



PLANNING COMMISSION AGENDA

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

**Wednesday, February 27, 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 Commission then discusses 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 Planning Department 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-2008-09

1. **CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL**
2. **APPROVAL OF MINUTES**
 - a. February 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**
 - a. **PCUP-213, Patricia Cramer, World School of Massage**

Application to amend the previously approved conditional use permit (PCUP-129) to allow a student clinic as part of the curriculum for the massage school located at 699 Peters Avenue, Suite A. Zoning for the property is C-C (Central Commercial) District, Downtown Revitalization District, and Core Area Overlay District.
6. **PUBLIC HEARINGS AND OTHER MATTERS**
 - a. **PUD-05-02M, James Happ, Northstar Realty Services, Inc./Kenneth and Pamela Chrisman**

Application for a major modification to an approved PUD development plan to replace the approved production home designs with design guidelines for the property located at 1944 Vineyard Avenue, in the Vineyard Avenue Corridor Specific Plan Area. Zoning for the property is PUD-LDR (Planned Unit Development – Low Density Residential) District.
 - b. **PUD-71, Michael Aminian/Medeiros Gardens, LLC**

Application for Planned Unit Development (PUD) rezoning and development plan approval to rezone an approximately .876-acre parcel from the RM-4,000 (Multiple-Family Residential) District to the PUD-HDR (Planned Unit Development – High-Density Residential) District and to construct ten townhouse units at the property located at 3835 Vineyard Avenue.
 - c. **PREV-570, Hamid Taeb/Lester Property**

Work session to review and receive comments on a preliminary application for a 42-unit single-family residential development on the approximately 116-acre Lester property located at 11021 and 11033 Dublin Canyon Road in Unincorporated Alameda County. The properties are pre-zoned Agriculture (A) 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**