



PLANNING COMMISSION REGULAR MEETING AGENDA

Wednesday, February 11, 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 City Council
2. Approve the minutes of January 28, 2026
3. **P26-0018, Naschmarkt, 310 Main Street-** Application for a Conditional Use Permit (CUP) to operate a bar on Fridays and Saturdays, with hours of operation from 10:30 p.m. to 1:30 a.m. located at 310 Main Street. The project is categorically exempt from CEQA pursuant to Section 15301- Existing Facilities. CEQA's Class 1 exemption applies to the operation, repair, maintenance, permitting, leasing, licensing, and minor alterations of existing facilities, with negligible or no expansion of use (CEQA Guidelines §15301). The subject site is an existing tenant space. The request for a modification of hours does not expand the use of the existing restaurant. The restaurant is a permitted use.

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*

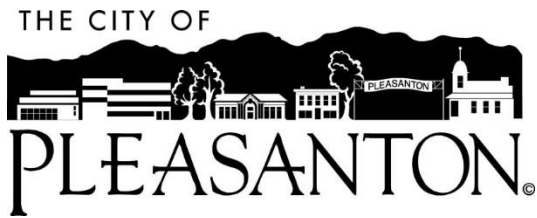
PUBLIC HEARINGS AND OTHER MATTERS

MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

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

MATTERS INITIATED BY COMMISSION MEMBERS

ADJOURNMENT



Planning Commission Agenda Report

February 11, 2026

Item 1

SUBJECT: Actions of the City Council

February 3, 2026

Public Hearings

Consider developing a policy for evaluation of development-related General Plan amendments and re-zoning requests

Council approved the Public Hearing item, as recommended.

Wednesday, January 28, 2026

CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

Chair Morgan called the regular meeting of the Planning Commission to order at 7:00 p.m. from the City Council Chamber located at 200 Old Bernal Avenue.

Commissioner Wedge led the Pledge of Allegiance.

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

Absent: Commissioner Vivek Mohan

AGENDA AMENDMENTS

None.

CONSENT CALENDAR

1. Actions of the City Council

Recommendation: Receive the report.

2. Approve the meeting minutes of December 10, 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 Wedge/Jagoe to approve the Consent Calendar, as recommended. Motion passed by the following roll call vote:

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

MEETING OPEN TO THE PUBLIC

3. 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

None.

MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

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

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

With unanimous support, the Commission elected Commissioner Pace to the chair position and Commissioner Jain to the vice chair position for the terms beginning January 1, 2026, as recommended.

5. Appointment of Sub-Committee Representatives for 2026

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

With unanimous support, Chair Morgan appointed Commissioner Jagoe to the regular member position and Commissioner Wedge to the alternate member position on the Protected Tree Board, and Commissioner Jain to the regular member position and Commissioner Jagoe to the alternate member position on the Bicycle, Pedestrian, and Trails Committee for the terms beginning January 1, 2026, as recommended.

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

Commissioners reported on local meetings attended.

7. Future Planning Calendar

Assistant Director Derek Farmer provided a brief overview of the items listed in the report.

MATTERS INITIATED BY COMMISSION MEMBERS

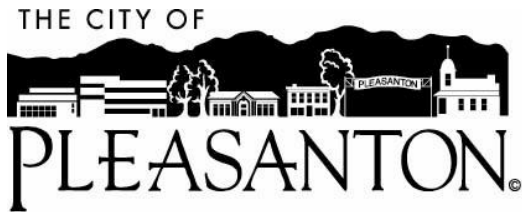
None.

ADJOURNMENT

Chair Morgan adjourned the meeting at 7:51 p.m.

Araceli Garcia, Recording Secretary

DRAFT



Planning Commission Agenda Report

February 11, 2026
Item 3

SUBJECT:	P26-0018
APPLICANT:	Ismail Duman, Naschmarkt Pleasanton
PROPERTY OWNER:	A. Kalbali, KDCI Development LLC
PURPOSE:	Application for a Conditional Use Permit (CUP) to operate a bar on Fridays and Saturdays, with hours of operation from 10:30 p.m. to 1:30 a.m.
LOCATION:	310 Main Street, Suite B
GENERAL PLAN:	Retail/Highway/Service Commercial, Business, and Professional Offices
SPECIFIC PLAN:	Downtown Specific Plan - Downtown Commercial Land Use Designation with Active Ground Floor Use Overlay
ZONING:	C-C (Central Commercial), Downtown Revitalization, Active Ground-Floor Overlay, Core Area Overlay, Downtown Hospitality Central Core Area District
EXHIBITS:	A. Draft Resolution and Conditions of Approval B. Narrative/Project Plans dated "Received January 24, 2026" C. Location and Notification Map

STAFF RECOMMENDATION

Approve Conditional Use Permit (CUP) Case No. P26-0018 based on the findings in the draft resolution and subject to the draft conditions of approval in Exhibit A.

