



PLANNING COMMISSION AGENDA

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

**Wednesday, September 14, 2011
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.
- 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.

Next Resolution No. is PC-2011-29

- 1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL**
- 2. APPROVAL OF MINUTES**
 - a. August 10, 2011**
 - b. August 24, 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. P11-0033, Property Development Centers

Application for Sign Design approval of a comprehensive sign program for the Pleasanton Gateway retail/commercial development, excluding the offices, located on the south side of Bernal Avenue between the I-680/Bernal Avenue exit ramp and Valley Avenue. Zoning for the property is PUD-C (Planned Unit Development – Commercial) District.

6. PUBLIC HEARINGS AND OTHER MATTERS

a. PGPA-17, City of Pleasanton

Scoping Session and Notice of Preparation of a Draft Environmental Impact Report (EIR) for the Housing Element Update and Climate Action Plan which will apply Citywide, as well as potential General Plan Amendments to change the land use designations of various sites and rezoning.

b. PUD-50-01M, Ponderosa Homes, Carol Lehman, and William and Kathryn Selway

Application for a Major Modification to the approved Planned Unit Development (PUD-50) to increase the number of lots on an approximately 19.47-acre site from 27 lots to 31 lots, to construct 29 one-story homes from the previous combination of 25 one- and two-story homes, and to change the house designs and sizes; and for related on- and off-site modifications. The two existing single-family homes belonging to Lehman and Selway would be retained. The subject site is located at 3157 Trenergy Drive and 2313 Martin Avenue and is zoned PUD – LDR (Planned Unit Development – Low Density Residential) District.

Also consider the Negative Declaration prepared for the project.

c. P11-0716/P11-0714, Justin and Jalayne Ladd

Applications for: (1) Downtown Specific Plan Amendment to allow the demolition of primary buildings in the Ray Street/Spring Street neighborhood if the buildings are not found to be “historically significant”; and (2) Design Review approval and Certificate of Appropriateness to demolish the existing dwelling and detached storage building located at 225 Spring Street and to construct an approximately 2,877-square-foot single-family home and an approximately 3,283-square-foot detached workshop and three-car garage. Zoning for the property is C-C (Central Commercial), Downtown Revitalization, Core Area Overlay District.

7. **MATTERS INITIATED BY COMMISSION MEMBERS**
8. **MATTERS FOR COMMISSION'S REVIEW/ACTION**
 - a. **Information regarding Private HOAs/CC&Rs and the City's development review process.**
 - b. **Selection of Two (2) Planning Commissioners to serve on the Ad Hoc Downtown Hospitality Guidelines Task Force**
 - 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; or
Terry Snyder, Senior Office Assistant, (925) 931-5603; tsnyder@ci.pleasanton.ca.us