



PLANNING COMMISSION AGENDA

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

**Wednesday, April 11, 2007
7:00 p.m.
Regular 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-2007-13

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. PCUP-189, Gorman Roofing, Manito Construction, and So Unique Parking

Application for conditional use permits to allow the operation of three construction and/or construction-related business offices at 1040 Serpentine Lane, Unit 203; 1043 Serpentine Lane, Unit I; and 1177 Quarry Lane, Unit F, respectively, within Valley Business Park. Zoning for the properties is PUD-I (Planned Unit Development – Industrial) District.

6. PUBLIC HEARINGS AND OTHER MATTERS**a. Scoping Session on the Environmental Impact Report (EIR) for the Staples Ranch Development, PUD-57/PSP-11, Alameda County Surplus Property Authority**

Proposal to amend the 1989 Specific Plan to revise planned land use designations for: (1) an approximately 37-acre auto mall with up to 331,000 square feet of buildings and up to 3,270 parking stalls (Hendrick Automotive Group); (2) an approximately 45-acre senior continuing care community with about 1,400,000 square feet of buildings housing approximately 800 assisted living units, nursing beds and common facilities (Continuing Life Communities); (3) future commercial development of up to 175,000 square feet of retail or up to 280,000 square feet of non-retail office and services uses on approximately 16 acres; (4) future development of an approximately 17-acre community park by the City, which may include lighted sports fields, lighted tennis courts, a dog park, trails, a trail staging area, a pedestrian bridge connecting the north and south sides of the arroyo, a four-rink ice-skating facility on up to eight acres, and similar park-related activities; (5) preservation of the Stoneridge Drive extension right-of-way through the project site and connecting to an improved El Charro Road, as envisioned in the Specific Plan; (6) a new two-lane bridge that would extend Stoneridge Drive over the Arroyo Mocho and provide access to the proposed senior continuing care community and community park; and (7) access to the auto mall and future commercial development from a new road off El Charro Road, with no through-connection to Stoneridge Drive except for emergency vehicles and (potentially) buses. The 124-acre project site is located at the southwest corner of I-580 and El Charro Road intersection; 122.5 acres are located in unincorporated Alameda County and currently zoned Agriculture, and 1.5 acres are located in the City of Pleasanton and zoned PUD-MDR (Planned Unit Development – Medium Density 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

9. COMMUNICATIONS**10. REFERRALS****11. MATTERS FOR COMMISSION'S INFORMATION****12. ADJOURNMENT**