



# PLANNING COMMISSION AGENDA

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

**Wednesday, October 26, 2011  
7:00 p.m.**

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**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.
- 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.

Because meetings are frequently lengthy, the Planning Commission may enforce such other rules as may further the fair and efficient running of the meeting, allowing all those who wish to do so the opportunity to provide input at a reasonable time for each item on the agenda. Courtesy to all those wishing to testify on all cases can be shown by being quiet while others are speaking and by being as brief as possible in making your testimony.

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Next Resolution No. is PC-2011-39

- 1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL**
- 2. APPROVAL OF MINUTES**
  - a. October 12, 2011**

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 AND OMISSIONS 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. **P11-0615, Doug Dillenburg**

Application for a Conditional Use Permit to operate a massage establishment with up to 13 massage technicians at 3003 Hopyard Road. Zoning for the property is PUD-C-C (Planned Unit Development – Central-Commercial) District.

6. **PUBLIC HEARINGS AND OTHER MATTERS**

a. **PUD-93-02-10M, Arpad Nagy**

Application for a Major Modification to extend the approvals for two years, to expire on August 16, 2013, for an approved project located at 2001 Ruby Hill Boulevard (PUD-93-02-09M/PCUP-182) which consists of: (1) relocating the existing sales office building on Ruby Hill Boulevard northwesterly along Vineyard Avenue; (2) changing the existing office use to restaurant use; (3) establishing a pad location and design guidelines for a future single-family residence; and (4) a Conditional Use Permit to allow alcoholic beverage service at the restaurant after 10:00 p.m. Zoning for the property is PUD (Planned Unit Development) – A/OS/LDR (Agriculture/Open Space/Low Density Residential) District.

b. **P11-0458, Ron Panich**

Application for Design Review approval to demolish an existing duplex structure located on the west side of the property located at 446 Sycamore Road and to construct an approximately 2,739-square-foot addition to the existing residence and related site improvements. Zoning for the property is PUD-LDR (Planned Unit Development – Low Density Residential) District.

*(Note: The residence will be used as a congregate living health facility. Such facilities are permitted by State Law, and the City has no land use authority over them.)*

c. **PGPA-17, City of Pleasanton, Housing Element and Climate Action Plan**

Receive comment on the Draft Supplemental Environmental Impact Report (DSEIR) for the Housing Element Update (including 17 sites for rezoning) and the Climate Action Plan, both of which apply citywide.

7. **MATTERS INITIATED BY COMMISSION MEMBERS**

8. **MATTERS FOR COMMISSION'S REVIEW/ACTION**
  - a. **Update on the El Balazo Restaurant CUP, July-September 2011**
  - b. **Selection of Two (2) Planning Commissioners to serve on the Ad Hoc Task Force to review the Downtown Specific Plan and Design Guidelines as they relate to Historic Preservation and the Development Review Process**
  - c. **Future Planning Calendar**
  - d. **Actions of the City Council**
  - e. **Actions of the Zoning Administrator**
9. **COMMUNICATIONS**
10. **REFERRALS**
11. **MATTERS FOR COMMISSION'S INFORMATION**
12. **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 located at 200 Old Bernal Avenue, Pleasanton.

**Accessible Public Meetings**

The City of Pleasanton will provide special assistance for disabled persons 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@ci.pleasanton.ca.us](mailto:mhoey@ci.pleasanton.ca.us); or  
Terry Snyder, Senior Office Assistant, (925) 931-5603; [tsnyder@ci.pleasanton.ca.us](mailto:tsnyder@ci.pleasanton.ca.us)