



PLANNING COMMISSION AGENDA

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

**Wednesday, June 24, 2009
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.
- 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.

Because meetings are frequently lengthy, the Planning Commission may enforce such other rules as may further the fair and efficient running of the meeting, allowing all those who wish to do so the opportunity to provide input at a reasonable time for each item on the agenda. Courtesy to all those wishing to testify on all cases can be shown by being quiet while others are speaking and by being as brief as possible in making your testimony.

Next Resolution No. is PC-2009-17

1. **CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL**
2. **APPROVAL OF MINUTES**
 - a. **May 13, 2009**

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 AND 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. **PRZ-27, City of Pleasanton** (Continued to July 8, 2009)
Review and consideration of amendments to Sections 18.20.010 and 18.84.090, and various related sections of the Pleasanton Municipal Code regarding fencing.
- b. **PRZ-41, City of Pleasanton** (Continued to July 8, 2009)
Review and consideration of amendments to Section 18.68 and various related sections of the Pleasanton Municipal Code regarding the PUD Planned Unit Development District.
- c. **PRZ-43, City of Pleasanton**
Review and consideration of amendments to Section 18.44 and various related sections of the Pleasanton Municipal Code regarding massage establishment.

6. **PUBLIC HEARINGS AND OTHER MATTERS**

- a. **PUD-57, Hendrick Automotive Group**
Application for Planned Unit Development (PUD) development plan approval to establish allowed uses and the construction of six buildings (for auto sales, service, rental, etc.) and three car wash buildings totaling approximately ±291,750 square feet and related improvements on ±37 acres located at the southwest intersection of I-580 and El Charro Road (Staples Ranch).
 - **Exhibit A**, Draft Project-Specific Conditions of Approval
 - **Exhibit A**, Draft General Conditions of Approval
 - **Exhibit A**, Draft Conditions of Approval – Appendix 1
 - **Exhibit B**, Green Points List; Project Narrative; Tree Replacement Plan; and TSM Plan
 - **Exhibit C**, Meeting Notes from Joint Planning Commission and City Council Workshop, November 8, 2007
 - **Exhibit D**, Neighborhood Meeting Notes Dates March 21, 2007 PUD-57
 - **Exhibit E**, Final Stoneridge Drive Specific Plan Amendment/Staples Ranch, February 2009
 - **Exhibit F**, Final Environmental Impact Report for the Stoneridge Drive Specific Plan Amendment/Staples Ranch Project
 - **Exhibit G**, Correspondence PUD-57

b. PUD-68, Continuing Life Communities

Application for Planned Unit Development (PUD) Development Plan to establish allowed uses and the construction of a senior care community totaling ±1,079,150 square feet and related site improvements on ±46 acres located at the southwest intersection of I-580 and El Charro Road (Staples Ranch).

- Exhibit A, Draft Project-Specific Conditions of Approval
- Exhibit A, Draft General Conditions of Approval
- Exhibit A, Draft Conditions of Approval – Appendix 1
- Exhibit B, Green Point Checklist PUD-68
- Exhibit C, Meeting Notes from Joint Planning Commission and City Council Workshop Dated November 8, 2007
- Exhibit D, Neighborhood Meeting Notes Dated March 21, 2007 PUD-88
- Exhibit E, Final Stoneridge Drive Specific Plan Amendment/Staples Ranch, February 2009
- Exhibit F, Housing Commission Meeting Minutes Dated March 20, 2008 PUD-68
- Exhibit G, Final Environmental Impact Report for the Stoneridge Drive Specific Plan Amendment/Staples Ranch Project
- Exhibit H, Impartial Analysis of Measures PP and QQ
- Exhibit I, Affordable Housing Needs Staff Report, April 4, 2006
- Exhibit J, Correspondence PUD-68

c. Staples Ranch Project Development Agreement

Review of a proposed Development Agreement for the proposed 124-acre Staples Ranch development located southwest of I-580 at El Charro Road.

- Exhibit A, Development Agreement by and Between City of Pleasanton and The Alameda County Surplus Property Authority

7. MATTERS INITIATED BY COMMISSION MEMBERS

8. MATTERS FOR COMMISSION'S REVIEW/ACTION

- a. Future Planning Calendar
- b. Actions of the City Council
- c. Actions of the Zoning Administrator

9. COMMUNICATIONS

10. REFERRALS

11. MATTERS FOR COMMISSION'S INFORMATION

- a. Brief report on conferences, seminars, and meetings attended by Commission Members

12. ADJOURNMENT

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