



# PLANNING COMMISSION AGENDA

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

**Wednesday, February 25, 2009  
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-2009-05

- 1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL**
- 2. APPROVAL OF MINUTES**
  - a. February 11, 2009
- 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. PCUP-237, Rimma Radayeva, Radayeva Music Studio**

Application to modify a previously approved Conditional Use Permit (PCUP-154) for Radayeva Music Studio located at 1228 Quarry Lane, Suite A, to increase the number of instrument and vocal instructors from one to five at any one time and to extend the hours of operation from 10:00 a.m.-9:00 p.m. to 10:00 a.m.-9:30 p.m. Zoning for the property is PUD-I (Planned Unit Development – Industrial) District.

**6. PUBLIC HEARINGS AND OTHER MATTERS**

**a. PMCC-2, Vineyard Villa**

Application for a Vesting Tentative Map converting a 208-unit mobile home park located at 3263 Vineyard Avenue into residential condominium units. Zoning for the property is C-F (Freeway Interchange Commercial) District.

**b. PDR-804/PCUP-233, Tom Kubo/William Wood Architects, Hana Japan**

Application for design review approval to construct an approximately 6,000-square-foot building at 11991 Dublin Canyon Road for Hana Japan Steak House and for a conditional use permit to serve alcoholic beverages after 10:00 p.m. Zoning for the property is C-C and PUD-O (Central Commercial and Planned Unit Development-Office) District. Also consider a Negative Declaration for the project.

**7. MATTERS INITIATED BY COMMISSION MEMBERS**

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

- a. Future Planning Calendar
- b. Actions of the City Council
- c. Actions of the Zoning Administrator

**9. COMMUNICATIONS**

**10. REFERRALS**

**11. MATTERS FOR COMMISSION'S INFORMATION**

- a. Brief report on conferences, seminars, and meetings attended by Commission Members

**12. ADJOURNMENT**

**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.**