EXECUTIVE SUMMARY

The applicant requests CUP approval to establish a new bar on Fridays and Saturdays at 310 Main Street, Suite B. A bar requires Planning Commission review and approval of a CUP, pursuant to Pleasanton Municipal Code (PMC) Table 18.44.080. A restaurant that sells alcoholic beverages any time after 11 p.m. is classified as a bar per PMC Section 18.08.055. As such, the CUP application is before the Planning Commission for consideration. As

proposed and conditioned, staff believes this use is consistent with the objectives of the Downtown Specific Plan, Downtown Hospitality Guidelines, and the zoning district and will be compatible with the surrounding uses. Conditions of approval have been included to ensure the safety and general welfare of the surrounding area, and the City in general, is maintained.

BACKGROUND

The subject site is located within the Downtown and is zoned C-C District. Pursuant to the PMC, bars are conditionally allowed within the Central Commercial (C-C) District, requiring the approval of a CUP. The Downtown Hospitality Guidelines (Guidelines) aim to enhance hospitality in the commercial district by providing more service establishments for residents and more choices of places to go at night, creating an inviting ambiance where people want to meet and gather, and offering nightlife opportunities reflective of the community composition. The Guidelines provide specific performance standards (hours of operation, noise, music and entertainment, alcohol service, etc.) for proposed uses but also reflect the CUP requirements contained in the PMC for bars. Per the Guidelines, bars that conform to these standards are to receive expedited application processing and review, including placement on the consent calendar of the first available Planning Commission agenda.

SITE AND AREA DESCRIPTION

The subject site is a 1.05-acre parcel located on the east side of Main Street, between Abbie and West Angela Streets. The site contains two buildings: a multi-tenant building at 310 Main Street occupied by Middle 8, Naschmarkt Pleasanton, Iliia, and Tori Izakaya Restaurant (opening soon); and a single-tenant building at 300 Main Street occupied by Heritage Bank. The subject tenant space is located mid-block on Main Street between the cross streets. There are 63 shared parking spaces on the subject site. Vehicular access to the parking lot and tenant space is from two shared driveways off Abbie Street. Figures 1 through 3 below show an aerial photograph of the subject site, a street view of the subject parking lot, and a street view of the subject tenant space. The subject site is bordered on all sides by commercial and office uses, as well as the City's public parking lot within the former Southern Pacific Railroad corridor (Transportation Corridor) to the east. The nearest residential uses and their distances from the project site are shown in Figure 4.

