



# PLANNING COMMISSION AGENDA

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

**Wednesday, May 13, 2015  
7:00 p.m.**

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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 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.

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Next Resolution No. is PC-2015-07

- 1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL**
- 2. APPROVAL OF MINUTES**
  - a. [April 22, 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.*

There are no items for consideration.

## 6. **PUBLIC HEARINGS AND OTHER MATTERS**

Continued from April 22, 2015:

a. **P15-0142, Larry and Robert Dondero**

Application for Design Review approval to construct an approximately 4,503-square-foot, two-story commercial building at 725 Main Street. Zoning for the property is C-C (Central-Commercial), Downtown Revitalization, Core Area Overlay District.

New Items:

b. **P14-1290, Douglas Harwood**

Applications for a Certificate of Appropriateness to demolish the existing single-family residence located at 363 St. Mary Street and for Design Review approval to: (1) remodel the existing commercial building at the front of the property; (2) construct a parking lot with three parking spaces and related site improvements for the commercial building; and (3) construct an approximately 4,198-square-foot two-story single-family home and related site improvements at the rear of the property. Zoning for the property is Central Commercial (C-C), Downtown Revitalization, Core Area Overlay District.

c. **P15-0170/PUD-81-30-89D/P15-0169/PUD-81-30-55M, Summerhill Homes**

Applications for the following at the approximately 5.9-acre site located at 5850 West Las Positas Boulevard: (1) Planned Unit Development (PUD) Major Modification to City Council Ordinance No. 2030 to modify the minimum density requirement of 30 dwelling units/acre to a density of 15.9 dwelling units/acre; (2) an amendment to the Housing Site Development Standards and Design Guidelines to modify the minimum and maximum density requirement of 30 dwelling units/acre to a minimum and maximum density of 15.9 dwelling units/acre; (3) PUD Development Plan to construct 94 residential condominium units and related site improvements; and (4) an amendment to the Development Agreement for the project. Zoning for property is PUD-MU (Planned Unit Development – Mixed Use) District.

## 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. **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.