



PLANNING COMMISSION AGENDA

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

**Wednesday, July 25, 2007
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 Department 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 10 minutes.
- . The Chair then calls on anyone desiring to speak on the item. Speakers are requested to give their names and addresses for the public record and to keep their testimony to no more than 5 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 5 minutes.

The public hearing will then be closed. The Planning Commission then discusses among themselves the application under consideration and acts on the item. Planning Commission actions may be appealed to the City Council. Appeals must be filed with the Planning Department 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-2007-36

1. **CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL**
2. **APPROVAL OF MINUTES**
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. PUD-99-01-04M, Jeremy and Josie Barnish

Application for a major modification to allow an existing solid fence to remain, where open fencing is required, along a portion of the rear and side property line of the property located at 4546 River Rock Hill Road. Zoning for the property is PUD-RDR/LDR (Planned Unit Development – Rural Density Residential/Low Density Residential) District.

Continued to August 8, 2007.

6. PUBLIC HEARINGS AND OTHER MATTERS**a. Review and consideration of the Introduction and Draft Land Use Element of the General Plan****b. PUD-05-02M, James Happ, Northstar Realty Services, Inc./Kenneth and Pamela Chrisman**

Application for a major modification to an approved PUD development plan to replace the approved production home designs with design guidelines for the property located at 1944 Vineyard Avenue, in the Vineyard Avenue Corridor Specific Plan Area. Zoning for the property is PUD-LDR (Planned Unit Development – Low Density Residential) District.

c. PUD-64, 4238 First Street, LLC

Work Session to review and receive comments on an application for Planned Unit Development rezoning and development plan approval to: (1) rezone an the existing 13,161-square-foot parcel from RM-25 (Multiple-Family Residential) to PUD-HDR (Planned Unit Development – High Density Residential); (2) renovate the existing home and construct a 223-square-foot detached garage with a second unit above it; and (3) construct four single-family homes at the property located at 4238 First Street.

7. MATTERS INITIATED BY COMMISSION MEMBERS

- a. Tabled motion: Consideration of whether to take the motion made by Commissioner Olson on July 11, 2007 from the table; if majority support to do so, then consider Commissioner Olson's July 11, 2007 motion.

At the July 11 Planning Commission meeting, Commissioner Olson made a motion to agendaize a "vote of no confidence" as to Chair Anne Fox. Commissioner Narum seconded. Commissioner Blank then brought a motion to table Commissioner Olson's motion. Chair Fox seconded the motion to table. The Commission then voted 4 to 1 (Olson no) to table Commissioner Olson's motion. If a motion is made and seconded to take the motion from the table, a majority vote will be needed to do so. If that happens, then the Commission would vote on Commissioner Olson's motion to place on the next agenda an item concerning a "vote of no confidence" as to Chair Anne Fox. As to the tabled motion, if no motion is made to take it from the table, or if there is no second to the motion, or if there is a second but the motion fails, the motion will remain tabled.

- b. 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

9. COMMUNICATIONS

10. REFERRALS

11. MATTERS FOR COMMISSION'S INFORMATION

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

12. ADJOURNMENT