



PLANNING COMMISSION REGULAR MEETING AGENDA

Wednesday, December 10, 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 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 November 12, 2025

MEETING OPEN TO THE PUBLIC

4. 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

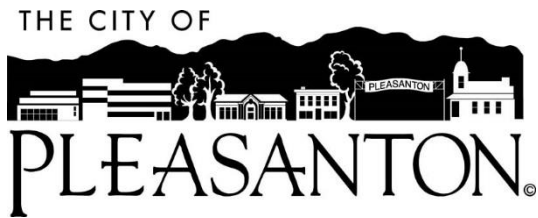
5. **Study Session to Provide Comment on the Draft Environmental Impact Report (DEIR) for Hidden Canyon Residences and Preserve Project** - Applications for Annexation (P18-0078), General Plan Amendments (P18-0079), Planned Unit Development (PUD) Rezoning (P18-0081) and Development Plan (PUD-130), and Tentative Tract Map (Tract 8569) for the properties located in unincorporated Alameda County adjacent to the northwestern portion of the City of Pleasanton, south of Dublin Canyon Road. The project site consists of five Assessor's Parcel Numbers (APNs) 941-2500-002, 941-2500-003, 941-2600-002-6, and 941-2700-2, as well as the Oak Hills Congregation Church Site (APN 941-2700-1). The proposed project includes constructing 28 new detached single-family residential units and associated park and roadway improvements.

MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

6. Adoption of Planning Commission Schedule of Regular Meeting Dates 2026
7. Appointment of Planning Commission Chair and Vice Chair for 2026
8. Appointment of Sub-Committee Representatives for 2026
9. Reports from Meetings Attended (e.g., Committee, Task Force, etc.)
10. Future Planning Calendar

MATTERS INITIATED BY COMMISSION MEMBERS

ADJOURNMENT



**Planning Commission
Agenda Report**

December 10, 2025
Item 1

SUBJECT: Actions of the Zoning Administrator

PUD-85-15-22M, Helping Hands

Application for a lot-specific Planned Unit Development (PUD) modification to allow the construction of accessory structures and improvements outside the approved building envelope at 1904 Toyon Court.

Approved. Appeal period expires December 17, 2025. (*Jenny Soo 931-5615*)

P25-0673, St. Augustine Church

Application for Sign Design Review to install a monument sign for St. Augustine's Church at 3999 Bernal Avenue.

Approved. Appeal period expires December 17, 2025. (*Emily Carroll 931-5608*)

SUBJECT: Actions of the City Council

November 18, 2025

Consent:

Actions of the Zoning Administrator and Planning Commission

Council approved the item, except for the Planning Commission action regarding case no. P23-0563, which was pulled from the Consent Calendar to be heard at a future meeting.

Review modifications to the installed monument sign and proposed canopy, and adopt a resolution upholding the Zoning Administrator's approval of a Sign Design Review Application (P24-0731) to install new monument, wall, canopy, and pump signage as part of a gas station rebranding for Gulf Gas Station located at 4212 First Street with modifications to the previously approved monument sign

Council pulled the item from the Consent Calendar.

Public Hearings:

Receive a report on the Dublin/Pleasanton BART Station Concept Plan and provide direction on preliminary site re-use options

Council received the report and provided direction, as recommended.

Pulled from Consent - Review modifications to the installed monument sign and proposed canopy, and adopt a resolution upholding the Zoning Administrator's approval of a Sign Design Review Application (P24-0731) to install new monument, wall, canopy, and pump signage as part of a gas station rebranding for Gulf Gas Station located at 4212 First Street with modifications to the previously approved monument sign

Council approved the hearing item, as recommended.

December 2, 2025

Consent:

Actions of the Zoning Administrator and Planning Commission

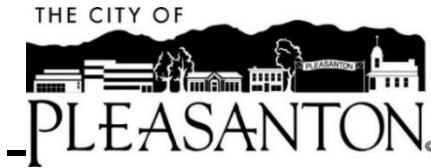
Adopt a resolution amending the Vineyard Avenue Corridor Specific Plan to allow the installation of gates on private drives under specified circumstances; and introduce an ordinance to modify Planned Unit Development 54 to install an electric gate at the entrance to Winding Oaks Drive, including findings of conformance to the Vineyard Area Corridor Specific Plan Environmental Impact Report under CEQA Guidelines Section 15162

Council approved the Consent Calendar, as recommended.

