



PLANNING COMMISSION AGENDA

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

**Wednesday, September 10, 2008
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 Department 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-2008-44

- 1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL**
- 2. APPROVAL OF MINUTES**
 - a. July 23, 2008
 - b. August 13, 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. PDR-793, Jeff and Megan Tarpley

Application for design review approval to construct an approximately 4,087-square-foot, two-story custom home with an attached three-car garage on approximately 24,212-square-foot site located at 6035 Sycamore Terrace. Zoning for the property is PUD - LDR (Planned Unit Development - Low Density Residential) District.

6. PUBLIC HEARINGS AND OTHER MATTERS

a. PAP-123, Greg and Lisa Johnston, Appellants (PDR-715, Steven and Nicole Jeffrey, Applicants)

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.

b. 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.

This item has been continued to the September 24, 2008 meeting.

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 in the Planning Department located at 200 Old Bernal Avenue, Pleasanton, during normal business hours.