



PLANNING COMMISSION AGENDA

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

**Wednesday, October 18, 2006
7:00 p.m.
Adjourned 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-2006-53

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**
 - a. **PMSC-2, City of Pleasanton**
Determination of General Plan consistency for the Acquisition of the Pleasanton Memorial Gardens Cemetery located at 5780 Sunol Boulevard.
 - b. **PDR-547, Glenn Hicks**
Application for design review approval to construct an approximately 4,044-square-foot single-story custom home and an approximately 748-square-foot attached garage and related site improvements located at 2529 Yolanda Court. Zoning for the property is PUD-LDR (Planned Unit Development-Low Density Residential) District.
6. **PUBLIC HEARINGS AND OTHER MATTERS**
 - a. **PUD-99-7-3M/PDR-578, Heartwood Communities**
Application for: (1) a major modification to the approved PUD development plan for Tract 7162 (formerly TTK Properties) to incorporate design guidelines for the Heartwood Communities development and to modify the design review and approval process; and (2) design review approval to construct an approximately 7,128-square-foot two-story home with an approximately 1,668-garage and a 1,088-square-foot basement on Lot 8. The property is located on the south side of Happy Valley Road at its junction with Alisal Street, within the Happy Valley Specific Plan Area. Zoning for the property is PUD-SRDR, GC, & OS (Planned Unit Development – Semi-Rural Density Residential, Municipal Golf Course, and Open Space) District.
 - b. **PUD-56, Michael Aminian/Mohsen Sadri**
Application for Planned Unit Development to allow the development of an approximately 2.45-acre parcel into three lots ranging in size from 27,700 square feet to 44,240 square feet; three two-story homes ranging in size from approximately 5,060 square feet to 5,550 square feet, each with a three- to four-car attached garage; and related site improvements. The property is located at 865 Clara Lane within the Vineyard Avenue Corridor Specific Plan Area and is zoned PUD-LDR (Planned Unit Development – Low Density Residential) District.
 - c. **PUD-93-02-8M/PCUP-181, Michael Callahan**
Application for: (1) a major modification to the Ruby Hill PUD development plan to allow the construction of an approximately 19,872-square-foot event center; and (2) a conditional use permit to allow the operation of the event center and a winery and to allow alcoholic beverage service at the event center after 100 p.m. The property is located on the southwest corner of Vineyard and Isabel Avenues, south of Ruby Hill Drive and is zoned PUD--LDR (Planned Unit Development – Low Density Residential) District.

Also consider the Negative Declaration prepared for the project.
 - d. **PRZ-35, City of Pleasanton**
Application to amend Chapters 17.04 and 17.44 of the Municipal Code pertaining to Condominium Conversions and Inclusionary Housing, respectively.
7. **MATTERS INITIATED BY COMMISSION MEMBERS**

8. MATTERS FOR COMMISSION'S REVIEW/ACTION

- a. Election of Vice Chair.
- b. Future Planning Calendar
- c. Actions of the City Council
- d. Actions of the Zoning Administrator

9. COMMUNICATIONS

10. REFERRALS

11. MATTERS FOR COMMISSION'S INFORMATION

12. ADJOURNMENT