Public Hearings:

Introduce an Ordinance amending Chapter 18 Zoning of the Pleasanton Municipal Code (PMC) and finding that such amendments are exempt from the California Environmental Quality Act (CEQA) under Guidelines Section 15061(b)(3) (common sense exemption) and amending Chapters 18.08, 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 PMC to implement modifications to Design Review, noticing, appeals, and other process streamlining, and rescinding City Council Resolution No. 91-132, as filed under case number P25-0352

Council approved the hearing item with a modification to retain the existing 1,000-foot noticing radii, except for Mailed Project Notification, for which the Zoning Administrator is the hearing authority pursuant to proposed Pleasanton Municipal Code section 18.12.044, which would have a 300-foot radius.



PLANNING COMMISSION REGULAR MEETING MINUTES

Wednesday, November 12, 2025

CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

Chair Morgan called the regular meeting of the Planning Commission to order at 7:02 p.m. from the City Council Chambers located at 200 Old Bernal Avenue.

Commissioner Jain led the Pledge of Allegiance.

Present: Commissioners Dave Jagoe, Anurag Jain, Vivek Mohan, Brandon Pace, Stephanie Wedge, and Chair Ken Morgan

Absent: None.

AGENDA AMENDMENTS

None.

CONSENT CALENDAR

1. Actions of the Zoning Administrator
Recommendation: Receive the report.
2. Actions of the City Council
Recommendation: Receive the report.
3. Approve the meeting minutes of October 22, 2025
Recommendation: Approve the meeting minutes.

Chair Morgan opened the public comment. There being no speakers, Chair Morgan closed the public comment.

MOTION: It was m/s by Jain/Pace to approve the Consent Calendar, as recommended. Motion passed by the following roll call vote:

Ayes:	Commissioners Jain, Mohan, Pace, Wedge, and Chair Morgan
Noes:	None
Abstain:	None
Absent:	None

MEETING OPEN TO THE PUBLIC

4. Public comment regarding items not listed on the agenda.

Chair Morgan opened the public comment. There being no speakers, Chair Morgan closed the public comment.

PUBLIC HEARING AND OTHER MATTERS

5. P23-0563 & Vesting Tentative Tract Map 8749, Kelley Rutchena, 4400 Black Avenue - Application for Housing Site Compliance Review (P23-0563) pursuant to Senate Bill 330 (SB 330) for the property located at 4400 Black Avenue. The application includes: 1) demolition of an existing commercial building; 2) construction of a residential development consisting of 59 three-story, townhome-style condominium units ranging from approximately 1,446 to 2,224 square feet in size, and seven accessory dwelling units (ADUs), along with related on-site and off-site improvements; 3) approval of Vesting Tentative Tract Map 8749, including the designation of private street names; and 4) approval of an Affordable Housing Agreement (AHA) consistent with the City's inclusionary housing requirements. The proposed project is statutorily exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Assembly Bill 130 (AB 130)

Recommendation: Adopt Resolution No. PC-2025-24 approving the application.

Associate Planner Diego Mora presented the item.

Chair Morgan opened the public comment. Public comments were received from Kelley Rutchena, applicant; Jennifer Bilse; Anthony Davito; Linda Davito; Christine Bachelor; Johanna Yoder; Cathy Gabor; Dawit Seid; Aaron Jensen; and Gary Morris.

Chair Morgan closed the public comment.

MOTION: It was m/s by Pace/Mohan to adopt Resolution No. PC-2025-24, as recommended, including the removal of draft Conditions of Approval Nos. 42 and 43. Motion passed by the following roll call vote:

Ayes:	Commissioners Jain, Mohan, Pace, Wedge, and Chair Morgan
Noes:	None
Abstain:	None
Absent:	None

MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

6. Reports from Meetings Attended (e.g., Committee, Task Force, etc.)

None.

7. Future Planning Calendar

Senior Planner Eric Luchini provided a brief overview of the items listed in the report.

MATTERS INITIATED BY COMMISSION MEMBERS

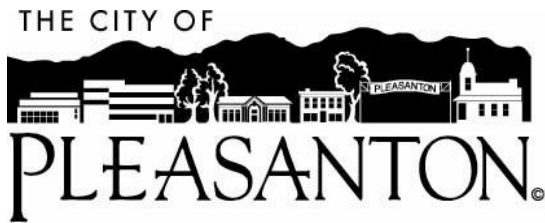
None.

