



# PLANNING COMMISSION AGENDA

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

**Wednesday, December 8, 2010  
7:00 p.m.**

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**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.
- 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.

Because meetings are frequently lengthy, the Planning Commission may enforce such other rules as may further the fair and efficient running of the meeting, allowing all those who wish to do so the opportunity to provide input at a reasonable time for each item on the agenda. Courtesy to all those wishing to testify on all cases can be shown by being quiet while others are speaking and by being as brief as possible in making your testimony.

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Next Resolution No. is PC-2010-41

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

**2. APPROVAL OF MINUTES****a. November 10, 2010****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. PRZ-56, Ed Churka**

Application to amend the Pleasanton Municipal Code to allow basement self-storage for the public in commercial buildings as permitted uses within the Downtown Central Commercial Zoning District.

**6. PUBLIC HEARINGS AND OTHER MATTERS**

Matter Continued for Decision:

**a. PAP-148, Mark Lobaugh/Complete Wireless Consulting Inc.**

Appeal of the Zoning Administrator's denial of design review application for the construction of a 65-foot tall faux pine tree to be operated as a wireless facility for Verizon Wireless at 6890 Koll Center Parkway. Zoning for the property is PUD-I/C-O (Planned Unit Development – Industrial/Commercial-Office) District.

This item was continued from the November 10, 2010 meeting. It has been removed from the Agenda because the proposed project is inconsistent with the locational requirements set forth in the Pleasanton Municipal Code (PMC) Section 18.110.050(B)(3)(b).

New Item:

**b. PREV-783, TOS Properties, LLC**

Work Session to review and receive comments on a preliminary application for a 26-unit single-family residential development on an approximately 32-acre portion of three parcels located on the west side of Foothill Road adjacent to Santos Ranch Road. The subject properties are not within the incorporated limits of Pleasanton.

This item was continued from the November 10, 2010 meeting.

c. **PDR-932, Jon Harvey**

Application for Design Review approval to revise the roofing material from metal shingle to standing seam metal roof for the house under construction at 221 Neal Street (PDR-740). Zoning for the property is R-1-6,500 (Single-Family Residential) District.

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**

d. **Appointment of Two Commissioners to the Heritage Tree Board of Appeals for 2011-2012**

e. **Election of Planning Commission Chair and Vice Chair for 2011**

f. **Adoption of Planning Commission Schedule of Meeting Dates for 2011**

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 disabled persons 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](mailto:mhoey@ci.pleasanton.ca.us); or  
Terry Snyder, Senior Office Assistant, (925) 931-5603; [tsnyder@ci.pleasanton.ca.us](mailto:tsnyder@ci.pleasanton.ca.us)