



PLANNING COMMISSION AGENDA

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

**Wednesday, January 23, 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-2008-02

1. **CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL**
2. **APPROVAL OF MINUTES**
 - a. January 9, 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-207, Sylvan Learning Center**

Application for a conditional use permit to operate a tutoring center for more than 20 students at an existing building located at 6654 Koll Center Parkway, Suite 185. Zoning for the property is PUD-I/C-O (Planned Unit Development – Industrial/ Commercial-Office) District.
 - b. **PTR-7940, Mike Carey and Steve Maestas**

Application for a tentative subdivision map approval to subdivide an approximately 0.24-acre site into five lots ranging in size from 1,156 square feet to 3,186.5 square feet located at 225 West Angela Street. Zoning for the property is PUD-HDR (Planned Unit Development – High Density Residential) 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.

Continued to the February 27, 2008 meeting.
 - b. **PUD-57, Hendrick Automotive Group**

Work session to review and receive comment on an application for PUD rezoning and development plan approval for an auto mall with six dealership buildings and related site improvements, on an approximately 37-acre parcel, a portion of the total 124-acre Staples Ranch site located at the southwest intersection of the I-580 Freeway and El Charro Road (Staples Ranch). The property is located in unincorporated Alameda County and is currently zoned Agriculture by the County.
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
10. **REFERRALS**
11. **MATTERS FOR COMMISSION'S INFORMATION**
 - a. Brief report on conferences, seminars, and meetings attended by Commission Members
12. **ADJOURNMENT**