



PLANNING COMMISSION AGENDA

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

**Wednesday, December 12, 2012
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-2012-54

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

2. APPROVAL OF MINUTES**a. November 14, 2012****b. November 28, 2012****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.

6. PUBLIC HEARINGS AND OTHER MATTERS

Continued from the November 28, 2012 Meeting

a. PUD-93, Bruce Myers, Danville School Street Investment

Application for Planned Unit Development (PUD) Development Plan approval to construct a four-lot detached single-family home development on an approximately 2.23-acre site located at 362 Sycamore Road and a vacant lot (APN 948-17-7-4), within the North Sycamore Specific Plan area. Zoning for the properties is PUD-LDR/O (Planned Unit Development – Low Density Residential/Office) District.

New Items

b. P12-0556, P12-0557, and P12-1790, Terry Grayson/Ironhorse Development

Applications for: (1) a Conditional Use Permit and Design Review approval to demolish the existing 76 Conoco Phillips service station sales and restroom building, modify the location of fuel dispensers, construct an approximately 2,250-square-foot, 24-hour 7-Eleven convenience market, and install related improvements at 4191 First Street; and (2) a Variance from the Pleasanton Municipal Code to locate parking spaces within the front yard setback. Zoning for the property is Service Commercial (C-S), Downtown Core Area Overlay District.

Staff Report

ExhA-PublicComments

ExhB-Plans&Narrative

ExhC-TreeReport;ExhD-PoliceServCalls;ExhE-Maps

c. **PUD-87, Sares Regis/E&S Ring – Auf der Maur/Rickenbach Property**

Work Session to review and receive comments on a Planned Unit Development application to construct 345 apartment units, an approximately 38,781-square-foot retail center consisting of four buildings, new surface parking, and related site improvements at the property located at 3150 Bernal Avenue (southeast corner of Bernal Avenue and Stanley Boulevard). Zoning for the property is PUD-HDR (Planned Unit Development – High Density Residential) and PUD-C (Planned Unit Development – Commercial) Districts.

[StaffReport&ExhB-Topics](#) [ExhA-Plans&Narr](#) [ExhE-DevtStds&DesGuide](#)
[ExhC-Ord2032;ExhD-PublicComment;Exh-F-Maps](#)

d. **P12-1778, City of Pleasanton**

Application for General Plan Amendments related to Alameda County's Updated Livermore Municipal Airport Land Use Compatibility Plan.

[StaffReport;ExhA&B-GPAmend;ExhC-Corresp](#) [ExhD-LandUseCompPlan](#)

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 2013**

e. [Adoption of Planning Commission Schedule of Meeting Dates for 2013](#)

f. **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; or Christina Morales, Senior Office Assistant, (925) 931-5603; cmorales@cityofpleasantonca.gov