



PLANNING COMMISSION AGENDA

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

**Wednesday, May 22, 2013
7:00 p.m.**

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.

Next Resolution No. is PC-2013-25

- 1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL**
- 2. APPROVAL OF MINUTES**
 - a. May 8, 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. P13-0455, Team Glass

Application for a Conditional Use Permit to operate a warehouse for a glass-installation business at 2134 Rheem Drive, Suite 200. Zoning for the property is PUD-I (Planned Unit Industrial) District.

b. P13-0218, Beverly Kuo, Tri-Valley Chinese Bible Church

Application for a modification to an approved Conditional Use Permit to operate a summer school program at the approved State-registered Heritage School located within the existing building at the Tri-Valley Chinese Bible Church located at 1055 Serpentine Lane. Zoning for the property is PUD-I (Planned Unit Development – Industrial) District.

6. PUBLIC HEARINGS AND OTHER MATTERS

a. P13-1858, City of Pleasanton, East Pleasanton Specific Plan

Project update and discussion of four working draft specific plan alternatives for an approximately 1,100 acre area east of Martin Avenue and Valley Avenue, north of Stanley Boulevard, and south of Arroyo Mocho. Zoning for the approximately 235 acres of this property that is within the City of Pleasanton is P (Public and Institutional) and I-G-40 (General Industrial, 40,000 square foot minimum lot size).

SR&ExhB-HC Comments; ExhC-P&R Comments; ExhD-Maps; ExhE-PubComnt ExhA-EPSP WkgDrftAlternatives

b. PUD-96, Pleasanton Gateway, LLC, Commons at Gateway Residential

Work Session to review and receive comments on an application for a Planned Unit Development (PUD) Development Plan to construct 210 apartment units, 97 single-family detached units, and related site improvements on an approximately 26.72-acre site located at 1600 Valley Avenue (south of the Pleasanton Gateway Shopping Center). Zoning for the property is PUD-HDR and MDR (Planned Unit Development-High Density Residential and Medium Density Residential) District.

SR&ExhA-Topics

ExhB-Plans

ExhC-HsgSites DevtStds&Guideln

ExhD-Ord2031&Ord2048; ExhE-PMC18.88.030A; ExhF-Maps; ExhG-PubComnt

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 one Commissioner to replace Commissioner Blank on the Historic Preservation Task Force**
 - f. **Selection of one Commissioner to replace Commissioner Narum on the East Pleasanton Specific Plan Task Force**
 - g. [Selection of two Commissioners to replace Commissioners Blank and Narum on the Heritage Tree Board of Appeals for 2013-2014](#)
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; or Christina Morales, Senior Office Assistant, (925) 931-5603; cmorales@cityofpleasantonca.gov