ADJOURNMENT

Chair Morgan adjourned the meeting at 9:13 p.m.

Estela Ramirez, Recording Secretary

DRAFT



Planning Commission Agenda Report

December 10, 2025

Item 5

- SUBJECT:** Hidden Canyon Residences and Preserve Project: Annexation (P18-0078), General Plan Amendments (P18-0079), Planned Unit Development (PUD) Rezoning (P18-0081) and Development Plan (PUD-130), and Tentative Tract Map (Tract 8569)
- APPLICANT:** Ponderosa Homes III, Inc.
- PURPOSE:** Public Comment on the Draft Environmental Impact Report for the Hidden Canyon Residences and Preserve Project
- EXHIBIT:** A. Draft Environmental Impact Report, Hidden Canyon Residences and Preserve, City of Pleasanton, Alameda County, California (State Clearinghouse Number 2019080461)

STAFF RECOMMENDATION

Staff recommends the Planning Commission provide feedback and receive public testimony on the content and adequacy of the analysis of the Draft Environmental Impact Report (DEIR) for the Hidden Canyon Residences and Preserve Project.

EXECUTIVE SUMMARY

In accordance with the requirements of the California Environmental Quality Act (CEQA) a DEIR has been prepared to analyze the environmental impacts of the proposed project for each of the environmental resource areas potentially impacted by the project.

Per CEQA Guidelines Section 15087, a Notice of Availability (NOA) was released on November 21, 2025, informing the public of the start of the 45-day public review and comment period for the DEIR (State Clearinghouse Number 2019080461). This public hearing serves as an opportunity for both commissioners and the public to provide comments and ask clarifying questions on the contents and information as provided in the DEIR. Note that the commissioners and the public will still have an opportunity to ask questions and provide comment until January 5, 2026.

BACKGROUND

Proposed Project

The project developer, Ponderosa Homes III, Inc., has submitted applications for Annexation (P18-0078), General Plan Amendments (P18-0079), Planned Unit Development (PUD) Rezoning (P18-0081), Development Plan (PUD-130), and Tentative Tract Map (Tract 8569) for the properties located in unincorporated Alameda County adjacent to the northwestern portion of the City of Pleasanton, south of Dublin Canyon Road. The project site consists of five

Assessor's Parcel Numbers (APNs) 941-2500-002, 941-2500-003, 941-2600-002-6, and 941-2700-2, as well as the Oak Hills Congregation Church Site (APN 941-2700-1).

The proposed project includes constructing 28 new detached single-family residential units and roadways on approximately 23.89 acres of an approximately 130.98-acre project site, demolition and reconstruction of two existing single-family homes located in the northeastern portion of the development site, dedication of approximately 104.6 acres of public open space, modifications to a portion of Dublin Canyon Road, a new public trailhead to be dedicated to the East Bay Regional Park District (EBRPD) with a restroom, parking, an equestrian staging area, and a new trail providing access to the Pleasanton Ridge EBRPD trail system. Improvements would be made to the frontage and driveway access for the Oak Hills Congregation site in conjunction with development of the residential project. The project includes annexation of a portion of the project site, including the area proposed for development, as well as the existing Oak Hills Congregation Church Site, into the City of Pleasanton.

A more detailed project description, including maps and project plans, is included in Chapter 2, Project Description, of the DEIR (Exhibit A).

Notice of Preparation for the DEIR

The City issued a Notice of Preparation (NOP) on August 22, 2019, stating that it would prepare an Environmental Impact Report (EIR) for the proposed project in compliance with CEQA Guidelines Sections 15082(a), 15103, and 15375. The NOP 30-day review period began on August 19, 2019, and concluded on September 23, 2019. The Planning Division received 10 comments from agencies and interested parties during the public review and comment period. Additionally, the Planning Commission held a public scoping meeting on September 11, 2019, to provide comment and receive public feedback on the scope and content of the EIR.

The Planning Division considered the comments made by the public and state agencies in response to the NOP when preparing this DEIR. The NOP, comments received during the 30-day scoping period, and minutes from the Commission's public scoping session are provided as Appendix A of the DEIR.

DEIR – Summary of Potential Significant Impacts and Mitigation Measures

CEQA requires that governmental agencies must give "major consideration to preventing environmental damage when regulating activities affecting the quality of the environment." An EIR is an informational document used to inform decision makers and the public of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project.

