a member of the public by submitting a speaker card for that item.

a. P18-0253, Haranath Gnana/Sri Sai Temple

Application for Conditional Use Permit to operate a religious facility within an existing building for Sri Sai Temple at 3940 Valley Avenue. Zoning for the property is Planned Unit Development – Industrial (PUD-I) District.

**Commissioner Allen moved to approve the Consent Calendar.
Commissioner Ritter seconded the motion.**

ROLL CALL VOTE:

**AYES: Commissioners Allen, O'Connor, Ritter
NOES: None
RECUSED: None
ABSENT: Commissioners Balch, Brown**

Resolution PC-2018-20 approving Case P18-0253 was entered and adopted as motioned.

6. PUBLIC HEARING AND OTHER MATTERS

a. P18-0240 and P18-0241, Nachi Periakaruppan/Safari Kid

Applications for Conditional Use Permit and Design Review approvals to operate a heritage school and preschool with an outdoor playground for Safari Kid at 4464 Willow Road. Zoning for the property is PUD-I/C-O (Planned Unit Development-Industrial/Commercial-Office) District.

Associate Planner Jennifer Hagen presented the agenda report.

Commissioner Ritter asked staff if there have been any objections to the application. Ms. Hagen replied that staff has not received any comments or concerns.

Commissioner Allen asked if this school is the largest preschool/heritage school currently in the City. Mr. Beaudin replied that this is among the largest.

Commissioner Allen stated that the only potential risk factor she sees is the traffic circulation, but that it appears that Safari Kid should manage it well, using Inglewood Drive as the entry. She stated that if the application is approved, the school needs to be accountable to ensuring the parents cooperate with the traffic flow.

THE PUBLIC HEARING WAS OPENED.

Wayne Renshaw, the applicant's architect, stated that Safari Kid has been around for 5 years. Due to high demand, they are essentially doubling in size. He mentioned that there are 111 parking spaces allocated to Safari Kid, which is far more than the 70 required per the zoning code.

THE PUBLIC HEARING WAS CLOSED

**Commissioner Allen moved to approve Cases P18-0240 and P18-0241.
Commissioner Ritter seconded the motion.**

ROLL CALL VOTE:

AYES: Commissioners Allen, O'Connor, Ritter
NOES: None
RECUSED: None
ABSENT: Commissioners Balch, Brown

Resolution PC-2018-21 approving Cases P18-0240 and P18-0241 was entered and adopted as motioned.

b. P18-0050, Downtown Specific Plan Update

Review, consider, and receive comments on the Public Review Draft of the Downtown Specific Plan and related topics including proposed changes to land use designations and options regarding location and permitting of massage establishments.

Item 6b. was continued to the December 12, 2018 Planning Commission meeting and therefore was not discussed at this meeting.

7. MATTERS INITIATED BY COMMISSION MEMBERS

No items were discussed or actions taken.

8. MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

a. Reports from Meetings Attended (e.g., Committee, Task Force, etc.)

Commissioner Ritter reported on his attendance at the Bicycle, Pedestrian and Trails Committee meeting.

b. Future Planning Calendar

Ms. Clark gave a brief overview of future items for the Commission's review.

c. Actions of the City Council

Ms. Clark gave a brief overview of City Council actions.

d. Actions of the Zoning Administrator

Ms. Clark provided a brief update on actions of the Zoning Administrator.

9. ADJOURNMENT

Vice Chair O'Connor adjourned the meeting at 7:24 p.m.

Respectfully submitted,

Cindy Quintero
Recording Secretary