



PLANNING COMMISSION REGULAR MEETING AGENDA

Wednesday, January 14, 2026
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 Assistant Director of Community and Economic Development Derek Farmer by phone at 925-931-5605 or by email at dfarmer@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 December 10, 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

MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

5. **Continued from December 10, 2025** - Appointment of Planning Commission Chair and Vice Chair for 2026
6. **Continued from December 10, 2025** - Appointment of Sub-Committee Representatives for 2026
7. Reports from Meetings Attended (e.g., Committee, Task Force, etc.)
8. Future Planning Calendar

MATTERS INITIATED BY COMMISSION MEMBERS

ADJOURNMENT

SUBJECT: Actions of the Zoning Administrator

PUD-106-03M, Rebecca Jorgenson

Application for Planned Unit Development Modification to relocate an existing generator to a new location with associated site improvements located at 6130 Stoneridge Mall Road.

Approved. Appeal period expires January 21, 2025. (*Eric Luchini 931-5612*)

P25-0614, Nayyer & Syed Burney

Application for Administrative Design Review to construct a 392-square-foot patio enclosure at the rear of an existing residence located at 3122 Paseo Robles.

Approved. Appeal period expires January 21, 2025. (*Emily Carroll 931-5608*)

P25-0674, Saadat Soheil & Moussavissaadat Susan/Forte

Application for Sign Design Review for a wall-mounted sign reading "Forte" located at 6612 Owens Drive.

Approved. Appeal period expires January 21, 2025. (*Emily Carroll 931-5608*)

P25-0695, Shawn Czirban/California Outdoor, Inc.

Application for Administrative Design Review to construct a 240-square-foot attached patio cover to the rear of an existing residence located at 7679 Glenbrook Court.

Approved. Appeal period expires January 21, 2025. (*Diego Mora 931-5618*)

P25-0669, Matthew & Tanya Kwan

Application for Administrative Design Review to construct a 539-square-foot second-story addition to an existing residence located at 7866 Marigold Court.

Approved. Appeal period expires January 21, 2025. (*Emily Carroll 931-5608*)

PUD-80-16-18M, Prachi Panwala

Application for a site-specific Minor Modification to an approved development plan (PUD-80-16) to install two new automatic security drive gates with associated fencing and pedestrian gates, a modification to the parking layout, and one new 35-foot-tall flagpole located at 5200 Franklin Drive.

Approved. Appeal period expires January 21, 2025. (*Diego Mora 931-5618*)

P25-0710, Shamima Sherine/AK Lounge & Grill

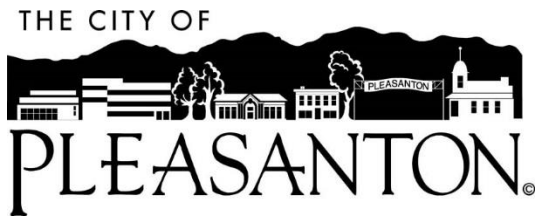
Application for Sign Design Review to install two new internally illuminated wall signs and change out a monument sign panel for AK Lounge & Grill located at 6770 Santa Rita Road.

Approved. Appeal period expires January 21, 2025. (*Diego Mora 931-5618*)

P25-0731, Ningzhi Hu/Live & Smile Dental & Orthodontics

Application for Sign Design Review to install one new 11.33-square-foot internally illuminated wall-mounted sign reading "Live & Smile Dental & Orthodontics" located at 5906 Stoneridge Mall Road.

Approved. Appeal period expires January 22, 2025. (*Diego Mora 931-5618*)



Planning Commission Agenda Report

January 14, 2026

Item 2

SUBJECT: Actions of the City Council

December 16, 2025

Consent:

Actions of the Zoning Administrator and Planning Commission

Adopt Ordinance No. 2302 approving a major modification to the approved development plan for PUD-54 to install an electric gate at the entrance to Winding Oaks Drive, as filed under Case No. PUD-54-01M

Adopt Ordinance No. 2303 finding amendments to the Zoning Code are exempt from the California Environmental Quality Act under Guidelines Section 15061(b)(3) and approving amendments to 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 Pleasanton Municipal Code to implement modifications to design review, noticing, appeals, and other process streamlining, and rescinding City Council Resolution No. 91-132, as filed under Case P25-0352

Council approved the Consent Calendar items, as recommended.

