



PLANNING COMMISSION AGENDA

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

**Wednesday, January 22, 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-2014-04

- 1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL**
- 2. APPROVAL OF MINUTES**
 - a. January 8, 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. **P13-2525, Greg Olson and John Dunphy, Colevan Electric**

Application for a Conditional Use Permit to allow the operation of an electrical contractor with warehouse storage of equipment, tools, and limited materials at 3942 Valley Avenue, Suites E and F. Zoning for the property is PUD-I (Planned Unit Development – Industrial) District.

6. **PUBLIC HEARINGS AND OTHER MATTERS**

a. **P13-2078, Summerhill Apartment Communities**

Work Session to review and receive comments on a Preliminary Review application to demolish the existing office building and construct 177 apartment units and related site improvements on a 5.9-acre site located at 5850 West Las Positas Boulevard in Hacienda Business Park. Zoning for the property is PUD-MU (Planned Unit Development – Mixed Use) District.

b. **PUD-98-16-10M and P13-2092, Manmohan and Gurpreet Bal**

Applications for: (1) a Major Modification to the approved Development Plan for Mariposa Ranch to reduce the minimum side yard setbacks for the custom home proposed on Lot 14 from the required 10 feet minimum and 25 feet combined total to 5 feet minimum and 12 feet 2 inches combined total and to reduce the building-to-building separation between Lot 14 and Lot 13 (5250 Clubhouse Drive) from 25 feet to 17 feet 11 inches; and (2) Design Review approval for the construction of an approximately 5,860-square-foot two-story single-family custom home on Lot 14 (5270 Clubhouse Drive.) Zoning for the property is PUD-LDR (Planned Unit Development – Low Density Residential) District.

This item has been continued to the February 12, 2014 meeting.

c. PUD-84, Frank Berlogar

Application for Planned Unit Development (PUD) Development Plan approval to subdivide an approximately 37.4-acre site located at 88 Silver Oaks Court into three single-family residential lots: two lots measuring approximately 1.2 acres and 1.9 acres for custom homes; and one lot measuring approximately 34.3 acres for the existing dwelling and accessory structures. Zoning for the property is PUD-HR/OS (Planned Unit Development – Hillside Residential/Open Space) District.

This item has been continued to the February 12, 2014 meeting at the request of the applicant.

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 Commissioner(s) to act as Alternate(s) for the Heritage Tree Board of Appeals for 2014****e. 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 located at 200 Old Bernal Avenue, 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.