The DEIR analyzed the environmental impacts of the proposed project and has identified that the project would have no significant and unavoidable impacts in all impact areas with the exception of transportation, specifically, impacts related to Vehicle Miles Traveled (VMT). This means that, with the one noted exception, any potential impacts that may have been identified in the analysis can be adequately mitigated so that they are not considered significant impacts on the environment.

Per CEQA Guidelines Section 15370, mitigation refers to:

- a) Avoiding the impact altogether by not taking a certain action or parts of an action.
- b) Minimizing impacts by limiting the degree or magnitude of the action and its implementation.
- c) Rectifying the impact by repairing, rehabilitating, or restoring the impacted environment.
- d) Reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action.
- e) Compensating for the impact by replacing or providing substitute resources or environments, including through permanent protection of such resources in the form of conservation easements.

Chapter 3, Environmental Impact Analysis, of the DEIR includes the analysis for each potentially affected environmental resource, along with proposed mitigation measures where applicable. According to the results of this analysis, the DEIR has identified that the proposed project would result in *less-than-significant impacts or no impact* to the following environmental resources:

- Air Quality;
- Energy;
- Greenhouse Gas Emissions;
- Hydrology and Water Quality;
- Land Use and Planning;
- Noise;
- Public Services;
- Recreation;
- Transportation;
- Utilities and Service Systems.

The DEIR has identified that the proposed project would result in impacts that could be *mitigated to a less-than-significant level* to the following environmental resources:

- Aesthetics, Light, and Glare
- Biological Resources;
- Cultural Resources and Tribal Cultural Resources;
- Geology, Soils, and Seismicity;
- Hazards and Hazardous Materials;
- Wildfire.

The mitigation measures necessary to reduce these impacts to a less than significant level are identified in the applicable chapters for each resource section in Chapter 3 of the DEIR, as well as in Table ES-1: Executive Summary Matrix, in the Executive Summary of the DEIR. These

mitigation measures, as well as any additional measures identified through preparation of the Final Environmental Impact Report (FEIR), will be included in the Mitigation Monitoring and Reporting Program in the FEIR.

The DEIR has identified that the proposed project would result in a significant and unavoidable adverse impact on one transportation impact area because the project would be inconsistent with CEQA Guidelines Section 15064.3(b). This section requires that transportation impacts be evaluated based on VMT, which considers the amount and distance of automobile travel attributed to different types of land use projects.

According to the analysis in the DEIR, while the City has not formally adopted VMT thresholds or a specific methodology for evaluating VMT impacts, the City's Housing Element EIR referenced the Governor's Office of Land Use and Climate Innovation (LCI) approach for evaluating transportation impacts under CEQA. This methodology allows for a presumption of a less-than-significant impact if a development project meets certain screening criteria, such as being located in a low-VMT area or near public transit, which would exempt it from a detailed VMT analysis. The proposed project does not qualify for these screening criteria; therefore, a detailed VMT analysis was performed to determine the proposed project's potential for a significant VMT impact.

The analysis established a significance threshold for VMT, that residential VMT per capita should remain 15 percent below Alameda County's average, and is consistent with the methodologies utilized in the City's Housing Element EIR. The analysis concluded that even with the incorporation of feasible VMT reduction strategies, the project would only achieve a 14 percent reduction in VMT, inconsistent with this threshold. Therefore, because the proposed project would continue to exceed the 15 percent below-average residential VMT per capita threshold for Alameda County, it would result in a significant and unavoidable impact in terms of consistency with CEQA Guidelines Section 15064.3(b).

In order to certify an EIR for a proposed project that would result in any significant and unavoidable impacts, the City must make findings that the benefits of the project outweigh the significant and unavoidable impacts and adopt a Statement of Overriding Considerations prior to approving the project, in accordance with CEQA Guidelines Section 15093. The Statement of Overriding Considerations specifies the reason why the City is certifying the EIR and approving the project, despite the significant and unavoidable impact related to VMT. Additionally, this document discusses why the alternatives analyzed in the DEIR would not achieve either all or part of the project objectives.

DEIR - Project Alternatives

CEQA Guidelines Section 15026.6 requires the EIR examine reasonable alternatives to the project that meet at least some of the project objectives. This analysis considers the level of impact to each environmental resource area resulting from the development scenario analyzed under each alternative. Below is a summary of the project alternatives considered in Section 6, Alternatives to the Proposed Project, in the DEIR.

