



# PLANNING COMMISSION AGENDA

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

**Wednesday, September 27, 2006  
7:00 p.m.  
Regular Meeting**

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## 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.

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Next Resolution No. is PC-2006-52

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**
- 6. **PUBLIC HEARINGS AND OTHER MATTERS**
  - a. **Community Character Element of the General Plan**  
Review and provide comment on a Draft Community Character Element of the General Plan.
  - b. **PADR-1338/PV-131, Dustin and Robin Boyce**  
Application for: (1) administrative design review approval to demolish approximately 470 square feet of the existing home and to construct an approximately 2,222-square-foot two-story addition, an approximately 833-square-foot non-habitable basement, and an approximately 950-square-foot detached garage; and (2) variances from the Municipal Code to: (a) increase the floor area ratio (FAR) from 40 percent to 45 percent; (b) reduce the right (south) side yard setback from 5 feet to the existing 3.85 feet; and (c) increase the height of the garage from 15 feet to 20.5 feet. The property is located at 4546 Second Street and is zoned R-1-6,500 (Single-Family Residential) District.
  - c. **PUD-93-02-09M, Barnabas Nagy**  
Work Session to review and provide comment for a proposal to allow the conversion of the existing Ruby Hill sales office to a restaurant, the revision of the configuration of the existing parking lot, the establishment of a new driveway off of Vineyard Avenue, and a future home site with design guidelines. The property is located at 2001 Ruby Hill Drive and is zoned PUD/OS/A/LDR (Planned Unit Development/Open Space/Agriculture/Low Density Residential) District.
- 7. **MATTERS INITIATED BY COMMISSION MEMBERS**
- 8. **MATTERS FOR COMMISSION'S REVIEW/ACTION**
  - a. Future Planning Calendar  
Schedule for Planning Commission meetings for November and December, 2006.
  - b. Actions of the City Council
  - c. Actions of the Zoning Administrator
- 9. **COMMUNICATIONS**
- 10. **REFERRALS**
- 11. **MATTERS FOR COMMISSION'S INFORMATION**
- 12. **ADJOURNMENT**