



PLANNING COMMISSION AGENDA

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

**Wednesday, May 9, 2007
7:00 p.m.
Regular Meeting**

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-2007-18

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. PCUP-139, Tucknott Electric and Liquid Coating Designs

Application for conditional use permits to allow the operation of two construction and/or construction-related business offices located at 1032 Serpentine Lane, Suite 103 and 1262 Quarry Lane, Suite D, respectively, within the Valley Business Park. Zoning for the properties is PUD-I (Planned Unit Development – Industrial) District.

6. PUBLIC HEARINGS AND OTHER MATTERS

a. PUD-61, Emil Oxsen and Kathleen Morrison

Application for a Planned Unit Development (PUD) rezoning of an approximately 10,669-square-foot parcel from the R-1-6,500 (Single-Family Residential) District to the PUD-HDR (Planned Unit Development – High Density Residential) District and for development plan approval to allow the existing 1,118-square-foot and 1,200-square-foot single-family detached units and detached garage located at 403 St. Mary Street/730 Peters Avenue. Current zoning for the property is R-1-6,500 (Single-Family Residential) District and Core Area Overlay District.

b. PUD-93-02-09M/PCUP-182, Barnabas Nagy

Applications for: (1) a major modification to the Ruby Hill PUD development plan to: (a) relocate the existing sales office building on Ruby Hill Boulevard northwesterly along Vineyard Avenue; (b) change the existing office use to restaurant use; (c) revise the configuration of the existing parking lot; (d) establish a new driveway off of Vineyard Avenue; and (e) establish a pad location and design guidelines for a future single-family residence; and (2) a conditional use permit to allow alcoholic beverage service after 10:00 p.m. The property is located at 2001 Ruby Hill Boulevard and is zoned PUD/OS/A/LDR (Planned Unit Development/Open Space/ Agriculture/Low Density Residential) District.

Also consider a Negative Declaration for the project.

c. PUD-62/PGPA-13, Windstar Communities, Inc.

Work Session to review and receive comments on applications for General Plan Amendment and Planned Unit Development (PUD) rezoning and development plan to construct a mixed-use high-density residential/commercial development containing 350 apartment units and approximately 12,000 square feet of commercial/retail space at the property located at 6110 Stoneridge Mall Road (adjacent to the future West Dublin/Pleasanton BART station). The current zoning for the property is PUD-C-O (Planned Unit Development – Commercial-Office) District.

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