



PLANNING COMMISSION AGENDA

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

**Wednesday, June 28, 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-2006-30

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

- a. **PUD-05-01M/PDR-541, Frank and Barbara Berlogar**

Application for: (1) a major modification to an approved PUD development plan to replace the approved production home designs with design guidelines for the Silver Oaks Estates development and to change a previous condition requiring Planning Commission review/approval of the custom home designs to Zoning Administrator review/approval; and (2) design review approval for an approximately 4,716-square-foot single-family residence with a 909-square-foot attached garage for Lot 5 of Tract 7399, located at 2200 Vineyard Avenue, in the Vineyard Avenue Corridor Specific Plan Area. Zoning for the property is PUD-HR/OS (Planned Unit Development – Hillside Residential/Open Space) District.

- b. **PUD-44, Barbara Young**

Application for Planned Unit Development (PUD) rezoning of an existing 2.91-acre parcel located at 11249 Dublin Canyon Road from Agriculture (A) District to Planned Unit Development – Low Density Residential (PUD-LDR) District and for Parcel Map approval to subdivide the existing lot into three parcels, measuring approximately 19,779 square feet; 50,192 square feet; and 45,094 square feet, for three custom homes.

Also consider the Negative Declaration prepared for the project.

6. **PUBLIC HEARINGS AND OTHER MATTERS**

Matter Continued for Decision

- a. **PAP-93, Dennis and Barbara Georgatos, Appellants (PADR-1472, Stan and Stacey Knight)**

Appeal of the Zoning Administrator's approval of an application for administrative design review to construct: (1) an approximately 180-square-foot covered patio; (2) an approximately 292-square-foot first-floor addition on the rear; and (3) an approximately 1,251-square-foot second-story addition over part of the center and side portions of the existing residence located at 779 Mirador Court. Zoning for the property is R-1-6,500 (Single-Family Residential) District.

This item was continued from June 14, 2006.

- b. **PUD-51, Generations Healthcare, Inc.**

Application for PUD rezoning of a 0.49-acre open area from P (Public and Institutional) District to PUD-MDR (Planned Unit Development – Medium Density Residential) District and for development plan approval for a two-lot single-family residential project to be located in the front of the existing convalescent facility located at 300 Neal Street.

Also consider a Negative Declaration prepared for the project.

This item was continued from June 14, 2006.

New Items

- c. **Public Safety Element of the General Plan**

Review and provide comment on a Draft Public Safety Element of the General Plan.

d. 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.

e. PUD-50, Ponderosa Homes

Application to subdivide an approximately 19.83-acre site into 27 lots and to construct 25 new, one- and two-story single-family detached homes ranging in size from 3,908 square feet to 4,595 square feet located at 3157 Trenergy Drive and 2313 Martin Avenue. Zoning for the property is PUD—LDR (Planned Unit Development – Low Density Residential) District.

Also consider the Negative Declaration prepared for the project.

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

10. COMMUNICATIONS**11. REFERRALS****12. MATTERS FOR COMMISSION'S INFORMATION****13. ADJOURNMENT**