



PLANNING COMMISSION AGENDA

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

**Wednesday, July 12, 2006
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-2006-36

1. **CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL**
2. **APPROVAL OF MINUTES**
 - a. June 14, 2006
 - b. June 28, 2006

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

There are no Consent Calendar items.

6. PUBLIC HEARINGS AND OTHER MATTERS

a. PDR-458/PV-152, Norman Cornett/Peak Property Main Street, LLC

Application for: (1) design review approval to construct an approximately 3,896-square-foot, two-story addition to the existing Kolln Hardware building and to relocate and restore the two easterly one-story structures; and (2) a variance from the Municipal Code to reduce the number of required parking spaces for this project by four spaces. The property is located at 600 Main Street and is zoned C-C (Central-Commercial) Downtown Revitalization, Core Area Overlay Districts.

Also consider the Negative Declaration prepared for this project.

b. PUD-33, Jennifer Lin, Frederic Lin, and Kevin Lin

Review of the Draft Environmental Impact Report for the Oak Grove Planned Unit Development for a 98-lot custom home development and to consider a 51-developable-lot environmentally preferred alternative on a 562-acre property located near the present terminus of Hearst Drive on the southerly sides of the Vintage Heights I and the Grey Eagle Estates developments. Zoning for the property is PUD-RDR/OS (Planned Unit Development – Rural Density Residential/Open Space) District.

c. PUD-32, Daniel and Belinda Sarich

Work Session to review and receive comment on an application for Planned Unit Development (PUD) development plan to construct an approximately 13,015-square-foot single-family residence and an approximately 130-square-foot poolhouse on the approximately 20-acre site located at 5 Tuscany Place (formerly 1630 Vineyard Avenue), in the Vineyard Avenue Corridor Specific Plan Area. Zoning for the property is PUD-LDR/HR/OS (Planned Unit Development – Low Density Residential/Hillside Residential/Open Space) District.

This item was continued from the June 28, 2006 meeting.

d. General Plan Circulation Network

Consider refinements to the “working draft” General Plan circulation (roadway) network and provide comment prior to consideration of the draft General Plan circulation network by the City Council.

7. MATTERS INITIATED BY COMMISSION MEMBERS

- a. Green Building Features at the Bordeaux Country Estates (PUD-14, Heinz)
- b. Residential Sprinklers for New Construction

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**