



PLANNING COMMISSION AGENDA

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

**Wednesday, October 25, 2006
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-2006-57

- 1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL**
- 2. APPROVAL OF MINUTES**

The Minutes of the October 18, 2006 meeting will be considered at the November 8, 2006 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-180, Huai Ming Chang, Salon Art

Application for a conditional use permit to operate an art school for children ages 7 to 16 Monday through Friday from 2:00 p.m. to 6:30 p.m. and Saturday and Sunday from 10:00 a.m. to 6:30 p.m. in an existing building located at 173 Spring Street, Suite 250. Zoning for the property is C-C (Central-Commercial) District.

6. PUBLIC HEARINGS AND OTHER MATTERS**a. PUD-93-02-08M/PCUP-181, Mike Callahan/Stealth Street Partners**

Application for a major modification to the Ruby Hill PUD development plan to allow the construction of an approximately 19,716-square-foot event center with a 4,800-square-foot winery and for a conditional use permit to allow alcoholic beverage service at the event center after 10:00 p.m. The property is located at the southwest corner of Vineyard and Isabel Avenues, south of Ruby Hill Drive, and is zoned PUD—LDR (Planned Unit Development – Low Density Residential) District. Also consider the Negative Declaration prepared for the project.

b. PUD-01-9M/PDR-528, Mike Renquist

Application for a major modification to an approved PUD for a single-family lot located at 2511 Yolanda Court to increase the maximum building height from 23 feet to 26 feet; to allow a barrel tile roof; and to allow design review approval by the Planning Director. Zoning for the property is PUD-LDR (Planned Unit Development – Low Density Residential) District.

c. PUD-32, Daniel and Belinda Sarich

Work session to review and receive comment on an application for Planned Unit Development (PUD) development plan to construct an approximately 13,015-square-foot single-family residence and an approximately 130-square-foot poolhouse on the approximately 20-acre site located at 5 Tuscany Place (formerly 1630 Vineyard Avenue), in the Vineyard Avenue Corridor Specific Plan Area. Zoning for the property is PUD-LDR/HR/OS (Planned Unit Development – Low Density Residential/Hillside Residential/Open Space) District.

d. PDR-561/PV-158, John Miller Architects/Saint Elizabeth Seton Church

Applications for: 1) design review approval to modify the Saint Elizabeth Seton Church Master Plan to construct an approximately 22,296-square-foot parish center building with gymnasium and related site improvements on the existing church site located at 4001 Stoneridge Drive; and 2) a variance from the Municipal Code to allow the proposed parish center building with gymnasium to be approximately 34-feet tall, where 30 feet is the maximum height limit. Zoning for the property is A (Agricultural) 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**