Figure 1: Aerial photograph of subject site

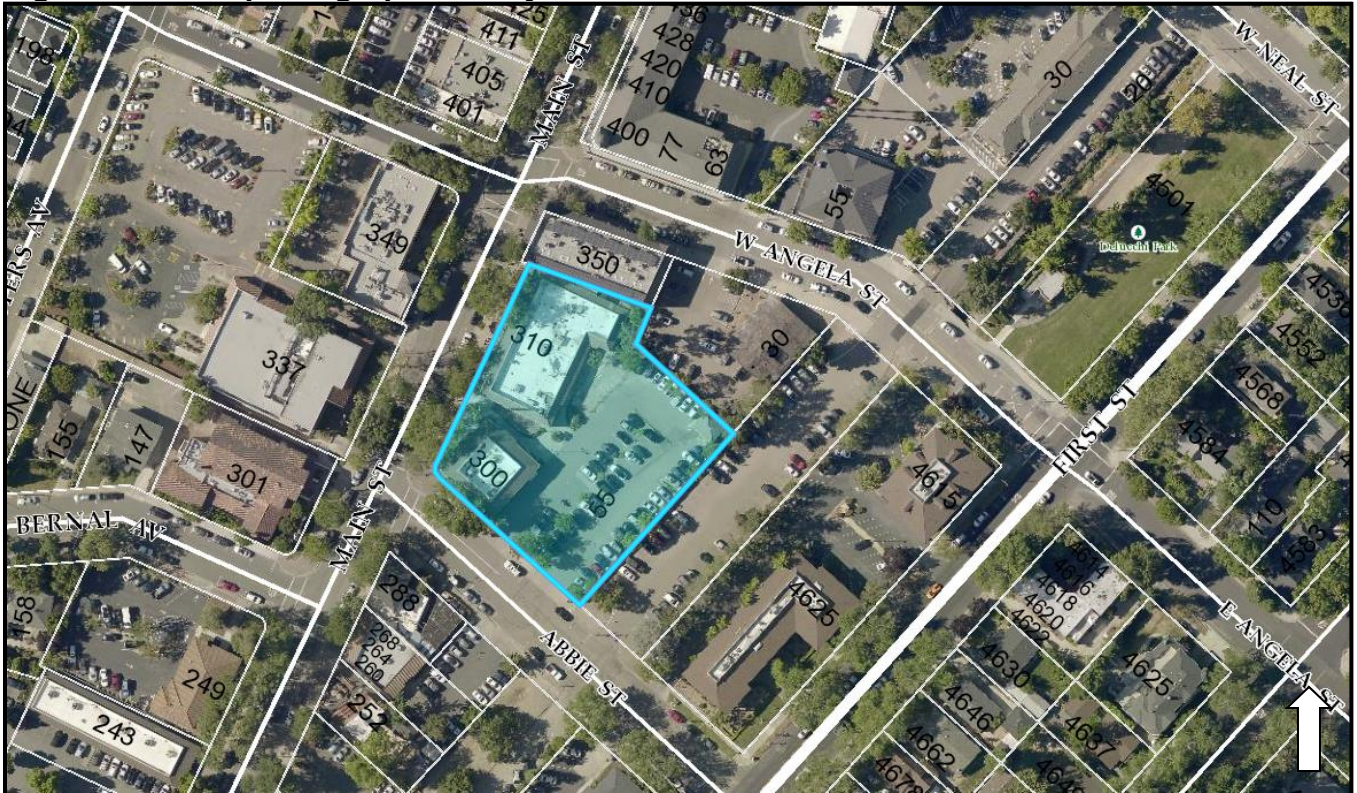


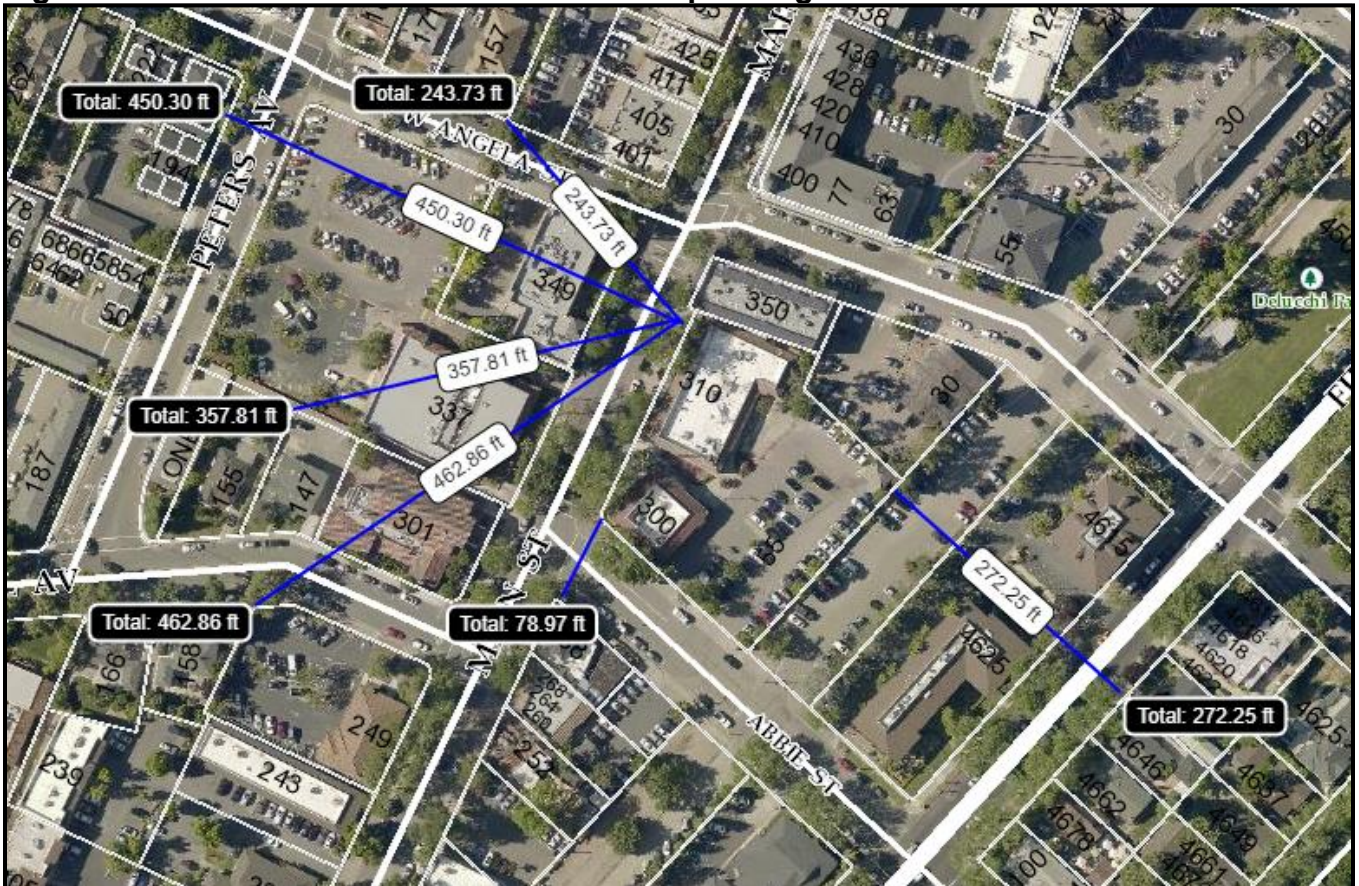
Figure 2: Street view of the subject parking lot (from Abbie Street)



Figure 3: Street view of the subject tenant space



Figure 4: Nearest residential uses and corresponding distances



PROPOSED PROJECT

The applicant is requesting approval for a bar (serving wine, spirits, beer, and cocktails) to operate from 10:30 p.m. to 1:30 a.m. on Fridays and Saturdays. The planned maximum capacity is 60 patrons at any given time and four to six staff members. Limited food service, including snacks and small plates/bites, would be available during the operating hours. No exterior improvements or outdoor seating are proposed at this time. Please see the attached narrative (Exhibit B) for additional information on the proposed use.

