



PLANNING COMMISSION AGENDA

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

**Wednesday, October 22, 2014
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-2014-46

1. **CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL**
2. **APPROVAL OF MINUTES**
 - a. **October 8, 2014**
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. P14-1022/P14-1097, Genius Kids

Applications for a Conditional Use Permit to operate a licensed daycare for children ages 2-6 years and a tutoring center for grades K-6 and for Design Review approval for an outdoor play area at 5698 Stoneridge Drive. Zoning for the property is PUD-I/C/O (Planned Unit Development – Industrial/Commercial & Offices) District.

b. P14-1164, Ravi Cherukuri and Greg Kawahara

Application for Design Review approval to construct a two-story custom home at 2523 Yolanda Court. Zoning for the property is PUD-LDR (Planned Unit Development – Low Density Residential) District.

c. P14-0970/P14-1173, Young Ivy Academy

Applications at 5460 Sunol Boulevard, Suites 3 and 4 (Oak Hills Shopping Center) to: (1) modify an existing Conditional Use Permit to convert a previously approved tutoring facility with a maximum of 30 students into a Heritage School with a maximum of 30 students and an outdoor playground area; and (2) Design Review approval to remove eight existing parking spaces at the rear of the existing shopping center and construct a new 1,984 square-foot outdoor playground area enclosed with a new 6-foot tall wrought iron fence. Zoning for the property is C-N (Neighborhood Commercial) District.

This item has been continued to a future meeting.

6. PUBLIC HEARINGS AND OTHER MATTERS**a. P13-2533, PUD-100, and PUD-96-13-02M, Chick-fil-A**

Applications for: (1) General Plan Amendments to change the Land Use Designation of an approximately 0.59-acre vacant parcel located at the southwest corner of Hopyard Road and the Interstate 580 eastbound Hopyard Road off-ramp from “Open Space – Public Health and Safety” to “Business Park” and to change the Land Use Designation of an approximately 0.18-acre portion of 6111 Johnson Court from “Retail/Highway/Service Commercial, Business and Professional Offices” to “Business Park”; (2) Rezoning of 6111 Johnson Court from the O (Office) District to the PUD-I/C-O (Planned Unit Development – Industrial/Commercial-Office) District and PUD-O (Planned Unit Development – Office) District, and establishment of a zoning designation of the PUD-I/C-O (Planned Unit Development – Industrial/Commercial-Office) District for the 0.59-acre vacant parcel; (3) PUD Development Plan approval to construct an approximately 5,399-square-foot Chick-fil-A restaurant with two drive-through lanes and related site improvements; and (4) PUD Major Modification to the PUD governing the Pleasanton Square II development (PUD-96-13; 5225-6015 Johnson Drive) to accommodate the proposed Chick-fil-A development. Also consider the Negative Declaration prepared for the project.

b. **P14-1155, Pacific Pearl, Brad Blake on behalf of BHV CenterStreet Properties, LLC**

Work Session to review and receive comments on a Preliminary Review application to construct an approximately 120,000-square-foot shopping center with emergency vehicle access from El Charro Road and related site improvements on the Retail/Commercial Site at Staples Ranch. Zoning for the property is PUD-C (Planned Unit Development – Commercial) District.

7. **MATTERS INITIATED BY COMMISSION MEMBERS**

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

a. **Future Planning Calendar**

b. **Actions of the City Council**

c. **Actions of the Zoning Administrator**

d. **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 the following staff at least two working days before the meeting date: Maria L. Hoey, Office Manager, (925) 931-5602; mhoey@cityofpleasantonca.gov.