



PLANNING COMMISSION MEETING MINUTES

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

APPROVED

Wednesday, July 27, 2011

(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 July 27, 2011, was called to order at 7:00 p.m. by Chair Kathy Narum.

PLEDGE OF ALLEGIANCE: The pledge of allegiance was led by Chair Narum.

1. ROLL CALL

Staff Members Present: Janice Stern, Planning Manager; Julie Harryman, Assistant City Attorney; Marion Pavan, Associate Planner; and Maria L. Hoey, Recording Secretary

Commissioners Present: Chair Kathy Narum, and Commissioners Phil Blank, Greg O'Connor, and Arne Olson

Commissioners Absent: Commissioners Jennifer Pearce and Jerry Pentin

2. APPROVAL OF MINUTES

a. July 13, 2011

Chair Narum advised that she had received an email from Commissioner Pentin with a couple of corrections to the Minutes. She asked the Commissioners if they wanted to review the Minutes tonight or consider it when the other Commissioners are present. She also asked staff if there is anything in the Minutes that cannot wait for the next meeting.

Janice Stern indicated that there is the DiDonato project which is going before the Council at its next meeting. She noted, however, that staff can also attach the draft Minutes to the staff report.

Commissioner Blank suggested that the Commission consider the Minutes and incorporate Commissioner Pentin's comments.

Chair Narum presented the modifications requested by Commissioner Pentin as follows:

- Modify the third sentence of the third paragraph on page 3 to read as follows: "...which is an unacceptable pruning practice because it ~~indiscriminate~~ indiscriminately lowers the height of the tree without regard to its structure."
- Modify the last sentence of the seventh paragraph on page 19 to read as follows: "He She noted that the fact that the neighbors are not in attendance...."

Commissioner Blank moved to approve the Minutes of the July 13, 2011 meeting, as amended.

Commissioner Olson seconded the motion.

ROLL CALL VOTE:

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

The Minutes of the July 13, 2011 meeting were approved, as amended.

Commissioner Blank stated for the record that staff did an excellent job on the Minutes which were fairly complex and difficult to do.

Chair Narum and Commissioner Olson agreed.

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 Planning Commission.

4. REVISIONS AND OMISSIONS TO THE AGENDA

Ms. Stern advised that Item 8a, Information regarding Private HOAs/CC&Rs and the City's development review process will be continued to the August 10, 2011 meeting.

Commissioner Blank inquired if there be an actual written report or if it would be a verbal report.

Julie Harryman replied that she does not anticipate having a written report. She indicated that she will be talking with Mr. Dolan about whether his portion of the discussion will be written, but she thinks it will be an oral report.

Commissioner Blank requested staff to reconsider this for the purpose of memorializing it for future Planning Commissions and Commissioners. He stated that it would be good to have it in writing because what is said can sometimes be unclear in terms of what was really meant.

Ms. Harryman stated is the staff will discuss the topic in general terms as they did not have a specific question. She noted that the question raised by the Commission concerned getting into the material provided by Planning staff in terms of if they have done their research.

Commissioner Blank stated that this will work for now and that the Commission can always request for something in writing in the future if necessary.

Chair Narum inquired if this would be a kind of workshop.

Ms. Harryman replied that it will probably be just providing information, as agendized, with Planning staff first talking about its history and certain aspects, followed by her covering legal issues; then staff can answer questions.

Chair Narum inquired if the Commission will be taking public testimony.

Ms. Harryman said yes, if there are people in the audience who wish to speak.

5. CONSENT CALENDAR

a. PDR-963, Sam Roham

Application for Design Review approval to construct a two-story, approximately 4,027-square-foot custom home with an attached garage and an approximately 13-foot tall detached shade structure in the rear yard of a vacant site located on 6059 Sycamore Terrace. Zoning for the property is PUD-LDR (Planned Unit Development – Low Density Residential) District.

Commissioner Blank moved to approve PDR-963, subject to the conditions of approval listed in the staff report.

Commission Olson seconded the motion.

ROLL CALL VOTE:

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

Resolution No. PC-2011-24 approving PDR-963 was entered and approved as motioned.

Chair Narum congratulated the applicant and commented that it looks like a very nice house.

6. PUBLIC HEARINGS AND OTHER MATTERS

There were no Public Hearing items.

7. MATTERS INITIATED BY COMMISSION MEMBERS

No discussion was held or action taken.

8. MATTERS FOR COMMISSION'S REVIEW/ACTION

a. Information regarding Private HOAs/CC&Rs and the City's development review process.

This item was continued to the August 10, 2011 meeting.

b. Future Planning Calendar

No discussion was held or action taken.

c. Actions of the City Council

No discussion was held or action taken.

d. Actions of the Zoning Administrator

No discussion was held or action taken.

9. COMMUNICATIONS

Ms. Janice advised the Commission that staff will need to schedule a second meeting in September to hold a public hearing on the Draft Environmental Impact Report (EIR) for the Housing Element. She indicated that staff will be sending out an email to the Commission in this regard with September 22nd is a potential date.

Commissioner Blank inquired why a second meeting in September has not been scheduled.

Ms. Janice replied that only one meeting was scheduled because of Rosh Hashanah. She indicated that if the agenda for the first meeting is extremely light, staff will agendaize the Draft EIR for that meeting. She noted, however, that staff would like the Commissioners to set aside a date on their calendars because the item will most probably bring out a few people to speak.

Commissioner Blank indicated that it is highly likely that he will not be available on September 22nd.

Chair Narum suggested that staff send several possible dates to the Commissioners.

Commissioner Olson indicated that he will not be at the September 14th meeting as he will be out of town.

Commissioner Blank inquired if September 7th would work.

Chair Narum and Commissioner Olson indicated that they would be available then.

Ms. Stern noted that there would be the First Wednesday event in the Downtown. She indicated that staff will send out several possible dates for the consideration of the Commissioners.

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 Narum adjourned the Planning Commission meeting at 7:10 p.m.

Respectfully,

JANICE STERN
Secretary