ANALYSIS

Conditional uses are those uses that, by their nature, require special consideration so they may be located properly with respect to the objectives of the PMC and with respect to their effects on surrounding properties. To achieve these purposes, the Planning Commission is empowered to approve, conditionally approve, or deny applications for use permits. Staff notes the Guidelines are intended to minimize the impact of the proposed use on neighboring uses, and compliance allows for expedited CUP application processing and review.

Land Use

The proposed bar would be located in a commercially zoned area of Downtown, containing mixed land uses including retail, office, hotel, and residential uses. As shown in Figure 4, the closest residentially zoned properties are located between 80 and 450 feet from the subject site property lines to the south, east and west. The closest residential use is located above the Gay 90's pizza restaurant at 288 Main Street, which operates a restaurant with bar. Other residential uses are substantially further away (240 to 450 feet) and are generally buffered by several commercial and office buildings, streets such as Main Street and First Street, as well as the City parking lot within the Transportation Corridor to the east.

Nonetheless, staff is sensitive to potential land use conflicts in the Downtown between the existing residents living near or within the commercially zoned part of Downtown. Furthermore, commercial uses may have "spill-over" effects on those residents related to parking, hours of operation, noise, or similar issues. In developing the Guidelines, the Downtown Hospitality Task Force looked carefully at the specifics of bar operations and tried to achieve a balance between maintaining the quality of life for Downtown residents and the objective of having a vibrant Downtown with businesses and activities that draw people to the area both during the day and night.

Thus, the Guidelines include standards by which a bar should operate to be considered for expedited review. Staff has incorporated the standards into the recommended conditions of approval (Exhibit A) and believes the proposed bar would not negatively affect surrounding uses, including any nearby residential uses.

The Land Use and Design and Economic Vitality chapters of the Downtown Specific Plan encourage "active ground floor uses" within the Active Ground Floor Use Overlay. An active ground floor use is defined as a use that promotes an active pedestrian environment on the ground floor of a commercial building, and includes retail establishments, restaurants, bars and brew pubs, art and craft studios, and other uses as determined by the Director of Community

and Economic Development. Leasing first-floor tenant spaces to active uses is a priority of the Downtown Specific Plan because active uses add interest to the streetscape and encourage pedestrian activity. In addition, active uses are more likely to remain open in the evenings and on weekends. This draws customers, thereby increasing Downtown's economic viability. In addition, the Downtown Specific Plan includes Policy LD-P.3, regarding "Right to do Business." This policy explicitly recognizes that "downtown operations" such as operation of businesses, special events, and similar activities are not to be considered a nuisance, provided they adhere to applicable noise and operational standards.

Noise

Patrons' voices within the proposed bar's interior would be the main noise sources at the subject site. The proposed hours of operation for the bar are 10:30 p.m. to 1:30 a.m., Fridays and Saturdays.

A proposed conditional use must be in accord with the objectives of the Zoning Ordinance. One of those objectives is to promote the stability of existing land uses that conform to the General Plan and to protect them from inharmonious influences and harmful intrusions. The proposed bar would be subject to conditions of approval prescribed by the Guidelines, such as keeping windows and doors closed when not in use for ingress/egress. In addition, as conditioned, the proposed use would need to comply with the City's noise regulations. Therefore, staff believes noise from the proposed bar would not significantly impact surrounding uses, including any nearby residential uses.

Parking

For properties zoned C-C and located within the Downtown Revitalization District, the PMC does not require any additional parking for a change in use. Parking for the proposed bar is provided in the rear parking lot, and on-street parking is also available. In addition, the subject site is within close proximity to the public parking lot within the former railroad right-of-way to the east. Staff believes the subject site's 63-space parking lot, adjacent public parking lot, and nearby on-street parking would provide adequate parking for the proposed use. Should parking-related problems occur, staff has included a condition of approval that allows the Director of Community and Economic Development to refer the CUP back to the Planning Commission for possible additional conditions of approval.

Police Department Review

The Police Department has reviewed the proposed CUP and determined the proposed staffing would be sufficient to manage any security issues, and additional security staff are not being requested at this time. A condition of approval would allow the Chief of Police to require security staff if future problems were to occur as a result of bar patrons' behavior within or outside of the tenant space.

PUBLIC NOTICE

Notices of this application were sent to surrounding property owners and tenants within a 1,000-foot radius of the site. Staff has provided the location and noticing map as Exhibit C for reference. At the time this report was published, staff had not received any public comments about the project.

