



PLANNING COMMISSION AGENDA

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

**Wednesday, November 12, 2014
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-2014-52

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

2. APPROVAL OF MINUTES**a. October 22, 2014****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. P14-1143, Islamic Center of Zahra

Application for a Conditional Use Permit to operate a religious facility within an existing building located at 1059 Serpentine Lane within Valley Business Park. Zoning for the property is PUD-I (Planned Unit Development - Industrial) District.

b. P14-1169, B&T Auto Sales

Application for a Conditional Use Permit to establish automobile sales in conjunction with an existing automotive repair/smog business at 4262 Stanley Boulevard. Zoning for the property is C-S (Service Commercial) District.

c. P13-1987 and P13-1988, U-Haul

Request for a determination of substantial compliance with an approved Design Review application for a U-Haul moving, rental, and storage facility at 5555 Sunol Boulevard. Zoning for the property is I-P (Industrial Park) District.

This item has been removed from the Agenda.

6. PUBLIC HEARINGS AND OTHER MATTERS**a. P14-0829, Greg Munn, Design Tech Associates/George and Mary Schmitt**

Application for Administrative Design Review approval to construct the following at the existing dwelling located at 554 Hamilton Way: (1) an approximately 781-square-foot single-story addition to the rear of the house; (2) an 88-square-foot, 13-foot, 6-inch tall covered front porch; and (3) an approximately 663-square-foot second-story addition with an approximately 217-square-foot second-floor deck to the west of the house. Zoning for the property is R-1-6,500 (One-Family Residential) District.

This item was continued from the August 13, 2014 meeting.

b. P14-0970/P14-1173, Young Ivy Academy

Applications at 5460 Sunol Boulevard, Suites 3 and 4 (Oak Hills Shopping Center): (1) to modify an existing Conditional Use Permit to convert a previously approved tutoring facility with a maximum of 30 students into a Heritage School with a maximum of 30 students and an outdoor playground area; and (2) for Design Review approval to remove eight existing parking spaces at the rear of the existing shopping center and construct a new 1,984 square-foot outdoor playground area enclosed with a new six-foot tall wrought iron fence. Zoning for the property is C-N (Neighborhood Commercial) District.

This item was continued from the October 22, 2014 meeting.

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.