



PLANNING COMMISSION AGENDA

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

**Wednesday, March 14, 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-2012-12

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

2. APPROVAL OF MINUTES**a. February 8, 2012****b. February 22, 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 AND OMISSIONS 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. P11-0953, Centerpointe Presbyterian Church

Application to modify the approved Conditional Use Permit for Centerpointe Presbyterian Church located at 3410–3450 Cornerstone Court to allow a Kindergarten through 8th Grade private school to be located in a previously approved but unbuilt 13,968 square-foot building. Zoning for the property is PUD-LDR/MDR/HDR/P&I and Mixed Use/P&I and MDR (Planned Unit Development – Low Density Residential/ Medium Density Residential/High Density Residential/Public & Institutional and Mixed Use/Public & Institutional and Medium Density Residential) District.

6. PUBLIC HEARINGS AND OTHER MATTERS**a. PUD-85-08-12D and PUD-81-30-86D and P11-0856, BRE Properties**

Applications for: (1) two PUD (Planned Unit Development) Development Plan approvals to construct: (a) a mixed-use high-density residential/commercial development containing 251 residential units, 4 live/work units, and approximately 5,700 square feet of retail space at the property located at the southeast corner of Owens Drive and Willow Road (PUD-85-08-12D); and (b) a high-density residential development containing 247 residential units, 4 live/work units, and a .55-acre public park at the property located at the northern corner of Gibraltar Drive and Hacienda Drive (PUD-81-30-86D); and (2) an amendment to the Phase I and Phase II Development Agreements between the City of Pleasanton and Prudential Insurance Company of America to: (a) extend the term of the Development Agreement to five years from the date of approval of the two Development Plans referenced above; and (b) incorporate approval of the development standards and design guidelines of the Hacienda Transit Oriented Development (TOD) Standards and Guidelines (P11-0856). Zoning for the property is PUD-MU (Planned Unit Development – Mixed Use) District.

Also consider the Initial Study and Mitigated Negative Declaration prepared for the projects (Site 1, PUD-85-08-12D, and Site 2, PUD-81-30-86D).

- b. **PUD-25, Mike Meyer and Carol Meyer, Greenbriar Homes Communities, Inc.**
 Work Session to review and receive comments on an application for Planned Unit Development (PUD) rezoning and development plan to construct 50 single-family, two-story homes and related improvements on the approximately 194.7-acre Lund Ranch II property located at 1500 Lund Ranch Road, generally located east of the present end of Lund Ranch Road. Zoning for the property is PUD-LDR/OS (Planned Unit Development – Low Density Residential/Open Space) District.

- c. **P12-0113, Angela Joe-Willmes and Linda Martin, Appellants (Kathy Wooley/Harris French & Associates, for WalMart Neighborhood Market, Applicant)**
 Appeal of the Zoning Administrator’s (in this case the Community Development Director’s) approval of a Zoning Certificate to operate a supermarket as a permitted use at 3112 Santa Rita Road within the hours of operation and delivery limits as set forth in the existing Conditions of Approval for PUD-84-4 (Ordinances Nos. 1035, 1165 and 1214 and Planning Commission Resolution No. 2691). Zoning for the property is PUD-C-O (Planned Unit Development – Commercial-Office) District.

This item has been continued to a Special Meeting on March 19, 2012.

- 7. **MATTERS INITIATED BY COMMISSION MEMBERS**

- 8. **MATTERS FOR COMMISSION'S REVIEW/ACTION**
 - a. **Future Planning Calendar**

 - b. **Actions of the City Council**

 - c. **Actions of the Zoning Administrator**

- 9. **COMMUNICATIONS**

- 10. **REFERRALS**

- 11. **MATTERS FOR COMMISSION'S INFORMATION**

- 12. **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@ci.pleasanton.ca.us; or
 Terry Snyder, Senior Office Assistant, (925) 931-5603; tsnyder@ci.pleasanton.ca.us