ENVIRONMENTAL ASSESSMENT

The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301- Existing Facilities. CEQA's Class 1 exemption applies to the operation, repair, maintenance, permitting, leasing, licensing, and minor alterations of existing facilities, with negligible or no expansion of use (CEQA Guidelines §15301). The subject site is an existing tenant space. The request for a modification of hours does not expand the use of the existing restaurant. The restaurant is a permitted use.

CONCLUSION

Staff believes the required CUP findings for the project can be met if the project is approved as conditioned. Conditions of approval have been included to ensure the safety and general welfare of the surrounding area is maintained, while minimizing spillover effects such as noise and parking. The proposed bar would enhance the vitality of Downtown by providing a new late-night option for Downtown patrons in an appropriate location.

Primary Author:

Emily Carroll, AICP, Associate Planner, ecarroll@cityofpleasantonca.gov

Reviewed/Approved By:

Eric Luchini, Senior Planner

Derek Farmer, Assistant Director of Community and Economic Development, Planning Manager

Julie Harryman, Assistant City Attorney

RESOLUTION NO. PC-2026-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLEASANTON APPROVING THE APPLICATION FOR CONDITIONAL USE PERMIT (CUP) TO OPERATE A BAR ON FRIDAYS AND SATURDAYS FROM 10:30 P.M. TO 1 A.M AT NASCHMARKT PLEASANTON LOCATED AT 310 MAIN STREET [CASE P26-0018]

WHEREAS, on December 5, 2019, Ismail Duman, representing Naschmarkt Pleasanton, applied for CUP approval to operate a bar on Fridays and Saturdays from 10:30 p.m. to 1:30 a.m. at 310 Main Street, Suite B (“Project”); and

WHEREAS, zoning for the property is C-C (Central Commercial), Downtown Revitalization, Active Ground-Floor Overlay, Core Area Overlay, Downtown Hospitality Central Core Area District; and

WHEREAS, bars after 11 p.m. are a conditionally permitted use in the subject District, and require Planning Commission approval of a CUP; and

WHEREAS, on February 11, 2026, the Planning Commission held a duly-noticed public hearing and considered relevant exhibits, recommendations of the City staff concerning this application, and received testimony from the applicant and interested parties; and

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Pleasanton, based on the entire record of proceedings, including the oral and written staff reports and all public comment and testimony:

Section 1:

The Planning Commission finds that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301- Existing Facilities. CEQA’s Class 1 exemption applies to the operation, repair, maintenance, permitting, leasing, licensing, and minor alterations of existing facilities, with negligible or no expansion of use (CEQA Guidelines §15301). The subject site is an existing tenant space. The request for a modification of hours does not expand the use of the existing restaurant. The restaurant is a permitted use.

Section 2: Findings for CUP Approval

With respect to the approval of P26-0018, the Planning Commission makes the following findings as required by Section 18.124.070 of the Pleasanton Municipal Code:

A. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purpose of the district in which the site is located.

Some of the objectives of the zoning ordinance are to: foster a harmonious, convenient, workable relationship among land uses, protect existing land uses from inharmonious influences and harmful intrusions, and ensure public and private lands ultimately are used for the purposes which are most appropriate and beneficial to the City as a whole. As conditioned, the Planning Commission finds the proposed bar operating after 11 p.m. would be consistent with these objectives.

The subject site is zoned C-C, Downtown Revitalization, Active Ground-Floor Overlay, Core Area Overlay, Downtown Hospitality Central Core Area District and is located in the Downtown, which permits a variety of commercial, office, and residential uses. Bars are in accordance with the purposes of the C-C District in that they offer commodities and services to the residents of Pleasanton and surrounding areas. As conditioned, the Planning Commission finds the proposed operation would be consistent with the Downtown Specific Plan's goals of increasing the economic diversity of the area and the objectives of the Downtown Hospitality Guidelines and the recently adopted Downtown Specific Plan. The proposed conditions of approval for the project provide the City the ability to ensure the proposed use meet their conditions of approval.

B. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to the properties or improvements in the vicinity.

As conditioned, the Planning Commission finds the project will not have a detrimental impact to the public health, safety, or welfare, or be materially injurious to the properties or improvements in the vicinity. The use, as conditioned, would operate in accordance with the standards set forth in the Downtown Hospitality Guidelines developed with the specific intent to avoid and minimize adverse effects of uses such as bars with late-night hours on nearby residential uses. The bar is required to comply with the City's Noise Ordinance, which is designed to protect the peace, health, safety, and welfare of the City's citizens. Furthermore, if the operation of the business results in conflicts regarding parking, noise, traffic/circulation, or other factors, a condition of approval allows the Planning Commission to determine whether the proposal needs to return to the Planning Commission for further consideration or to impose additional conditions of approval.

