

City Council Chamber
200 Old Bernal Avenue, Pleasanton, CA 94566

DRAFT

Wednesday, October 9, 2013

CALL TO ORDER

The Planning Commission Meeting of October 9, 2013, was called to order at 7:00 p.m. by Chair Pearce.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by the Commission.

1. ROLL CALL

Staff Members Present: Brian Dolan, Director of Community Development; Steve Otto, Acting Planning Manager; Julie Harryman, Assistant City Attorney; Marion Pavan, Associate Planner; and Maria L. Hoey, Recording Secretary

Commissioners Present: Commissioners Nancy Allen, Greg O'Connor, Arne Olson, Jennifer Pearce, Mark Posson, and Herb Ritter

Commissioners Absent: None

2. APPROVAL OF MINUTES

a. September 11, 2013

Commissioner O'Connor referred to the last sentence of the third paragraph on page 5: "He noted that there appears to be a mix-up and that Buildings A and B are not all four stories." and stated that he does not recall making that statement. He requested staff to check the tape recording and make the corresponding corrections.

Commissioner O'Connor also referred to the sentence in the fifth paragraph and requested that it be modified to read as follows: "Commissioner O'Connor suggested that Building A be all four stories and move five units to from the back where there are only seven units."

Commissioner O'Connor then referred to the second sentence of the last paragraph on page 20 and stated that he knows he did not say "two-story pool" and requested that the sentence be struck.

Commissioner Allen requested that the first sentence of the last paragraph on page 23 be modified to read as follows: "Commissioner Allen stated that she was fine with it ~~but~~ and that she does not fully support staff's recommendation on the four items on this discussion item."

Commissioner Ritter moved to approve the Minutes of the September 11, 2013 meeting, as amended.

Commissioner Allen seconded the motion.

ROLL CALL VOTE:

AYES: Commissioners Allen, O'Connor, Olson, Pearce, and Ritter.

NOES: None.

ABSTAIN: None.

RECUSED: None.

ABSENT: None.

The Minutes of the September 11, 2013 Meeting were approved as amended.

b. September 25, 2013

Commissioner Posson requested that the last word of the ninth paragraph on page 11 be changed from "area" to "are."

Commissioner Posson also requested that the first two sentences of the second paragraph on page 13 be modified to read as follows: "...he thinks that if the Commission does not find this to be an acceptable proposal, then moving to a PUD.... With respect to the 24-hour convenience store, he noted that there are other operations within the City that are very similar to a this 24-hour operation; however...."

Chair Pearce requested that the first full sentence on page 17 be modified to read as follows: "She indicated that she has driven in and out of that shopping center a lot, and making that flip around ~~to take~~ after taking a right out of the shopping center is challenging at best."

Chair Pearce also requested that the last sentence of the first full paragraph on page 17 be modified to read as follows: "She added that if Phil ~~Black~~ Blank were around, he would say...."

Chair Pearce then noted that “Commissioner Posson Ritter” is referred to in the first sentence of the fourth full paragraph on page 39. She stated that she does not know who made that statement, and Commissioner Posson indicated that he did. Chair Pearce requested that the correction be made.

Finally, Chair Pearce asked Mr. Dolan if he actually said “this sort of imaginary level of confidence...,” and Mr. Dolan confirmed that he did.

Commissioner Allen requested that the first sentence of the last paragraph on page 15 be modified to read as follows: “Regarding the building design, Commissioner Allen noted...the building design did not really fit the character of that shopping center.”

Commissioner Allen also requested that the third and fourth sentences of the third full paragraph on page 38 be modified to read as follows: She indicated that she just wants to confirm her understanding that for every house housing unit that is reduced against the 1,759 total units, ~~there will be creative financing options or tighter assumptions that might not be as conservative. She noted that the other side might get some costs that are not expected but it would save~~ about ten trips a day for a single-family home, and six trips a day for a multi-family home would be saved.”

Commissioner Ritter requested that the sentence in the tenth paragraph on page 11 be modified to read as follows: “Commissioner Ritter noted that WalMart closes at 11:00 p.m. and inquired ...if all any of the convenience stores operated and sell alcohol after 11:00 p.m.”

**Commissioner Allen moved to approve the Minutes of the September 11, 2013 meeting, as amended.
Commissioner O’Connor seconded the motion.**

ROLL CALL VOTE:

**AYES: Commissioners Allen, O’Connor, Pearce, Posson, and Ritter.
NOES: None.
ABSTAIN: Commissioner Olson.
RECUSED: None.
ABSENT: None.**

The Minutes of the September 25, 2013 Meeting were approved as amended.

3. MEETING OPEN FOR ANY MEMBER OF THE AUDIENCE TO ADDRESS THE PLANNING COMMISSION ON ANY ITEM WHICH IS NOT ALREADY ON THE AGENDA

There were no member of the audience wishing to address the Commission.

4. REVISIONS AND OMISSIONS TO THE AGENDA

Steve Otto advised that there were no revisions or 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. **P13-2191, Hacienda Owners Association, James Paxson**
Application for a modification to the Development Agreements for several properties in Hacienda Phase I and Phase II to extend the Development Agreements by five-years from 2013 to 2018. The subject properties are located at 5901 and 6001 Gibraltar Drive, 4225 and 4300 Hacienda Drive, 5800 and 5805 Owens Drive, 4501 Rosewood Drive, and 4747 Willow Road, and are zoned PUD-I/C-O (Planned Unit Development-Industrial/Commercial-Office) or PUD-MU (Planned Unit Development-Mixed Use) District.

Commissioner O'Connor moved to recommend to the City Council that it find that the General Plan Environmental Impact Report (EIR) and the Supplemental EIR (and associated findings and Statement of Overriding Considerations) provide adequate California Environmental Quality Act (CEQA) analysis for the extension and that it approve this extension of the Development Agreements as set forth in Exhibit A.

Commissioner Allen seconded the motion.

ROLL CALL VOTE:

AYES: Commissioners Allen, O'Connor, Olson, Pearce, and Ritter.
NOES: None.
ABSTAIN: None.
RECUSED: None.
ABSENT: None.

Resolution No. PC-2013-47 recommending approval of Case P13-2191 was entered and adopted as motioned.

6. PUBLIC HEARINGS AND OTHER MATTERS

There were no Public Hearing and Other Matters items for consideration.

7. MATTERS INITIATED BY COMMISSION MEMBERS

No discussion was held or action taken.

8. MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

a. Future Planning Calendar

No discussion was held or action taken.

b. Actions of the City Council

No discussion was held or action taken.

c. Actions of the Zoning Administrator

No discussion was held or action taken.

d. Matters for Commission's Information

No discussion was held or action taken.

9. ADJOURNMENT

Chair Pearce adjourned the Planning Commission meeting at 7:10 p.m.

Respectfully,

JANICE STERN
Secretary