



# PLANNING COMMISSION REGULAR MEETING AGENDA

Wednesday, October 22, 2025  
7 p.m.

City Council Chamber  
200 Old Bernal Avenue  
Pleasanton, CA 94566

The meeting will be held at the City Council Chambers at 200 Old Bernal Ave and will be broadcast live at <https://www.youtube.com/user/TheCityofPleasanton>.

**Public participation:** It is requested that members of the public wishing to address the Planning Commission submit a speaker card. When public comment is opened on an agenda item, individuals may speak once per agenda item.

**In Person at the City Council Chambers:** Submit a physical speaker card to the Recording Secretary at the meeting. When your name is called, please provide comment at the podium.

## 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 present, 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 three 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 courtesies to all those wishing to testify on all cases by being quiet while others are speaking.

### **Notice**

Under Government Code §54957.5, any writings/documents regarding an item on this agenda provided to a majority of the Planning Commission after distribution of the agenda packet will be available for public inspection at City Hall in the Planning Division, 200 Old Bernal Avenue, Pleasanton.

### **Accessible Public Meetings**

The City of Pleasanton can provide special assistance for persons with disabilities to participate in public meetings. To make a request for a disability-related modification or accommodation (e.g., an assistive listening device), please contact Eric Luchini, Acting Planning Manager, by phone at 925-931-5612 or by email at [eluchini@cityofpleasantonca.gov](mailto:eluchini@cityofpleasantonca.gov) at the earliest possible time. If you need sign language assistance, please provide at least two working days' notice prior to the meeting date.

**CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL****AGENDA AMENDMENTS**

**CONSENT CALENDAR** - *Consent Calendar items are considered routine and will be enacted 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.*

1. Actions of the Zoning Administrator
2. Actions of the City Council
3. Approve the minutes of September 10, 2025
4. **PUD-54-01M & P25-0294, Tony and Linda Brunetti, Winding Oaks Drive** - Applications to amend the Vineyard Avenue Corridor Specific Plan to allow the installation of gates on private drives at the discretion of the Community and Economic Development Director or their designee, and application for a Planned Unit Development Major Modification to PUD-54's approved development plan to install an electric gate at the entrance to Winding Oaks Drive. The project is within the scope of the Vineyard Avenue Corridor Specific Plan Environmental Impact Report (EIR). No additional environmental review is required under the California Environmental Quality Act (CEQA) Section 15162 because no substantial changes to the PUD are proposed, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and no new information of substantial importance shows that the project will have one or more significant effects not discussed in the previous EIR.
5. **P24-0596 & Tract 8724, Trumark Homes , 0 Vineyard Avenue** - Private Street Names for P24-0596 and Amendment to Vesting Tentative Tract Map 8724, 0 Vineyard Avenue, APN: 946-461-900-1. Environmental review was conducted for the proposed 27-lot project, in the form of a Section 15183 Consistency Checklist under the California Environmental Quality Act (CEQA). The proposed amendment to Vesting Tentative Tract Map 8724 to include private street names is within the scope of the project previously analyzed, and no further CEQA review is required. The minor amendment is also not a project under CEQA.

**MEETING OPEN TO THE PUBLIC**

6. Public Comment from the audience regarding items not listed on the agenda – *Speakers are encouraged to limit comments to 3 minutes*

**PUBLIC HEARINGS AND OTHER MATTERS**

7. **P25-0352, City Wide, City Initiated Pleasanton Municipal Code Amendments** - Consider and provide a recommendation to City Council for proposed amendments to Chapters 18.12, 18.20, 18.22, 18.68, 18.103, 18.104, 18.105, 18.110, 18.116, 18.124, 18.128, 18.132, and 18.144 of the Pleasanton Municipal Code to implement modifications to Design Review, noticing, appeals, and other process streamlining. The proposed code amendments are statutorily exempt from the provisions of the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Sections 15061(b)(3).

8. **BART Concept Plan Update** - Receive a report and provide feedback regarding the site re-use options as part of the BART Concept Plan project for the properties located at the Dublin/Pleasanton BART Station (5835 and 5859 Owens Drive).

**MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION**

9. Reports from Meetings Attended (e.g., Committee, Task Force, etc.)
10. Future Planning Calendar

**MATTERS INITIATED BY COMMISSION MEMBERS**

**ADJOURNMENT**