



PLANNING COMMISSION AGENDA

**City Council Chamber
200 Old Bernal Avenue
Pleasanton, California**

**Wednesday, August 10, 2016
7:00 p.m.**

PUBLIC HEARING PROCEDURE

Each of the items listed will be heard as shown on the agenda unless the Planning Commission chooses to change the order. As each item is called, the hearing will proceed as follows:

- A Planning Division staff member will make a presentation on each case and answer Planning Commission questions, as needed.
- The applicant will be asked to make a presentation, if desired, or answer questions. Applicant presentations should be no longer than ten minutes.
- The Chair then calls on anyone desiring to speak on the item. Speakers are requested to state their names for the public record and to keep their testimony to no more than five minutes each, with minimum repetition of points made by previous speakers and by being as brief as possible in making their testimony.
- Following public testimony, the applicant will be given the opportunity to respond to issues raised by the public. The response should be limited to five minutes.

The public hearing will then be closed. The Planning Commissioners then discuss among themselves the application under consideration and act on the item. Planning Commission actions may be appealed to the City Council. Appeals must be filed with the City Clerk's Office within 15 days of the Planning Commission's action.

The Planning Commission Chair may enforce other rules as may further the fair and efficient running of the meeting, such as reducing the amount of testimony time allotted to the applicant and all those who wish to speak when the meeting agenda is lengthy or when there are numerous speakers for any specific item. The audience is requested to respect and extend courtesy to all those wishing to testify on all cases by being quiet while others are speaking.

Next Resolution No. is PC-2016-23

1. **CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL**
2. **APPROVAL OF MINUTES**
 - a. **July 13, 2016**

3. **MEETING OPEN FOR ANY MEMBER OF THE AUDIENCE TO ADDRESS THE PLANNING COMMISSION ON ANY ITEM WHICH IS NOT ALREADY ON THE AGENDA**
4. **REVISIONS TO THE AGENDA**
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. **P16-0920, Singh Residence**

Application for Design Review approval to construct an approximately 6,031-square-foot, two-story single-family residence with an approximately 699-square-foot attached garage and an approximately 2,703-square-foot basement at 2 Winding Oaks Drive. Zoning for the property is PUD-HR/OS (Planned Unit Development – Hillside Residential/Open Space) District.

6. **PUBLIC HEARINGS AND OTHER MATTERS**

a. **PUD-110, Irby Ranch**

Applications for the following on an approximately 15.03-acre site located at 3988 First Street, 3878 Stanley Boulevard, and 3780 Stanley Boulevard: (1) General Plan Amendment to change the land use designation from Retail/Highway/Service Commercial, Business and Professional Office to High Density Residential; (2) Specific Plan Amendment to change the Downtown Specific Plan designation from Downtown Commercial to High Density Residential; (3) Rezoning from the A (Agriculture) District and C-S (Service Commercial) District to the PUD-HDR/OS (Planned Unit Development – High Density Residential/Open Space) District; (4) Planned Unit Development (PUD) Development Plan to construct 93 single-family homes and an affordable residential community for individuals with special needs; (5) Vesting Tentative Map to subdivide an approximately 15.06-acre property into 93 lots for 93 new single-family homes, one lot for future development of special needs housing, and 13 common area lots; and (6) Development Agreement to vest the entitlements for the project.

b. **P16-1201, PUD-120, Tract 8326, Catalyst Development Partners**

Applications for: (1) Rezoning of three parcels totaling approximately 31,798 square feet at 536 and 550 St. John Street and an adjacent vacant parcel from RM-1,500 (Multi-Family Residential) to PUD-HDR (Planned Unit Development – High Density Residential) District; (2) PUD Development Plan approval to retain and relocate the existing single-family residence on-site and construct 10 two-story townhomes and related site improvements; and (3) Vesting Tentative Map approval to subdivide the three parcels into 11 residential parcels. Zoning for the properties are RM-1,500 (Multi Family Residential) and Core Area Overlay District.

- c. **PUD-113 P16-1386, TRACT 8259, and P16-1385, Ponderosa Homes**
 Work Session to review and receive comments on an application to amend the General Plan Land Use designation from Public and Institutional to Medium Density Residential to allow for the demolition of the existing religious building and development of up to 37 homes on the approximately 9-acre site located at 6900 Valley Trails Drive. Zoning for the property is R-1-6,500 (One-Family Residential) District.

7. MATTERS INITIATED BY COMMISSION MEMBERS

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

- a. **Reports from Meetings Attended** (e.g., Committee, Task Force, etc.)
- b. **Future Planning Calendar**
- c. **Actions of the City Council**
- d. **Actions of the Zoning Administrator**
- e. **Matters for Commission's Information**

9. ADJOURNMENT

Notice

Any documents that were provided to the Planning Commission after the Agenda packet was distributed are available for public review during normal business hours at the Planning Division 200 Old Bernal Ave., Pleasanton.

Accessible Public Meetings

The City of Pleasanton will provide special assistance for citizens with disability to participate in public meetings upon reasonable advance notice. If you need an auxiliary hearing aid, sign language assistance, or other accommodation, please contact Kendall Rose, Office Manager, by phone at (925) 931-5602 or by email at krose@cityofpleasantonca.gov at least two working days before the meeting date.