



# PLANNING COMMISSION AGENDA

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

**Wednesday, August 23, 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-2006-40

1. **CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL**
2. **APPROVAL OF MINUTES**
3.
  - a. April 26, 2006, Summary of Straw Votes for the Bernal Property Specific Plan.
  - a. July 12, 2006, including the Transcription for PUD-33, Oak Grove Project.
  - b. July 26, 2006.

4. **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**

a. **PCUP-170, Tutoring Club of Pleasanton**

Application for a conditional use permit to allow a tutoring center within a portion of the existing building located at 260 Main Street. Zoning for the property is C-C (Central Commercial) District, Downtown Revitalization District, and Core Area Overlay District.

b. **PCUP-175, Ara Chakrabarti/Mathnasium**

Application for a conditional use permit to operate a math tutorial facility in an existing building located at 4725 First Street, Suite 235. Zoning for the property is PUD-C-O (Planned Unit Development – Commercial-Office) District, Downtown Revitalization District, and Core Area Overlay District.

6. **PUBLIC HEARINGS AND OTHER MATTERS**

*Matters Continued for Decision*

a. **PUD-33, James Tong/Charter Properties, Jennifer Lin, Frederic Lin, and Kevin Lin**

Review of the Draft Environmental Impact Report for the Oak Grove Planned Unit Development for a 98 lot custom home development and to consider a 51-developable-lot environmentally preferred alternative on a 562-acre property located near the present terminus of Hearst Drive on the southerly sides of the Vintage Hills II and the Grey Eagle Estates developments. Zoning for the property is PUD-RDR/OS (Planned Unit Development – Rural Density Residential/Open Space) District.

*New Items*

b. **PTR-7815, Threehand, LP, Greg Reznick**

Application for tentative map approval to subdivide an approximately 20.19-acre site into seven single-family residential lots ranging in size from 1.25 acres to 4.71 acres. The property is located at 5 Windy Oaks Drive (formerly 1680 Vineyard Avenue) and is zoned PUD-HR/OS (Planned Unit Development – Hillside Residential/Open Space) District.

c. **PUD-58 and GPA-11, Charles Austin and Scott Austin**

Request to amend the Pleasanton General Plan to change the land use designation of an approximately 30-acre hillside property from Rural Density Residential (1 du/5 ac) to Low Density Residential (<2 du/ac) land uses on approximately eight acres with a maximum density of eight units and Agriculture and Grazing land uses on the remaining 22 acres; to rezone the subject property from the A (Agriculture) District to PUD-LDR (Planned Unit Development – Low Density Residential) and PUD-AG (Planned Unit Development – Agriculture and Grazing) Districts; and for PUD development plan approval to subdivide the subject property into eight custom home sites and designate the remaining 22 acres for permanent open space. The subject property is located at 3459 Old Foothill Road and is currently zoned A (Agriculture) District.

Also consider the Negative Declaration prepared for the project.

**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**