



PLANNING COMMISSION AGENDA

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

**Wednesday, May 24, 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-2006-27

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.

There are no Consent Calendar items for this meeting.

6. PUBLIC HEARINGS AND OTHER MATTERS**a. Conservation and Open Space Element of the General Plan**

Review and provide comment on a Draft Conservation and Open Space Element of the General Plan.

b. PUD-54, Threehand, LP/Reznick Property

Application for Planned Unit Development (PUD) development plan approval to subdivide an approximately 20-acre site into eight-lots, consisting of seven single-family lots for custom homes and one lot for a City water tank. The property is located at 5 Windy Oaks Drive (formerly 1680 Vineyard Avenue) in the Vineyard Avenue Corridor Specific Plan Area and is zoned PUD-HR/OS (Planned Unit Development - Hillside Residential/Open Space) District.

This item was continued from the May 10, 2006 meeting.

c. PDR-520/PCUP-162, City of Pleasanton

Application for: (1) design review approval for a City water tank to be constructed on a portion of a 20-acre site located at 5 Windy Oaks Drive (formerly 1680 Vineyard Avenue) in the Vineyard Avenue Corridor Specific Plan Area; and (2) conditional use permit approval to allow the temporary stockpiling of approximately 7,000 cubic yards of excess soil from the City water tank project on the upper portions of 5 Windy Oaks Drive. Zoning for the property is PUD-HR/OS (Planned Unit Development – Hillside Residential/Open Space) District.

This item was continued from the May 10, 2006 meeting.

d. PDR-529 and PUD-81-25-7M, Regency Centers (Don MacKenzie and Pete Knoedler)

Work session to review and receive comment on an application for a PUD major modification and design review approval to allow the construction of a Home Depot store and garden center, three multi-tenant retail buildings, one drive-through restaurant/retail building, and a Long's Drugs with one drive-through lane, totaling approximately 193,481 square feet in floor area, on a vacant 14.7-acre site located on the southeast corner of Stanley Boulevard and Bernal Avenue in the Stanley Business Park. Zoning for the property is PUD-C (Planned Unit Development – Commercial) 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

10. COMMUNICATIONS**11. REFERRALS****12. MATTERS FOR COMMISSION'S INFORMATION****13. ADJOURNMENT**