



# PLANNING COMMISSION AGENDA

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

**Wednesday, January 23, 2013  
7:00 p.m.**

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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 Division 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 ten minutes.
- The Chair then calls on anyone desiring to speak on the item. Speakers are requested to state their names for the public record and to keep their testimony to no more than five minutes each, with minimum repetition of points made by previous speakers and by being as brief as possible in making their testimony.
- Following public testimony, the applicant will be given the opportunity to respond to issues raised by the public. The response should be limited to five minutes.

The public hearing will then be closed. The Planning Commissioners then discuss among themselves the application under consideration and act on the item. Planning Commission actions may be appealed to the City Council. Appeals must be filed with the City Clerk's Office within 15 days of the Planning Commission's action.

The Planning Commission Chair may enforce other rules as may further the fair and efficient running of the meeting, such as reducing the amount of testimony time allotted to the applicant and all those who wish to speak when the meeting agenda is lengthy or when there are numerous speakers for any specific item. The audience is requested to respect and extend courtesy to all those wishing to testify on all cases by being quiet while others are speaking.

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Next Resolution No. is PC-2013-04

## 1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

**2. APPROVAL OF MINUTES**

a. [December 12, 2012](#)

b. [January 9, 2013](#)

**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 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. [P12-1788, Bruce Luther, Santa Rita Tow](#)

Application for a Conditional Use Permit to operate a towing company with indoor and outdoor vehicle storage at 3862 Old Santa Rita. Zoning for the property is PUD-C-S (Planned Unit Development – Commercial Service) District.

b. [P12-1818, Bruce Luther, Santa Rita Auto Sales and Service](#)

Application for a Conditional Use Permit to operate an auto repair shop and a used car sales business at 3878 Old Santa Rita. Zoning for the property is PUD-C-S (Planned Unit Development – Commercial Service) District.

**6. PUBLIC HEARINGS AND OTHER MATTERS**

a. [P12-1796, City of Pleasanton](#)

Application to amend Title 18 of the Pleasanton Municipal Code by adding a new Chapter 18.70, Ridgeline and Hillside Protection and Preservation, with development standards and review procedures for commercial and residential developments in the hillside areas of the City.

[SR; ExhA-DraftAmend](#)      [ExhB-11/27/12CCSR; ExhC-11/27/12CCMin](#)  
[ExhD-ImpactAnalysis](#)      [ExhE-5/20/08, 6/26/08, 6/17/08CCMin](#)  
[ExhF-PMC 18.76, 18.68, 18.78; ExhG-AppendJ](#)

b. [P12-1786, City of Pleasanton](#)

Application to amend various chapters of Title 18 of the Pleasanton Municipal Code to comply with California Government Code Sections 65583 and 65589.5 and with the 2012 Pleasanton Housing Element pertaining to emergency homeless shelters and supportive and transitional housing.

[SR; ExhA-CodeAmend](#)      [ExhI-HCDMemo](#)  
[ExhB-CA Ref; ExhC- PleasHE; ExhD-EastACExcpt; ExhEFG-Maps;ExhH-Ltr](#)

- c. **P12-1785, City of Pleasanton**  
Application to amend various chapters of Title 18 of the Pleasanton Municipal Code to comply with California Health and Safety Code Sections 17021.5 and 17021.6 with respect to housing for agricultural employees.
  - d. **P13-0005, City of Pleasanton**  
Application to amend Title 18 of the Pleasanton Municipal Code by adding a new Chapter 18.86, Reasonable Accommodation, to comply with fair housing laws regarding requests for reasonable accommodation.
7. **MATTERS INITIATED BY COMMISSION MEMBERS**
8. **MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION**
- a. **Future Planning Calendar**
  - b. **Actions of the City Council**
  - c. **Actions of the Zoning Administrator**
  - d. **Matters for Commission's Information**
  - e. **Selection of Planning Commissioner Liaison/Vice Chair for the Bicycle, Pedestrian, and Trails Committee (BPTC)**
9. **ADJOURNMENT**

**Notice**

Any documents that were provided to the Planning Commission after the Agenda packet was distributed are available for public review during normal business hours at the Planning Division located at 200 Old Bernal Avenue, Pleasanton.

**Accessible Public Meetings**

The City of Pleasanton will provide special assistance for citizens with disability to participate in public meetings upon reasonable advance notice. If you need an auxiliary hearing aid, sign language assistance, or other accommodation, please contact the following staff at least two working days before the meeting date: Maria L. Hoey, Office Manager, (925) 931-5602; [mhoey@cityofpleasantonca.gov](mailto:mhoey@cityofpleasantonca.gov); or Christina Morales, Senior Office Assistant, (925) 931-5603; [cmorales@cityofpleasantonca.gov](mailto:cmorales@cityofpleasantonca.gov)