



# PLANNING COMMISSION AGENDA

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

**Wednesday, September 24, 2008  
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 acts 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-2008-45

- 1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL**
- 2. APPROVAL OF MINUTES**
  - a. September 10, 2008
- 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-230, Keshore Vummarao, Ranch India**

Application for a conditional use permit to operate a specialty grocery store at 1991 Santa Rita Road, Suite B in Mission Plaza. Zoning for the property is C-C (Central Commercial) District.

**6. PUBLIC HEARINGS AND OTHER MATTERS**

**a. PCUP-229, John Pfund, Tri-Valley Martial Arts Academy**

Application for a conditional use permit to allow the operation of the following at 1262 Quarry Lane, Suite A, in the Valley Business Park: (1) a martial arts/childcare facility, Monday through Friday, from 11:30 a.m. to 6:15 p.m.; (2) full-time childcare program camps during school breaks and holidays; and (3) evening martial arts classes, Monday through Friday, from 6:45 p.m. to 9:00 p.m. Zoning for the property is PUD-I (Planned Unit Development – Industrial) District.

**b. PAP-123, Greg and Lisa Johnston, Appellants (PDR-715, S. J., Applicant)**

Appeal of the Zoning Administrator’s approval of an application for design review for rear yard improvements at the existing residence located at 927 Montevino Drive. Zoning for the property is R-1-6,500 (Single-Family Residential) District.

This item was heard at the September 10, 2008 meeting and was tabled to the September 24, 2008 meeting.

**b. PAP-125, Anne Fox, Appellant (PDR-725, Jessica Hoshen, AIA, Reel Grobman & Associates, for Comerica Bank**

Appeal of the Zoning Administrator’s approval of a design review to remove an existing first-floor window on the Division Street side of Comerica Bank located at 600 Main Street and install an automated teller machine (ATM), night deposit box, and wall mounted light. Zoning for the property is C-C (Central Commercial) District, Downtown Revitalization District, and Core Area Overlay District.

**c. PAP-126, Phil Blank, Appellant (PDRW-6, Kelly Pepper/Town Consulting, for T-Mobile, Applicant)**

Appeal of the Zoning Administrator’s approval of a design review to construct an approximately nine-foot tall cupola for a T-Mobile wireless facility on top of the existing McDonald’s building located at 3001 Bernal Avenue. Zoning for the property is PUD-C (Planned Unit Development – Commercial) District.

**7. MATTERS INITIATED BY COMMISSION MEMBERS**

- a. Discussion of the types of projects to be placed on the Consent Calendar.

**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 inspection at the Planning Division located at 200 Old Bernal Avenue, Pleasanton, during normal business hours.**