



# PLANNING COMMISSION AGENDA

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

**Wednesday, February 13, 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-2013-08

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

**2. APPROVAL OF MINUTES****a. January 23, 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. P12-1716, P13-0007, Callison Architects/J.P. Morgan Chase**

Applications for Design Review approval to demolish the Santa Rita Junction Shopping Center buildings totaling approximately 11,591 square feet and construct an approximately 3,431-square-foot single-story financial institution building with a detached 24-hour one-lane drive-through; and for Sign Design Review approval for building and ground-mounted signs for J.P. Morgan Chase located at 3506 and 3510 Old Santa Rita Road. Zoning for the property is Central-Commercial (C-C) District.

**SR; ExhA-COAs; ExhC-TreeRpt; ExhD-Maps  
ExhB-Plans; Specs; Studies**

**6. PUBLIC HEARINGS AND OTHER MATTERS**

*Continued from the January 23, 2013 Meeting:*

**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.

*January 23, 2013 Staff Report & Exhibits:*

**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**

*February 13, 2013 Staff Report & Exhibits:*

**Staff Memo; ExhA-DraftAmends**

**b. 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.

**New Item:****c. Consideration of Recommendation of Planning Items for the 2013 City Council Priorities****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****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)