Alternative 1 – No Build

Under the No Build Alternative (Alternative 1), the proposed project would not be constructed. Instead, it is assumed that under this alternative, existing operations on the project site would continue at the capacity of existing on-site buildings and infrastructure.

Alternative 2 – Existing Zoning

Under the Existing Zoning Alternative (Alternative 2), the project site would be redeveloped with uses allowed by-right for the existing zoning districts on each parcel. This alternative would not include annexation of the project site into the City. As such, permitted development would be subject to the County's zoning code. On the project site, each parcel is allowed to develop one single-family dwelling unit. Additionally, since APN 941-2600-002 is over 25 acres in size, the development of a secondary dwelling unit is permitted. Thus, this alternative would result in the development of 5 total dwelling units and 1 secondary dwelling unit. No dedication of land to the EBRPD, parking improvements, or improvements to the Oak Hills Congressional Church access would occur.

Alternative 3 – Alternative Site

The Alternative Site Alternative (Alternative 3) would utilize a different project site based on the sites identified in the Site Inventory created for the City of Pleasanton 2023-2031 Housing Element. Alternative 3 would include construction of 28 new detached single-family residential units, which is the same amount of housing units as the proposed project, and project operations are assumed to be consistent with those of the proposed project. Based on the proposed unit count, Site 26 – St. Augustine (Site 26) from the City's Site Inventory was selected as the alternative site due to its potential to accommodate the proposed density and the absence of any other entitlement applications submitted for the alternative site. Re-zoning of Site 26 would be required. Because of its location, Alternative 3 would not implement a new public trailhead, traffic signal, water pump, or road improvements. Additionally, this alternative would not include redevelopment of the two existing single-family homes located on the northeastern portion of the project site, annexation of the approximately 2.5-acre church site, or improvements to parking and access to the church site.

Public Comment Process

CEQA requires a 45-day review period for the DEIR. The Notice of Availability / Notice of Completion of the DEIR was sent to agencies, interested persons, and the State Clearinghouse on November 21, 2025. The DEIR is available for public review and comment until January 5, 2026. The DEIR is available for electronic review at the City's website (<https://www.cityofpleasantonca.gov/our-government/community-and-economic-development/short-range-projects>), and hard copies of the document are available at both the City's Permit Center and the Pleasanton Library during normal business hours. Written comments can be received at any time during the 45-day public review process.

CEQA does not require a public hearing to take comments on the DEIR, but this Planning Commission meeting is intended to be an additional opportunity for the public to comment on the DEIR pertaining to:

- The overall adequacy of the analysis for each environmental resource area; and
- Issues that may require further analysis.

At this time, the Planning Commission should take public comment on the DEIR. This meeting is not a hearing to consider approval of the project, nor is it the time to discuss the merits of the project. The intent is to collect comments from the public on the overall adequacy of the DEIR.

Next Steps

Once all comments are received at the end of the review period, a Response to Comments (RTC) document will be prepared to respond to all comments made on the DEIR during the public review period, including oral comments from this Planning Commission meeting. The RTC document, together with the DEIR, will constitute the FEIR for the project. Once the FEIR is complete, the Planning Commission and City Council will hold public hearings to consider certification of the EIR and to take action on the project applications, with those hearings tentatively scheduled for the first quarter of 2026.

Primary Author:

Derek Farmer, Assistant Director of Community and Economic Development, 925-931-5605
dfarmer@cityofpleasantonca.gov

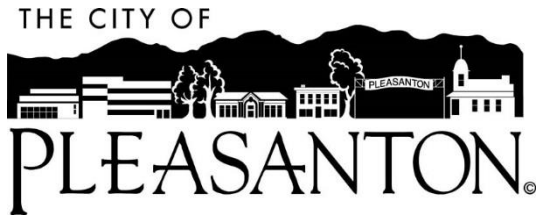
Reviewed/Approved By:

Ellen Clark, Director of Community Development

EXHIBIT A

**Draft Environmental Impact Report, Hidden Canyon Residences and Preserve
City of Pleasanton, Alameda County, California
(State Clearinghouse Number 2019080461)**

Due to the document file size, Exhibit A will only be provided electronically and can be viewed or downloaded at <https://weblink.cityofpleasantonca.gov/weblink/0/fol/311569/Row1.aspx>



