



PLANNING COMMISSION AGENDA

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

**Wednesday, October 27, 2010
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.
- 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.

Next Resolution No. is PC-2010-34

1. **CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL**
2. **APPROVAL OF MINUTES**
 - a. **September 29, 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. **PCUP-274, Tri-Valley Bread of Life Christian Church**

Application for a Conditional Use Permit to operate a church at 6678 Owens Drive, Suite 102. Zoning for the property is PUD-I/C-O (Planned Unit Development – Industrial/Commercial-Office) District.

b. **PCUP-282, Mark Anderson**

Application for a Conditional Use Permit to operate a music studio at 4430 Willow Road, Suite M. Zoning for the property is PUD-I/C-O (Planned Unit Development – Industrial, Commercial, and Office) District.

c. **PCUP-283, Fred Li**

Application for a Conditional Use Permit to operate a church at 4430 Willow Road, Suites L and N. Zoning for the property is PUD-I/C-O (Planned Unit Development – Industrial, Commercial, and Office) District.

d. **PTR-8020, Alameda County Surplus Property Authority**

Application for Tentative Map approval for a 22-lot subdivision of approximately 124 acres located southwest of the intersection of I-580 and El Charro Road (Staples Ranch). 122.5 acres of the project site are in unincorporated Alameda County and are currently zoned Agriculture by Alameda County. City of Pleasanton pre-zoning for the property is PUD-C (Planned Unit Development-Commercial) for the portion of the project site with the proposed Health Center and PUD-HDR/C (Planned Unit Development – High Density Residential/Commercial) for the remainder of the senior continuing care community site; PUD-P (Planned Unit Development – Park) for the two park sites; and PUD-C (Planned Unit Development – Commercial) for the auto mall site and the commercial site. An approximately 1.5-acre site already within the City of Pleasanton is zoned PUD-MDR (Planned Unit Development – Medium Density Residential), PUD-C (Planned Unit Development – Commercial), and PUD-HDR/C (Planned Unit Development – High Density Residential/Commercial).

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.

Continued from September 22, 2010.

New Item:

b. PCUP-276, Tina Ardeshiri, Simeon Properties

Application for a Conditional Use Permit to operate a 24-hour convenience store (7-Eleven) at 3506 Old Santa Rita Road. Zoning for the property is C-C (Central Commercial) 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

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