



PLANNING COMMISSION AGENDA

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

**Wednesday, December 10, 2008
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-2008-59

- 1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL**
- 2. APPROVAL OF MINUTES**
 - October 29, 2008
 - November 12, 2008

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-235, Linda Fong, Plato's Closet**

Application for a conditional use permit to operate a second-hand store at 4555 Hopyard Road, Suite C-23. Zoning for the property is PUD-I/C-O (Planned Unit Development – Industrial/Commercial-Office) District.

6. **PUBLIC HEARINGS AND OTHER MATTERS**

- a. **PCUP-224, Little Ivy League School**

Application for a conditional use permit to operate a tutorial school with a maximum of 90 students located at 5925 West Las Positas Boulevard, Suite 200. Zoning for the property is PUD-I/C-O (Planned Unit Development-Industrial/Commercial) District.

- b. **PUD-77, Dutra Trust**

Application for a Planned Unit Development (PUD) development plan approval to subdivide a ten-acre site located at 1053 Happy Valley Road into five single-family residential lots and one open space parcel. Zoning for the property is PUD-SRDR/OS (Planned Unit Development – Semi- Rural Density Residential/Open Space) District
Also consider the Negative Declaration prepared for the project.

- c. **PUD-85-09, Sunrise Senior Living**

Review of the determination made by the Director of Community Development on substantial conformance of the Sunrise Senior Living facility with the approved PUD-85-09 located at 5700 Pleasant Hill Road. Zoning for the property is PUD-C-O (Planned Unit Development – Commercial-Office) District.

- d. **PUD-75/PSPA-3, Robert Wentworth**

Work Session to consider an amendment to the Happy Valley Specific Plan to rezone an approximately 6.13-acre parcel from the PUD-SRDR (Planned Unit Development – Semi-Rural Density Residential) District to the PUD-LDR (Planned Unit Development – Low Density Residential) District and for a development plan for six single-family residential parcels at 1157 Happy Valley Road.

7. **MATTERS INITIATED BY COMMISSION MEMBERS**

- a. Discussion of the types of projects to be placed on the Consent Calendar.

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 2009-2010
 - e. Adoption of Planning Commission Schedule of Meeting Dates for 2009

9. COMMUNICATIONS

10. REFERRALS

11. MATTERS FOR COMMISSION'S INFORMATION

- a. Brief report on conferences, seminars, and meetings attended by Commission Members

12. ADJOURNMENT

Any documents that were provided to the Planning Commission after the Agenda packet was distributed are available for public inspection at the Planning Division located at 200 Old Bernal Avenue, Pleasanton, during normal business hours.