



PLANNING COMMISSION AGENDA

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

**Wednesday, June 27, 2007
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 10 minutes.
- . The Chair then calls on anyone desiring to speak on the item. Speakers are requested to give their names and addresses for the public record and to keep their testimony to no more than 5 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 5 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-2007-31

1. **CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL**
2. **APPROVAL OF MINUTES**
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-563, Stanley Center, LLC

Application for design review approval to construct an approximately 31,180-square-foot retail building, an approximately 3,940-square-foot retail pad, parking stalls, and landscaping at the property located at 3595 Utah Street. Zoning for the property is PUD-C (Planned Unit Development – Commercial) District.

b. PUD-65, Nick Kavayiotidis, Petra Realty Investors, Inc.

Application for Planned Unit Development rezoning and development plan to construct a 21,795-square-foot two-story office building at 5980 and 5998 Sunol Boulevard. Zoning for the property at 5980 Sunol Boulevard is PUD-O (Planned Unit Development – Office) District, and the 5998 Sunol Boulevard property would be rezoned from the O (Office) District to the PUD-O (Planned Unit Development – Office) District.

Also consider the Negative Declaration prepared for the project

6. PUBLIC HEARINGS AND OTHER MATTERS**a. PUD-33, James Tong/Charter Properties; Jennifer Lin, Frederic Lin, and Kevin Lin**

Consideration of: (1) the Final Environmental Impact Report for the Oak Grove development; (2) an application for a PUD development plan for the Oak Grove development to subdivide an approximately 562-acre site into 51 custom home sites and to designate the remaining area for permanent open space; and (3) the Development Agreement to vest the entitlements covered by this application. The property is located at 1400 Hearst Drive, near the present terminus of Hearst Drive on the southerly sides of the Vintage Hills and the Grey Eagle Estates developments and is zoned PUD - RDR/OS (Planned Unit Development – Rural Density Residential/Open Space) District.

b. PAP-106, Sang Lee (PUD-98-16-05M, Larry and Marsha Ekbohm)

Appeal of the Zoning Administrator's approval of an application for a minor modification to an approved PUD to reduce the required building-to-building separation for a single-family home from 75 feet to 64 feet, 6 inches between 2275 Westbridge Lane (Lot 4) and 2295 Westbridge Lane (Lot 5) and from 75 feet to 57 feet, 10 inches between 2295 Westbridge Lane (Lot 5) and 2315 Westbridge Lane (Lot 6) in the Mariposa Ranch development. Zoning for the properties is PUD-LDR (Planned Unit Development – Low Density Residential) District.

This item was withdrawn from the agenda.

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**

12. ADJOURNMENT