



PLANNING COMMISSION AGENDA

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

**Wednesday, March 13, 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-2013-12

1. **CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL**
2. **APPROVAL OF MINUTES**
 - a. **February 27, 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. Tract 7975, Mike Carey

Application for Vesting Tentative Map approval to subdivide an approximately 13,161-square-foot lot located at 4238 First Street into five single-family home lots (approved under PUD-64). Zoning for the property is PUD-HDR (Planned Unit Development High Density Residential) District.

SR; ExhA-COAs; ExhBC-Map/Plan ExhD-Ord1971; ExhEF-10/10/07 PCSR&Min ExhGH-2/5/08 CCSR&Min; ExhIJ-Ltrs; ExhK-Maps;ExhL-Email

b. P12-1820, Stoneridge Properties, LLC (Simon Property Group)

Application to amend the Development Agreement and Sewer Agreement for an additional five years regarding an approximately 362,790 square foot expansion to the Stoneridge Shopping Center located at 1-1700 Stoneridge Mall Road. Zoning for the property is the CR(M) – (Regional Commercial – Mall) - District.

This item has been continued to the April 10, 2013 Planning Commission meeting.

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.

Staff Report & Exh A-Draft CodeAmends ExhB-2/13/13 PC Min; ExhC-Comments

b. P12-1797, Rina Morningstar, Colliers International

Application for Sign Design Review approval to amend the Master Sign Program for the Pleasanton Gateway shopping center to add three tenant signs to the west side of the Shops #8 building located at 6786 Bernal Avenue (northwest corner of Bernal Avenue and the northbound I-680 off-ramp). Zoning for the property is PUD-C (Planned Unit Development – Commercial) District.

This item has been continued to the March 27, 2013 Planning Commission meeting.

- c. **P12-1791, Rajitha Sumanasekera, Little Flowers Montessori, Appellant**
 Appeal of the Zoning Administrator’s denial of an application for Sign Design Review to retain a non-approved but already installed non-illuminated wall-mounted sign at 3550 Bernal Avenue, Suite 110. Zoning for the property is PUD-C-N (Planned Unit Development – Neighborhood-Commercial) District.

New Item:

- d. **PUD-85-08-01D-04M , Mark English, Pleasant Partners, LLC. – California Center**
 Application for a PUD major modification and development plan to construct 305 apartment units, two retail buildings totaling approximately 7,520 square feet, new surface parking and a parking garage to serve the existing office uses, and related site improvements at the California Center property located at 4400-4460 Rosewood Drive. Zoning for the property is Planned Unit Development – High Density Residential (PUD-HDR) and Planned Unit Development – Industrial/Commercial-Office (PUD-I/C-O).

This item has been continued to the March 27, 2013 Planning Commission meeting.

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. **Recommendation of Planning Items for the 2013 City Council Priorities**

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