C. That the proposed conditional use will comply with each of the applicable provisions of the zoning ordinance.

The subject site's zoning conditionally permits the establishment of a bar. Granting a CUP for the bar would be consistent with the City's ability to regulate zoning as listed in Chapter 18.124 of the Municipal Code. In addition, the Planning Commission finds, as conditioned, the proposed use will comply with all provisions and requirements of the City's zoning ordinance and Downtown Hospitality Guidelines.

Section 3:

The Planning Commission hereby approves Case P26-0018, for Conditional Use Permit approval to operate a bar on Fridays and Saturdays from 10:30 p.m. to 1:30 a.m. at 310 Main Street, Suite B, subject to conditions of approval (Attachment 1).

Section 4:

This resolution shall become effective 10 days after its passage and adoption unless appealed prior to that time.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Pleasanton at a regular meeting held on February 11, 2026, by the following vote:

Ayes:

Noes:

Absent:

Abstain:

ATTEST:

Derek Farmer
Secretary, Planning Commission

Brandon Pace
Chair

APPROVED AS TO FORM:

Julie Harryman
Assistant City Attorney

**ATTACHMENT 1
CONDITIONS OF APPROVAL**

**P26-0018
310 Main Street, Suite B
February 11, 2026**

The applicant is hereby notified, as part of this approval, that (s)he is required to satisfy and maintain compliance with the conditions of approval below. Where approval by the Director of Community and Economic Development, Planning Division, Director of Engineering/City Engineer, City Attorney, Chief Building and Safety Official, Fire Department or other City staff is required, review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations, and accepted practices related to the approval. In addition to complying with the conditions below, the applicant is required to comply with all applicable federal, state, and local laws that pertain to this project whether or not specifically noted herein.

This approval is granted for Conditional Use Permit approval to operate a bar from 10:30 p.m. to 1:30 a.m. on Fridays and Saturdays located on Assessor Parcel No. 094-0102-008-04 at 310 Main Street, Suite B. Development shall be substantially as shown on the project materials listed below:

- a. Narrative and Project plans, Exhibit B, prepared by Ismail Duman for Naschmarkt Pleasanton, dated "Received" on January 24, 2026, and kept on file in the Planning Division of the Community and Economic Development Department.

The project materials listed above are collectively the "Approved Plans".

THIS APPROVAL IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. **APPROVAL AND REVISIONS:** The proposed use shall be in substantial conformance with the "Approved Plans," except as modified by the following conditions. Minor changes to the plans may be allowed subject to the approval of the Director of Community and Economic Development if found to be in substantial conformance with the approved exhibits.
2. **EXPIRATION – CONDITIONAL USE PERMIT:** This Conditional Use Permit (CUP) approval will lapse and shall become void one year following the date on which the CUP became effective, unless prior to the expiration of one year a building permit is issued and construction is commenced and diligently pursued toward completion on the site which was the subject of the CUP application; or a certificate of occupancy is issued for the structure which was the subject of the CUP application; or the site is occupied if no building permit or certificate of occupancy is required; or the applicant or his/her successor has filed a request for extension with the Zoning Administrator pursuant to the provisions of the Pleasanton Municipal Code.
3. **LIABILITY AND INDEMNIFICATION:** To the extent permitted by law, the project applicant shall hold harmless, defend (with counsel acceptable to the City), and indemnify the City, its City Council, its officers, commissions, employee and agents from and against any claim, action, or proceeding brought by a third party against the indemnified parties and/or the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including without limitation, reimbursing the City its attorneys' fees and costs incurred in defense

of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.

PLANNING DIVISION – 925-931-5600

Conditional Use Permits

4. HOURS OF OPERATION: The establishment's hours of operation shall be limited to 11 a.m. to 1:30 a.m., Fridays and Saturdays, and 11 a.m. to 10:30 p.m. Sundays through Thursdays. **(project specific condition)**
5. FOOD SERVICE: Food or snack items shall be available to bar patrons during the operating hours of the bar. **(project specific condition)**
6. DOORS: Self-closing door mechanisms shall be installed on all exterior doors. The applicant shall keep all exterior doors of the building closed when not being used for ingress/egress purposes. **(project specific condition)**
7. MONITORING: The applicant (or designated representative of the business) shall regularly monitor the area outside the bar and any nearby parking area and take the appropriate action to pick up litter and ensure peace and quiet. **(project specific condition)**
8. TRASH DISPOSAL: All employees shall dispose of waste or recyclables in the trash enclosure area on-site. Employees shall not dispose of waste or recyclables in the trash enclosure area prior to 8 a.m. or after 11 p.m. **(project specific condition)**
9. SECURITY: As deemed necessary by the Chief of Police, the applicant shall provide security staff to the satisfaction of the Chief of Police. **(project specific condition)**
10. DOWNTOWN GOOD NEIGHBOR POLICY: The applicant (or designated representative of the business) shall adhere to a "good neighbor" policy, meaning that the applicant/business representative/employees must respect the rights of neighboring properties and be aware of the impact of customers leaving late at night and their potential disturbance of residential neighbors. The applicant/business representative/employees shall:
 - a. Ensure the patrons comply with the noise, parking, and outdoor smoking area requirements; and
 - b. Pick up litter created by the business and the patrons on a regular basis in front of the business and by the adjacent neighboring businesses and residences, and, if needed, request City staff's assistance with enforcement on neighboring private properties; and
 - c. Ensure the patrons do not loiter in front of the business and by adjacent neighboring businesses and residences, and, if needed work with City staff regarding the installation of enforceable no loitering signage; and
 - d. Post signage near exit doors alerting patrons to residential neighbors. **(project specific condition)**
11. DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL: The applicant shall obtain all necessary approvals from the Department of Alcoholic Beverage Control (ABC) prior to operation. **(project specific condition)**
12. TRAINING FOR INTERVENTION PROCEDURES: Prior to the start of employment, employees that serve alcohol shall undergo an alcohol training program, such as TIPS (Training for