Planning Commission Agenda Report

December 10, 2025
Item 6

SUBJECT: Adoption of 2026 Planning Commission Regular Meeting Schedule

Planning Commission regular meetings are typically held at 7:00 p.m. on the second and fourth Wednesdays of every month, with some exceptions due to recess or holidays. Staff recommends that the Planning Commission adopt the draft 2026 regular meeting schedule detailed below:

January 14
January 28

February 11
February 25

March 11
March 25

April 22

May 13
May 27

June 10
June 24

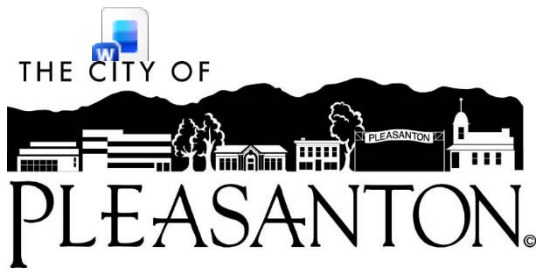
July 8
July 22

September 9
September 23

October 14
October 28

November 18 (Special Meeting)

December 9



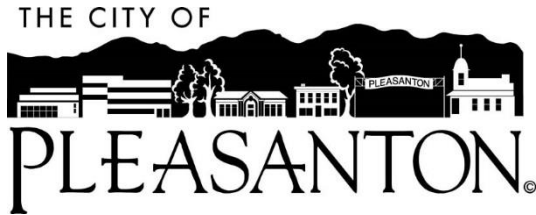
Planning Commission Agenda Report

December 10, 2025
Item 7

SUBJECT: Appointment of Planning Commission Chair and Vice Chair for 2026

Pleasanton Municipal Code Section 2.30.070 describes the organization of the Planning Commission.

Per Section 2.30.070, the Commission shall, each December, elect a chair and a vice-chair by majority vote. Commissioners may serve no more than two consecutive full terms as chairperson of the commission. Accordingly, staff recommends the Planning Commission elect a chair and a vice-chair for the one-year term beginning January 1, 2026.



Planning Commission Agenda Report

December 10, 2025
Item 8

SUBJECT: Appointment of Sub-Committee Representatives for 2026

Due to the expiration of existing representatives' terms, there is one vacancy on the Heritage Tree Board of Appeals and two vacancies on the Bicycle, Pedestrian, and Trails Committee for the terms beginning January 1, 2026. Staff recommends the Planning Commission elect representatives to fill these vacancies. Additionally, the Commission may elect new sub-committee representatives at its discretion for any filled positions for the term beginning January 1, 2026.

Bicycle, Pedestrian, and Trails Committee

Advise the Parks and Recreation Commission and the City's Traffic Engineering Division on bicycle, pedestrian, and trail-related items. The committee reviews and prioritizes potential projects, provides input on policies related to bikeways and trails, and promotes community education and awareness regarding non-motorized forms of transportation.

Meeting Time:	Fourth Monday of each month at 6:45 p.m.
Meeting Location:	Pleasanton Senior Center, 5353 Sunol Blvd., Pleasanton
Current Representative:	One vacancy
Current Alternate:	One vacancy

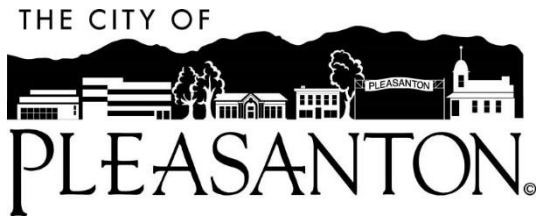
Members shall serve three-year terms with a maximum of two terms or six-year total.

Heritage Tree Board of Appeals

Make findings of fact upholding, reversing, or modifying the director's decision with regard to heritage tree removal permits.

Meeting Time:	As needed
Meeting Location:	City Council Chamber, 200 Old Bernal Avenue, Pleasanton
Current Representatives:	Commissioner Mohan, one vacancy
Current Alternate:	Commissioner Jagoe

Members shall serve a two-year term and may not serve consecutive terms.



Planning Commission Agenda Report

December 10, 2025
Item 9

SUBJECT: Committee, Commission, and Task Force List

Bicycle, Pedestrian, and Trails Committee

Advise the Parks and Recreation Commission and the City's Traffic Engineering Division on bicycle, pedestrian and trail-related items. The committee reviews and prioritizes potential projects and provides input on policies related to bikeways and trails.

