



PLANNING COMMISSION MEETING MINUTES

City Council Chamber
200 Old Bernal Avenue, Pleasanton, CA 94566

APPROVED

Wednesday, April 11, 2012

(Staff has reviewed the proposed changes against the recorded proceedings and confirms that these Minutes are accurate.)

CALL TO ORDER

The Planning Commission Meeting of April 11, 2012, was called to order at 7:00 p.m. by Chair Jerry Pentin.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by Commissioner Narum.

1. ROLL CALL

Staff Members Present: Janice Stern, Planning Manager; Julie Harryman, Assistant City Attorney; Steve Otto, Senior Planner; Jenny Soo, Associate Planner; and Maria L. Hoey, Recording Secretary

Commissioners Present: Chair Jerry Pentin, and Commissioners Phil Blank, Kathy Narum, Greg O'Connor, and Jennifer Pearce

Commissioners Absent: Arne Olson

2. APPROVAL OF MINUTES

a. March 14, 2012

Commissioner Pentin requested that consideration of the March 14, 2012 Minutes be continued until Commissioner Olson is present.

Commissioner Blank noted that this was the meeting when there was a problem with the sound system and pointed out that this definitely requires a closer reading.

b. March 19, 2012

Commissioner Pearce requested that the fourth sentence of the fourth paragraph on page 14 be modified to read as follows: "She added that this is a political discussion happening in front of a ~~political~~ an apolitical body...."

Chair Pentin noted that he had earlier requested Ms. Hoey to make a couple of typographical changes.

Commissioner Pearce moved to approve the Minutes of the March 19, 2012 meeting as amended.

Commissioner Blank seconded the motion.

ROLL CALL VOTE:

AYES: Commissioners Blank, Narum, Pearce, and Pentin

NOES: None

ABSTAIN: Commissioner O'Connor

RECUSED: None

ABSENT: Commissioner Olson

The Minutes of the March 19, 2012 meeting were approved as amended.

Commissioner Blank stated that he validated through the Legal staff that according to City ordinance, it is only regular meetings that are counted for attendance so missing a special meeting does not count against the attendance.

3. MEETING OPEN FOR ANY MEMBER OF THE AUDIENCE TO ADDRESS THE PLANNING COMMISSION ON ANY ITEM WHICH IS NOT ALREADY ON THE AGENDA

There were no members of the audience wishing to address the Commission.

4. REVISIONS AND OMISSIONS TO THE AGENDA

Janice Stern advised that there were no revisions or omissions to the Agenda.

5. CONSENT CALENDAR

a. P11-0798, Archie G. Perlegos

Application for Design Review approval to construct an approximately 4,232-square-foot single-story home and an 866-square-foot attached garage at 5982 Kolb Ranch Drive (Lot 9). Zoning for the property is PUD-LDR/OS (Planned Unit Development – Low Density Residential/ Open Space) District.

Commissioner Blank moved to approve Case P11-0798, subject to the Conditions of Approval listed in Exhibit A of the staff report.

Commissioner Narum seconded the motion.

ROLL CALL VOTE:

AYES: Commissioners Blank, Narum, O'Connor, Pearce, and Pentin

NOES: None

ABSTAIN: None

RECUSED: None

ABSENT: Commissioner Olson

Resolution No. PC-2012-19 approving Case P11-0798 was entered and adopted as motioned.

6. PUBLIC HEARINGS AND OTHER MATTERS

a. P12-0054, Leon Yuan, Academic Center of Volitation

Application for a Conditional Use Permit to operate a heritage school for 80 Kindergarten through 8th Grade students in an existing building located at 5200 Franklin Drive, Suite 110. Zoning for the property is PUD-I/C-O (Planned Unit Development – Industrial/Commercial-Office) District.

Jenny Soo presented the staff report and described the layout, scope, and key elements of the project. She noted that just before the meeting, the applicant had indicated that the school has already submitted to the California Department of Education, its request for registration to relocate to Pleasanton and to increase the number of students and that the school should be getting its registration approved shortly.

Commissioner Pearce requested clarification regarding Ms. Soo's statement regarding the school acquiring State registration and inquired if the school is not currently registered as a heritage school.

Ms. Soo clarified that the school is currently registered as a heritage school; however, it needs to update its registration due to its application to relocate from Dublin to Pleasanton and to increase its enrolment.

Commissioner Narum inquired if the Conditions of Approval for this proposal is similar to those of Little Ivy League, the heritage school earlier approved by the Commission.

Ms. Soo said yes.

Commissioner O'Connor inquired if there were any conditions that were added or deleted from those approved for Little Ivy League and if there was anything special or different about this site.

Ms. Soo replied that the only difference is that this project is also proposing a PUD Minor Modification, and, therefore, approval of the Conditional Use Permit is subject to the approval of the PUD Minor Modification.

THE PUBLIC HEARING WAS OPENED.

There were no speakers.

THE PUBLIC HEARING WAS CLOSED.

Commissioner Blank moved to make the required conditional use findings as described in the staff report and to approve Case P121-0054, subject to the Conditions of Approval listed in Exhibit A of the staff report. Commissioner Narum seconded the motion.

ROLL CALL VOTE:

AYES: Commissioners Blank, Narum, O'Connor, Pearce, and Pentin
NOES: None
ABSTAIN: None
RECUSED: None
ABSENT: Commissioner Olson

Resolution No. PC-2012-20 approving Case P12-0054 was entered and adopted as motioned.

7. MATTERS INITIATED BY COMMISSION MEMBERS

No discussion was held or action taken.

8. MATTERS FOR COMMISSION'S REVIEW/ACTION

a. Future Planning Calendar

No discussion was held or action taken.

b. Actions of the City Council

No discussion was held or action taken.

c. Actions of the Zoning Administrator

No discussion was held or action taken.

9. COMMUNICATIONS

Commission Narum advised that the Downtown Hospitality Task Force is getting down to the end and noted that at its last meeting, the Task Force approved a core area that would be allowed to operate up to 11:00 p.m. without requiring a Conditional Use Permit, and a transitional area that can operate until 10:00 p.m. She added that there was discussion on relaxing the Noise Ordinance a bit which should be done within a month or so and will be coming before the Planning Commission for review. She indicated that it would be interesting to see how this progresses because while the Task Force is making progress, it is not unanimous to date.

Chair Pentin indicated that the Task Force has two more meetings scheduled for May 3, 2012 and May 31, 2012 and should be done by then. He noted that Commissioner Narum called it the Downtown Hospitality Task Force, but it is the Downtown Hospitality Guidelines Task Force. He pointed out that the Task Force is working on Guidelines, and this word is sometimes dropped in discussions. He added that he hopes that he and Commissioner Narum will have something good to report in another month.

Commissioner Narum agreed that "Guidelines" is important. She added that the Task Force will have had a total of four extra meetings

10. REFERRALS

No discussion was held or action taken.

11. MATTERS FOR COMMISSION'S INFORMATION

No discussion was held or action taken.

12. ADJOURNMENT

Chair Pentin adjourned the Planning Commission meeting at 7:45 p.m.

Respectfully,

JANICE STERN
Secretary