



PLANNING COMMISSION MEETING MINUTES

City Council Chamber
200 Old Bernal Avenue, Pleasanton, CA 94566

APPROVED

Wednesday, March 22, 2017

(Staff has reviewed the proposed changes against the recorded proceedings and confirms that these Minutes are accurate.)

CALL TO ORDER

The Planning Commission Meeting of March 22, 2017, was called to order at 7:00 p.m. by Chair Balch.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner O'Connor.

1. ROLL CALL

Staff Members Present: Gerry Beaudin, Director of Community Development; Adam Weinstein, Planning Manager; Julie Harryman, Assistant City Attorney; Eric Luchini, Associate Planner; and Cindy Quintero, Recording Secretary

Commissioners Present: Commissioners Nancy Allen, Justin Brown, Greg O'Connor, and Chair Jack Balch

Commissioners Absent: Commissioners David Nagler and Herb Ritter

2. APPROVAL OF MINUTES

a. February 22, 2017

The consideration of the Minutes of the February 22, 2017 meeting was continued to the March 22, 2017 meeting due to a lack of a quorum of Commissioners in attendance at that meeting.

b. March 8, 2017

Commissioner Brown requested the first sentence of the third paragraph on Page 4 be modified to read as follows: "I actually was at a Tesla ~~workshop~~ website yesterday..."

Commissioner Allen moved to approve the Minutes of the March 8, 2017 meeting as amended.

Commissioner Brown seconded the motion.

ROLL CALL VOTE:

AYES: Commissioners Allen, Balch, Brown and O'Connor

NOES: None

ABSTAIN: None

RECUSED: None

ABSENT: Commissioners Nagler and Ritter

The Minutes of the March 8, 2017 meeting were approved, as amended.

3. MEETING OPEN FOR ANY MEMBER OF THE AUDIENCE TO ADDRESS THE PLANNING COMMISSION ON ANY ITEM WHICH IS NOT ALREADY ON THE AGENDA

There were no members of the audience wishing to address the Commission.

4. REVISIONS TO THE AGENDA

Adam Weinstein stated that Staff has requested Item 6.a., P16-1386, P17-0155, PUD-113, and TRACT 8259, Ponderosa Homes II, Inc. be continued to the April 12, 2017 Planning Commission Meeting.

Commissioner Brown moved to continue Item 6.a., P16-1386, P17-0155, PUD-113, and TRACT 8259, Ponderosa Homes II, Inc. to the April 12, 2017 Planning Commission Meeting.

Commissioner Brown seconded the motion.

ROLL CALL VOTE:

AYES: Commissioners Allen, Balch, Brown and O'Connor

NOES: None

ABSTAIN: None

RECUSED: None

ABSENT: Commissioners Nagler and Ritter

Item 6.a., P16-1386, P17-0155, PUD-113, and TRACT 8259, Ponderosa Homes II, Inc. was continued to the April 12, 2017 Planning Commission Meeting.

Chair Balch mentioned, as stated in the Agenda Packet, the Pedestrian and Bicycle Master Plan Update would be discussed at the April 12, 2017 Planning Commission Meeting.

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. **P16-1845, Yvonne Zhao, Sunflower Academy**

Application for a Conditional Use Permit to operate a Heritage School located at 6693 Owens Drive. Zoning for the property is PUD-I/C-O (Planned Unit Development – Industrial/Commercial - Office) District.

**Commissioner Allen moved to approve Case P16-1845, subject to the Conditions of Approval as listed in Exhibit A of the Staff Report.
Commissioner O'Connor seconded the motion.**

ROLL CALL VOTE:

AYES: Commissioners Allen, Balch, Brown and O'Connor
NOES: None
ABSTAIN: None
RECUSED: None
ABSENT: Commissioners Nagler and Ritter

Resolution No. PC-2017-09 approving Case P16-1845 was entered and adopted as motioned.

6. PUBLIC HEARING AND OTHER MATTERS

a. **P16-1386/PUD-113, and TRACT 8259, Ponderosa Homes II, Inc.**

Consider applications for the following at an approximately 9-acre parcel located at 6900 Valley Trails Drive: (1) an amendment to the General Plan Land Use designation from Public and Institutional to Medium Density Residential; (2) rezoning from R-1-6,500 (One-Family Residential) to PUD-MDR (Planned Unit Development – Medium Density Residential) District; (3) PUD development plan approval to demolish the existing religious building and related improvements and construct 36 single-family homes, a private clubhouse with a parking lot, and related site improvements; and (4) Vesting Tentative Map to subdivide the 9-acre parcel into 36 residential parcels and four common area parcels.

Item 6.a., P16-1386, P17-0155, PUD-113, and TRACT 8259, Ponderosa Homes II, Inc. was continued to the April 12, 2017 Planning Commission Meeting.

b. **Pedestrian and Bicycle Master Plan Update**

Review and comment on the Pedestrian and Bicycle Master Plan Update.

Item 6.b., Pedestrian and Bicycle Master Plan Update was continued to the April 12, 2017 Planning Commission Meeting.

7. MATTERS INITIATED BY COMMISSION MEMBERS

No discussion was held or action taken.

8. MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

a. Reports from Meetings Attended (e.g., Committee, Task Force, etc.)

Chair Balch, Commissioner Allen, Adam Weinstein, and Gerry Beaudin discussed their takeaways from the League of California Cities 2017 Planning Commissioners Academy which took place March 1 – 3, 2017 in Los Angeles.

[Jack Balch Notes](#) (distributed to Commission and Staff)

[Nancy Allen Notes](#) (distributed to Commission and Staff)

b. Future Planning Calendar

Adam Weinstein: The two items tonight were continued to the April 12th meeting. April 26th, we'll have a Work Session to consider an application to develop an approximately 112-acre property (Spotorno property) located at 1000 Minnie Street, and tentatively scheduled for May 10th is the Johnson Drive EDZ project.

Chair Balch stated he will need to recuse from both the Spotorno and Johnson Drive EDZ projects.

c. Actions of the City Council

No discussion was held or action taken.

d. Actions of the Zoning Administrator

No discussion was held or action taken.

e. Matters for Commission's Information

No discussion was held or action taken.

9. ADJOURNMENT

Chair Balch adjourned the meeting at 7:56 p.m.

Respectfully submitted,

Adam Weinstein
Recording Secretary