Wednesday, December 10, 2025

CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

Chair Morgan called the regular meeting of the Planning Commission to order at 7:01 p.m. from the City Council Chamber located at 200 Old Bernal Avenue.

Chair Morgan led the Pledge of Allegiance.

Present: Commissioners Dave Jagoe, Anurag Jain, Stephanie Wedge, and Chair Ken Morgan

Absent: Commissioners Vivek Mohan and Brandon Pace

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 November 12, 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 Jagoe, Jain, Wedge, and Chair Morgan
Noes: None
Abstain: None
Absent: Commissioners Mohan and Pace

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. 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.

Recommendation: Provide comments on the DEIR.

Assistant Director Derek Farmer presented the item.

Chair Morgan opened the public comment. Public comments were received from Jeff Schroeder, applicant; Janet Garner; Sarah Jane Hollister, Sean Ghoddoucy, Andrew Gelb, Robert Devany, Guy Houston, Diane Lester Kolb, and Ted Vinson.

Chair Morgan closed the public comment.

Chair Morgan called a recess at 8:29 p.m. The meeting reconvened at 8:37 p.m.

The Planning Commission provided comments on the DEIR, as recommended, and directed staff to extend the DEIR review period by 15 days, to a total of 60 days.

MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

6. Adoption of Planning Commission Schedule of Regular Meeting Dates 2026

Recommendation: Adopt the 2026 meeting schedule.

Director Ellen Clark provided a brief overview of the report.

By consensus, the Planning Commission adopted the 2026 meeting schedule, as recommended.

7. Appointment of Planning Commission Chair and Vice Chair for 2026

Recommendation: Appoint chair and vice chair for the terms beginning January 1, 2026.

Director Clark provided a brief overview of the report.

Chair Morgan continued the item to the next regular meeting.

8. Appointment of Sub-Committee Representatives for 2026

Recommendation: Appoint sub-committee representatives for the terms beginning January 1, 2026.

Director Clark provided a brief overview of the report.

Chair Morgan continued the item to the next regular meeting.

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

None.

10. Future Planning Calendar

Director Clark provided a brief overview of the items listed in the report.

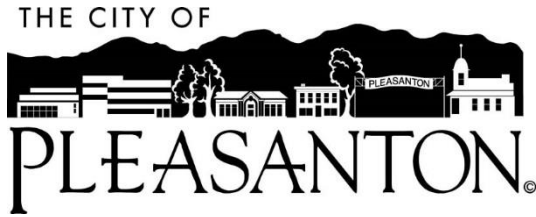
MATTERS INITIATED BY COMMISSION MEMBERS

None.

ADJOURNMENT

Chair Morgan adjourned the meeting at 9:29 p.m.

Estela Ramirez, Recording Secretary



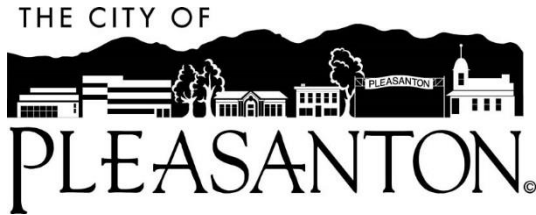
Planning Commission Agenda Report

January 14, 2026
Item 5

SUBJECT: Continued from December 10, 2025 - 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

January 14, 2026
Item 6

**SUBJECT: Continued from December 10, 2025 - 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.

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

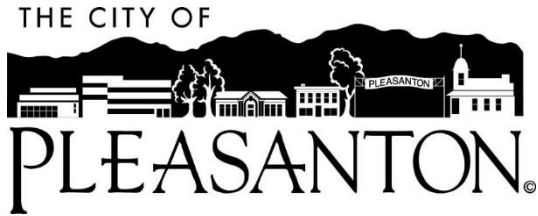
Advise the City Council, City Manager, and Parks and Community Services Department on matters related to the development and provision of services pertaining to parks and recreation facilities, programs and services.

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**

January 14, 2026
Item 8

SUBJECT: Future Planning Calendar

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