



PLANNING COMMISSION MEETING MINUTES

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

APPROVED

Wednesday, June 27, 2012

(Staff has reviewed the proposed changes against the recorded proceedings and confirms that these Minutes are accurate.)

CALL TO ORDER

The Planning Commission Meeting of June 27, 2012, was called to order at 7:00 p.m. by Acting Chair Phil Blank.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was led by Acting Chair Jennifer Pearce.

1. ROLL CALL

Staff Members Present: Janice Stern, Planning Manager; Julie Harryman, Assistant City Attorney; Steve Otto, Senior Planner; Rosalind Rondash, Associate Planner; and Maria L. Hoey, Recording Secretary

Commissioners Present: Commissioners Kathy Narum, Greg O'Connor, Arne Olson, and Jennifer Pearce

Commissioners Absent: Commissioners Phil Blank and Jerry Pentin

2. APPROVAL OF MINUTES

a. June 13, 2012

Commissioner O'Connor moved to approve the Minutes of June 13, 2012. Commissioner Olson seconded the motion.

ROLL CALL VOTE:

AYES: Commissioners O'Connor, Olson, and Pearce
NOES: None
ABSTAIN: Commissioner Narum
RECUSED: None
ABSENT: Commissioners Blank and Pentin

The Minutes of the June 13, 2012 were approved, as submitted.

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 members of the audience wishing to address the Planning Commission.

4. REVISIONS TO THE AGENDA

Janice Stern advised that there were no revisions to the Agenda.

5. CONSENT CALENDAR

- a. P12-0774, Shape Up! Boot Camp and Fitness
Application for a Conditional Use Permit to operate a gymnasium/fitness instruction facility in an existing tenant space located at 1257 Quarry Lane, Suite 115. Zoning for the property is PUD-I (Planned Unit Development – Industrial) District.**

Commissioner Narum noted that in staff's email to the applicant, Exhibit C, there was a question about the traffic fee but that she did not see any reference to it in the staff report.

Ms. Stern explained that staff does not discuss traffic fees in Planning Commission staff reports because it is an ordinance issue that applicants need to pay. She noted that there is an appeal system in place wherein the applicant can appeal, generally first to staff and then to the City Council. She added that this is not usually something that the Planning Commission deals with.

Commissioner Narum inquired if the traffic fee for this application is consistent with the other applications of this nature in Valley Business Park

Ms. Stern said yes. She stated that the fees are based on the difference between what was previously calculated for the previous use and what is calculated for the new use. She added that sometimes the fees vary because the previous tenant had paid a larger amount of fees, but the fees are based on the existing use.

Commissioner Olson inquired what the actual dollar amount is for the traffic fee for this application and if it is payable in one lump sum.

Ms. Stern replied that the fee was calculated at around \$12,000, which is generally payable in one lump sum. She explained that the amount is high because of the sessions going on during the peak hour. She added that the applicant could move the time of that session if she wants to avoid the fee.

Commissioner Narum moved to make the Conditional Use Permit findings as listed in the staff report, and approve Case P12-0774, subject to the Conditions of Approval listed in Exhibit A of the staff report, with the revision of Condition No. 9 as stated on the staff memo dated June 27, 2012/
Commissioner Olson seconded the motion.

ROLL CALL VOTE:

AYES: Commissioners Narum, O'Connor, Olson, and Pearce
NOES: None
ABSTAIN: None
RECUSED: None
ABSENT: Commissioner Blank and Pentin

Resolution No. PC-2012-29 approving Case P12-0774 was entered and adopted as motioned.

6. PUBLIC HEARING AND OTHER MATTERS

There were no items for discussion.

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

Commissioner Narum advised that the Downtown Hospitality Guidelines Task Force has completed its work with a 6-5 vote to adopt the final product. She noted that there obviously was disagreement and that she voted *no*, which she will explain when the matter comes before the Commission. She stated that it will be interesting because of all the task forces she has served on, and there have been a lot, she has never been on one that ended up this divided. She noted, though, that the Task Force did get its work done, six months late and divided, but done.

Acting Chair Pearce advised that the Historical Preservation Task Force is on hiatus this summer while it awaits the contract study due at the end of July. She stated that the Task Force will start meeting again in September.

9. ADJOURNMENT

Vice Chair Blank adjourned the Planning Commission meeting at 7:05 p.m.

Respectfully,

JANICE STERN
Secretary