



PLANNING COMMISSION AGENDA

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

**Wednesday, May 16, 2007
7:00 p.m.
Special Meeting**

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-2007-24

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

2. APPROVAL OF MINUTES

There are no Minutes to consider at this meeting.

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-194, Saake Fine Furnishings

Application for conditional use permits to allow the operation of a custom furniture-making business located at 1233 Quarry Lane, Suite 120, within the Valley Business Park. Zoning for the properties is PUD-I (Planned Unit Development – Industrial) District.

b. PCUP, 191, Derek and Linda Barragan

Application for a conditional use permit to park an approximately 12-foot high, 32-foot long fifth wheel in the side yard setback area of the existing residence located at 1971 Brooktree Way. Zoning for the property is R-1-6,500 (Single-Family Residential) District.

Continue to May 23, 2007.

6. PUBLIC HEARINGS AND OTHER MATTERS

a. 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.

b. PCUP-185, Steve Black, Generations Health Care of Pleasanton, LLC

Applications for: (1) a modification to a previously approved conditional use permit (UP-71-13, Pleasanton Convalescent Hospital) to increase the number of beds from 129 to 139 at the existing convalescent hospital; and (2) a variance from the Pleasanton Municipal Code to reduce the required parking from 125 spaces to the existing 99 spaces. The property is located at 300 Neal Street and is zoned P (Public & Institutional) 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