Intervention Procedures), designed to prevent intoxication, underage drinking, and drunk driving. **(project specific condition)**

13. **SMOKING:** The business shall comply with Chapter 9.24 (Smoking in Public and Work Places). The applicant shall provide a designated smoking area including ash/cigarette receptacle and related directional signage, if deemed necessary by the Director of Community and Economic Development after the business is in operation based on customer demand and/or complaints received from adjacent property owners/tenants regarding smoking. **(project specific condition)**
14. **MAINTENANCE:** The applicant shall maintain the subject property or if applicable, the area surrounding the tenant space, in a clean and orderly manner at all times.
15. **MODIFICATIONS:** If additional hours of operation or activities beyond what is stated in the “Approved Plans” are desired, prior City review and approval is required. The Director of Community and Economic Development may approve the modification or refer the matter to the Planning Commission if judged to be substantial.
16. **CONDITIONAL USE PERMIT REVIEW – DOWNTOWN HOSPITALITY AREA:** If the operation of this use results in conflicts pertaining to parking, interior or exterior noise, traffic/circulation, or other factors verified by City Code Enforcement staff, then notification of conditional use permit and noise standard violations verified by City Code Enforcement staff shall be provided to the Planning Commission by City staff; the Planning Commission may schedule a public hearing to re-review the conditional use permit; and at the public hearing the Planning Commission may revoke or may modify the conditional use permit to require additional measures such as noise monitoring by the business owner if there was a noise violation.
17. **OUTDOOR STORAGE:** There is to be no outdoor storage without prior approval by the City.
18. **SIGNAGE:** This approval does not include approval of any signage. If signs are desired, the applicant shall submit a sign proposal to the Planning Division for review and approval prior to sign installation.
19. **EXTERIOR CHANGES:** Changes to the exterior of the building shall not be made without prior approval from the Planning Division.
20. **RELOCATION:** If the applicant wishes to relocate the use to a new address or tenant suite, the applicant shall secure a new conditional use permit prior to occupying the new building or tenant space.
21. **IMPACT FEES:** The applicant shall pay the required sewer fees, traffic impact fees, and all other fees the proposed use may be subject to prior to building permit issuance. The type and amount of the fees shall be those in effect at the time the building permit is issued.
22. **BUILDING PERMIT:** Any tenant improvement plans shall be submitted to the Building and Safety Division for review and approval prior to operation. The applicant shall obtain a building permit prior to commencement of any work.

