



PLANNING COMMISSION AGENDA

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

**Wednesday, June 14, 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-2006-29

1. **CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL**
2. **APPROVAL OF MINUTES**
 - a. May 10, 2006
 - b. May 24, 2006

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-163, Gayle Thomas

Application for a conditional use permit to allow the sale of alcoholic beverages until 1:30 a.m. daily at Tommy T's Restaurant located at 5104 Hopyard Road. Zoning for the property is C-F (Freeway Commercial) District.

6. PUBLIC HEARINGS AND OTHER MATTERS

a. PAP-93, Dennis and Barbara Georgatos, Appellants (PADR-1472, Stan and Stacey Knight)

Appeal of the Zoning Administrator's approval of an application for administrative design review to construct: (1) an approximately 180-square-foot covered patio; (2) an approximately 292-square-foot first-floor addition on the rear; and (3) an approximately 1,251-square-foot second-story addition over part of the center and side portions of the existing residence located at 779 Mirador Court. Zoning for the property is R-1-6,500 (Single-Family Residential) District.

b. PADR-1338/PV-131, Dustin Boyce

Application for: (1) administrative design review approval to demolish approximately 470 square feet of the existing home and to construct an approximately 2,222-square-foot two-story addition, an approximately 833-square-foot non-habitable basement, and an approximately 950-square-foot detached garage; and (2) variances from the Municipal Code to: (a) increase the floor area ratio (FAR) from 40 percent to 45 percent; (b) reduce the right (south) side yard setback from 5 feet to the existing 3.85 feet; and (c) increase the height of the garage from 15 feet to 20.5 feet at the property located at 4546 Second Street. Zoning for the property is R-1-6,500 (Single-Family Residential) District.

This item is continued to the June 28, 2006 meeting.

c. PUD-51, Generations Healthcare, Inc.

Application for PUD rezoning of a 0.49-acre open area from P (Public and Institutional) District to PUD-MDR (Planned Unit Development – Medium Density Residential) District and for development plan approval for a two-lot single-family residential project to be located in the front of the existing convalescent facility located at 300 Neal Street.

Also consider a 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

10. COMMUNICATIONS

11. REFERRALS

12. MATTERS FOR COMMISSION'S INFORMATION

13. ADJOURNMENT