



# PLANNING COMMISSION AGENDA

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

**Wednesday, December 13, 2006  
7:00 p.m.  
Regular Meeting**

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### 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.

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Next Resolution No. is PC-2006-62

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.

**6. PUBLIC HEARINGS AND OTHER MATTERS**

- a. **PCUP-165/PDR-529/PUD-81-25-7M, Regency Centers (Don MacKenzie and Pete Knoedler)/Home Depot**  
Application for a PUD major modification, conditional use permit, and design review approval to allow the construction of 193,481 square feet of commercial area, including a Home Depot building supply store and garden center, a Long’s Drug’s pharmacy with drive-through, and miscellaneous neighborhood retail stores including one drive-through, on an approximately 16-acre parcel located at the Valley Avenue/Bernal Avenue/Stanley Boulevard intersection, in the Stanley Business Park. Zoning for the property is PUD-C (Planned Unit Development – Commercial) District.

Also consider the Negative Declaration prepared for the project.

- b. **Vesting Tentative Subdivision Map 7721, Ponderosa Homes, Mel & Carol Lehman, and William & Kathryn Selway**  
Application for a vesting tentative subdivision map to subdivide a 19.83-acre property into 27 lots for 25 new and two existing single-family homes, seven parcels to be transferred to adjoining properties, and miscellaneous public infrastructure improvements including the reconstruction of a portion of Cameron Avenue. The property is located at 3157 Trenery Drive and 2313 Martin Avenue and is zoned PUD-LDR (Planned Unit Development – Low Density Residential) District.

**c. Consideration of the City Council Annual Work Plan/Priorities for 2007-2008**

**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
- d. Election of Planning Commission Chair and Vice Chair for 2007
- e. Appointment of Two Commissioners to the Heritage Tree Board of Appeals for 2007
- f. Adoption of Planning Commission Schedule of Meeting Dates

**9. COMMUNICATIONS**

**10. REFERRALS**

**11. MATTERS FOR COMMISSION'S INFORMATION**

**12. ADJOURNMENT**