End

EXHIBIT B

Naschmarkt Pleasanton

310 Main St Suite B Pleasanton. Ca 94566

Current Operation Hours

Daily are 11.00 am – 10.30 pm

New hours

Sunday to Thursday 11:00 am -10.30 pm

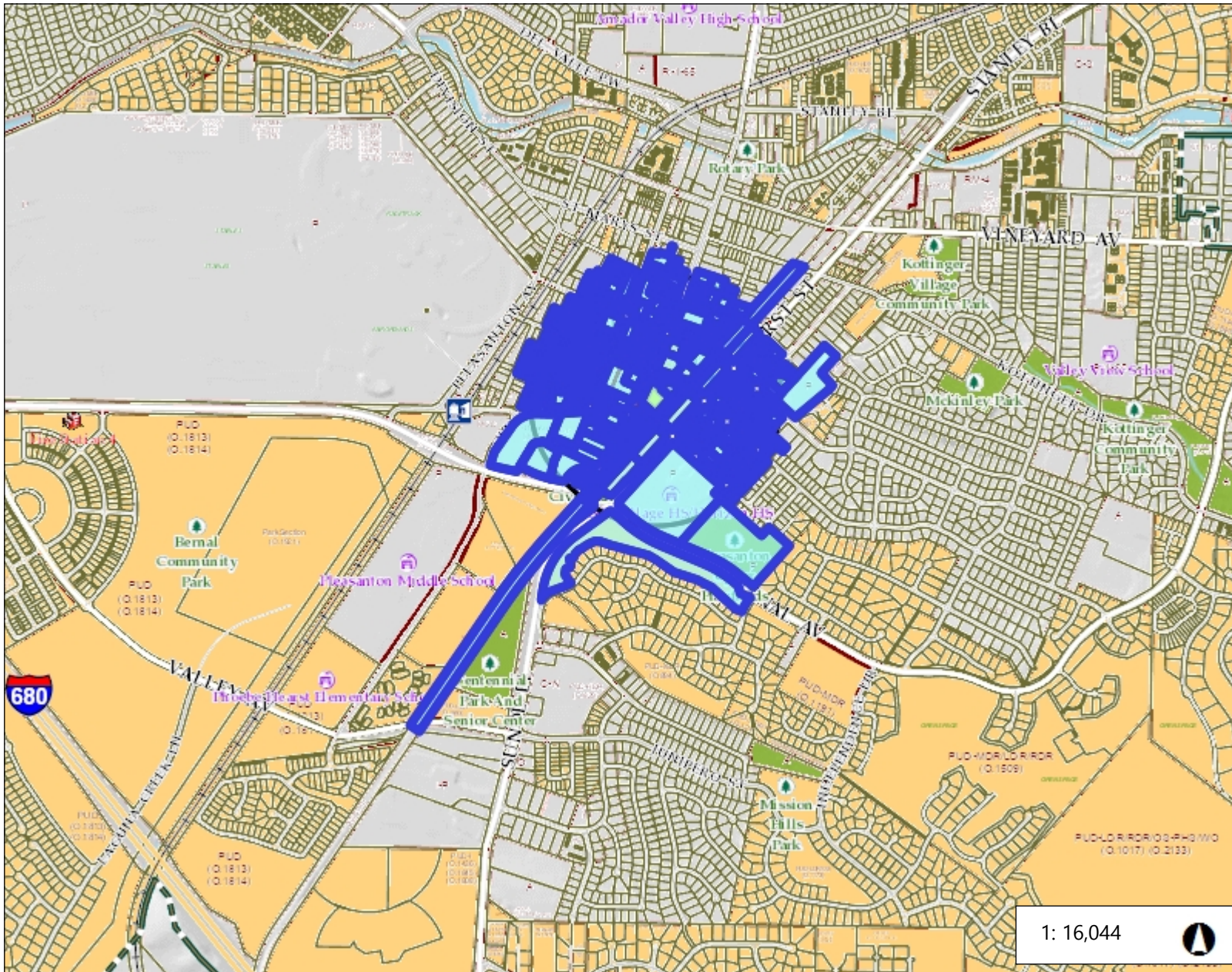
Friday – Saturday 11.00 am – 01.30 am

We would like to update our Friday and Saturday night hours only. Our Current hours are 11.00 am to 10.30 pm and we will be extending them from 11.00 am - 1.30 am No other change or modification will be made. A light bar menu including pretzels, sausages and one desert will be served.

There will be 4-6 employees and a capacity of 40-60 patrons.

Best regards

310 MAIN STREET



Legend

- Fire Station
 - School
 - Park
 - Parcels
- Zoning**
- A
 - C-C
 - C-F
 - C-N
 - C-R (m)
 - C-R (p)
 - C-S
 - COP
 - HPD
 - I-G-40
 - I-P
 - MU-D
 - MU-T
 - O
 - P
 - PUD
 - PUD-A
 - PUD-A-OS
 - PUD-A/MDR
 - PUD-A/OS
 - PUD-A/OS/LDR

1: 16,044



2,674.0 0 1,337.00 2,674.0 Feet

Notes

Notes

SUBJECT: Planning Commission Subcommittee List

Bicycle, Pedestrian, and Trails Committee

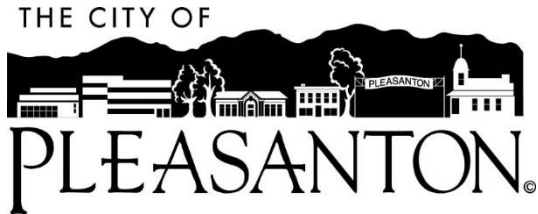
Advise the Parks and Recreation Commission and the City's Traffic Engineering Division on bicycle, pedestrian and trail-related items. The committee reviews and prioritizes potential projects and provides input on policies related to bikeways and trails.

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 Jagoe
Staff Contacts: Matt Nelson, Traffic Engineer, 931-5671; Matt Gruber, Landscape Architect, 931-5672

Protected Tree Board

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

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



Planning Commission Agenda Report

February 11, 2026
Item 6

SUBJECT: Future Planning Calendar

P25-0671 and P25-0672-Harvest Valley Church, 1252 Quarry Lane, Suite A - Application for Conditional Use Permit and Design Review approval to operate a religious facility with up to 200 people on-site at any one time, and related site and building improvements.

Recommendation to the City Council on repeal and replace of Pleasanton Municipal Code Chapter 18.110 Personal Wireless Service Facilities. The new ordinance will refer to three new policies covering wireless applications for:

1. New macro towers;
2. New small cells;
3. Modifications to existing towers (aka 6409 applications)