



PLANNING COMMISSION AGENDA

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

**Wednesday, August 27, 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-2014-38

1. **CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL**
2. **APPROVAL OF MINUTES**
 - a. **July 23, 2014**
 - b. **August 13, 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. **P14-0833, Crosspoint Church**

Application for a Conditional Use Permit to operate a church in a portion of an existing building located at 5627 Gibraltar Drive, in Hacienda Business Park. Zoning for the property is PUD-I/C-O (Planned Unit Development – Industrial/Commercial-Office) District.

b. **P14-1128, Shuang Chinese School**

Application for a Conditional Use Permit to operate a Chinese language and culture school on Sunday afternoons for up to 90 students at Pleasanton Middle School located at 5001 Case Avenue. Zoning for the property is P (Public and Institutional) District.

c. **P14-1139, McKay's Taphouse and Beer Garden**

Application for a Conditional Use Permit to operate a bar with extended hours until 11:00 p.m. on Thursdays and 12:00 a.m. on Fridays and Saturdays at 252 Main Street. Zoning for the property is C-C (Central Commercial), Downtown Revitalization, and Core Area Overlay District.

6. **PUBLIC HEARINGS AND OTHER MATTERS**

a. **PUD-102/P14-0014, MD Roesbery, Inc.**

Applications at the approximately 0.78-acre Valero service station site located at 3192 Santa Rita Road for: (1) Rezoning from the C-N (Neighborhood Commercial) District to the PUD-C (Planning Unit Development – Commercial) District; (2) PUD Development Plan to convert approximately 1,752 square feet of the existing approximately 2,634-square-foot auto service building to a convenience store and the remaining floor area of the building to a drive-through carwash; construct an approximately 715 square-foot addition to the proposed convenience store; construct a new trash enclosure and carwash equipment room; and undertake related site improvements; and (3) Conditional Use Permit to operate a convenience store with the sale of alcoholic beverages and a drive-through carwash in conjunction with an existing service station.

Also consider the Negative Declaration prepared for the project.

- b. PUD-106, John Gutknecht for Habitec Architecture**
Application for PUD Development Plan for the construction of an automobile dealership consisting of an approximately 31,792-square-foot building with a 2,175-square-foot service canopy and 1,250-square-foot car wash, and related site improvements on the Auto Mall site at Staples Ranch. Zoning for the property is PUD-C (Planned Unit Development – Commercial) District.
- c. PUD-25, Mike Meyer/Tim Quinn, Greenbriar Homes, Lund Ranch II**
Review and provide comments on the Revised Draft Environmental Impact Report (July 2014) for the Lund Ranch II Planned Unit Development, a proposed 50-lot residential development located at 1500 Lund Ranch Road (end of Lund Ranch Road). Zoning for the property is PUD-LDR/OS (Planned Unit Development – Low Density Residential/Open Space) 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.