



PLANNING COMMISSION AGENDA

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

**Wednesday, December 9, 2015
7:00 p.m.**

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 Division 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 ten minutes.
- The Chair then calls on anyone desiring to speak on the item. Speakers are requested to state their names for the public record and to keep their testimony to no more than five minutes each, with minimum repetition of points made by previous speakers and by being as brief as possible in making their testimony.
- Following public testimony, the applicant will be given the opportunity to respond to issues raised by the public. The response should be limited to five minutes.

The public hearing will then be closed. The Planning Commissioners then discuss among themselves the application under consideration and act on the item. Planning Commission actions may be appealed to the City Council. Appeals must be filed with the City Clerk's Office within 15 days of the Planning Commission's action.

The Planning Commission Chair may enforce other rules as may further the fair and efficient running of the meeting, such as reducing the amount of testimony time allotted to the applicant and all those who wish to speak when the meeting agenda is lengthy or when there are numerous speakers for any specific item. The audience is requested to respect and extend courtesy to all those wishing to testify on all cases by being quiet while others are speaking.

Next Resolution No. is PC-2015-40

1. **CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL**
2. **APPROVAL OF MINUTES**
 - a. November 18, 2015

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 TO THE AGENDA**
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. **P15-0577, W. Mark Lortz, for Inklings Coffee and Tea**
Application for a Conditional Use Permit to operate a meeting hall for community events (concerts, lectures, art displays, and various meetings) in conjunction with a coffee house at 530 Main Street. Zoning for the property is C-C (Central – Commercial), Downtown Revitalization, Core Area Overlay District.
- b. **P15-0604, Payal and Nishit Gokli for Bottle and Bottega**
Application for a Conditional Use Permit to operate a wine art studio (group painting lessons with wine and beer service) with up to 40 people within an existing tenant space in the Bernal Plaza Shopping Center located at 6654 Koll Center Parkway, Suite 355. Zoning for the property is PUD-I/C-O (Planned Unit Development – Industrial/Commercial and Office) District.
- c. **P15-0626, Christine Darrah**
Application for a Conditional Use Permit to use the tenant space located at 5671 Sonoma Drive, Suite C, as a warehouse for furniture storage. Zoning for the property is I-P (Industrial Park) District.

6. **PUBLIC HEARINGS AND OTHER MATTERS**

- a. **PUD-109, H. James Knuppe**
Applications at 273 Spring Street for: (1) a certificate of appropriateness to demolish the existing 910-square-foot single-story commercial building; and (2) a Planned Unit Development (PUD) Rezoning and Development Plan approval to rezone the site from the C-C (Central Commercial), Downtown Revitalization, Core Area Overlay District to PUD-C-C (Planned Unit Development – Central Commercial), Downtown Revitalization, Core Area Overlay District; and to construct an approximately 4,074-square-foot, two-story commercial/office building with an attached approximately 1,225-square-foot second-floor apartment unit, and four, approximately 2,015-square-foot, three-story multi-family residential units.

7. **MATTERS INITIATED BY COMMISSION MEMBERS**
8. **MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION**
 - a. **Future Planning Calendar**
 - b. **Actions of the City Council**
 - c. **Actions of the Zoning Administrator**
 - d. **Selection of Planning Commission Chair and Vice Chair for 2016**
 - e. **In view of Commissioner Piper's resignation, selection of one Commissioner as Alternate to the**
 - **Bicycle, Pedestrian, and Trails Committee**
 - **Heritage Tree Board of Appeals**
 - f. **Adoption of Planning Commission Schedule of Meeting Dates for 2016**
 - g. **Matters for Commission's Information**
9. **ADJOURNMENT**

Notice

Any documents that were provided to the Planning Commission after the Agenda packet was distributed are available for public review during normal business hours at the Planning Division 200 Old Bernal Ave., Pleasanton.

Accessible Public Meetings

The City of Pleasanton will provide special assistance for citizens with disability to participate in public meetings upon reasonable advance notice. If you need an auxiliary hearing aid, sign language assistance, or other accommodation, please contact the following staff at least two working days before the meeting date: Maria L. Hoey, Office Manager, (925) 931-5602; mhoey@cityofpleasantonca.gov; or Kendall Rose, Office Assistant, (925) 931-5601; krose@cityofpleasantonca.gov.