Meeting Time: Fourth Monday of every other month at 6:45 p.m.
Meeting Location: Pleasanton Senior Center, 5353 Sunol Blvd., Pleasanton
Representative: Commissioner Jain
Alternate: Commissioner Pace
Staff Contacts: Matt Nelson, Traffic Engineer, 931-5671; Matt Gruber, Landscape Architect, 931-5672

Civic Arts Commission

Promote the acquisition, construction and installment of works of public art in Pleasanton. Make recommendations to the City Council regarding the City Civic Arts Program.

Meeting Time: First Monday of each month at 7 p.m.
Meeting Location: City Council Chamber, 200 Old Bernal Ave., Pleasanton
Staff Contact: Lia Bushong, Asst. Director, Library and Recreation, 931-3412

Committee on Energy and the Environment

Works closely with City staff to prepare an Energy and Environmental Priorities Plan focusing on energy and environmental issues and strategies reflecting community opportunities, needs and interests.

Meeting Time: Fourth Wednesday of every other month at 5:00 p.m.
Meeting Location: Operations Service Center, 3333 Busch Rd., Pleasanton
Staff Contact: Megan Campbell, Associate Planner, 931-5610

Economic Vitality Committee

Assess the current and ongoing business climate in the City of Pleasanton and offer suggestions and recommendations to the City Council intended to maintain a strong economic development base in the City.

Meeting Time: Third Thursday of each month at 7:30 a.m.
Meeting Location: Remillard Conference Room, 3333 Busch Rd., Pleasanton
Staff Contact: Melinda Denis, Deputy Director of Community and Economic Development, 931-5323

Heritage Tree Board of Appeals

Make findings of fact upholding, reversing or modifying the director’s decision with regard to heritage tree removal permits.

Meeting Time: As needed
Meeting Location: City Council Chamber, 200 Old Bernal Ave., Pleasanton
Representatives: Commissioners Wedge and Mohan
Alternate: Commissioner Jagoe
Staff Contact: Sarah Hosterman, Landscape Architect Asst., 931-5514

Human Services Commission

Advise the City Council on the human service needs of the community and methods of fulfilling these needs. Particular emphasis is given by the commission to the human service needs of the socially and economically disadvantaged, the elderly and the youth of the community.

Meeting Time: First Wednesday of each month at 7 p.m.
Meeting Location: City Council Chamber, 200 Old Bernal Ave., Pleasanton
Staff Contact: Lia Bushong, Asst. Director, Library and Recreation, 931-3412

Library Commission

Advise the City Council on matters related to the Pleasanton Library and library services in general. Promote the use of library services to the community.

Meeting Time: First Thursday of each month at 7 p.m.
Meeting Location: City Council Chamber, 200 Old Bernal Ave., Pleasanton
Staff Contact: Heidi Murphy, Director of Library and Recreation, 931-3400

Parks and Recreation Commission

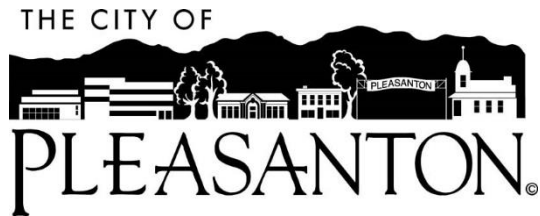
Advise the City Council, City Manager, and Parks and Community Services Department on matters related to the development and provision of services pertaining to parks and recreation facilities, programs and services.

Meeting Time: Second Thursday of each month at 7 p.m.
Meeting Location: City Council Chamber, 200 Old Bernal Ave., Pleasanton
Staff Contact: Heidi Murphy, Director of Library and Recreation, 931-3400

Youth Commission

Act as the liaison between Pleasanton’s youth community and the City Council; advise the Council on youth-related issues; promote an understanding and appreciation of community affairs among the youth of Pleasanton.

Meeting Time: Second Wednesday of each month at 7 p.m., September-May
Meeting Location: Remillard Conference Room, 3333 Busch Rd., Pleasanton
Staff Contact: Nicole Thomas, Recreation Supervisor, 931-3432



**Planning Commission
Agenda Report**

December 10, 2025
Item 10

SUBJECT: Future Planning Calendar

East Pleasanton Policy Framework - Study session to consider draft policy and land-use scenarios for East Pleasanton