

PLANNING COMMISSION REGULAR MEETING AGENDA

Wednesday, July 22, 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 June 24, 2026
3. **P26-0419, PMHT Inc., 1069 Serpentine Lane**
An application for a Conditional Use Permit to operate a religious facility with a maximum of 30 people on site at any one time. (APN: 946-4547-154, 946-4547-157) The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1, Existing Facilities.

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.*

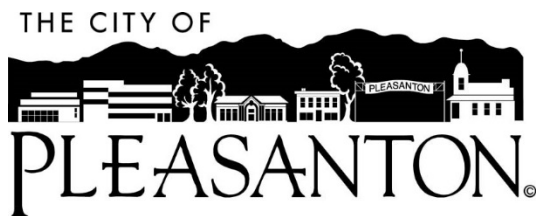
PUBLIC HEARINGS AND OTHER MATTERS

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

July 22, 2026

Item 1

SUBJECT: Actions of the City Council

July 7, 2026

Continued from June 16, 2026 - Review an application for Sign Design Review to rebrand an existing 76 Gas Station and Circle K Market to Shell Gasoline and FastFill Market located at 4191 First Street, filed as Case No. P25-0300

The City Council, on a 3-2 vote, adopted a resolution affirming the Planning Commission's approval of the project on the condition that 1) the height of the Shell Gasoline corporate branding color band shall not exceed 50 percent of the total canopy fascia height; and 2) any canopy illumination (except underlighting) shall automatically turn off at 10 p.m. daily.

Wednesday, June 24, 2026

CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

Chair Pace 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.

Commissioner Jagoe led the Pledge of Allegiance.

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

Absent: Commissioner Anurag Jain

AGENDA AMENDMENTS

CONSENT CALENDAR

1. Actions of the City Council

Recommendation: Receive the report.

2. Approve the meeting minutes of May 27, 2026

Recommendation: Approve the meeting minutes.

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

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

MEETING OPEN TO THE PUBLIC

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

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

PUBLIC HEARING AND OTHER MATTERS

4. **P25-0115, P25-0116, P25-0118, PUD-154, and TRACT 8423/330 Land Company, on behalf of USL Pleasanton Lakes LP, property owner, for Arroyo Lago Residential Development; APN 946-4634-1 and a portion of APN 946-4634-2** - Recommendations to the City Council for the following development on an approximately 30-acre site to the immediate east of 3333 Busch Road: (1) Adopting an Addendum to an Environmental Impact Report (EIR) (SCH 2023050339) in compliance with California Environmental Quality Act (CEQA) and CEQA Guidelines Sections 15162 and 15164; (2) Approving a resolution to initiate the proceedings for annexation (P25-0115) totaling approximately 30 acres from unincorporated Alameda County to the City of Pleasanton; (3) Adopting General Plan Amendments (P25-0116) to designate land use Medium Density Residential; (4) Approving the Pre-Zone (P25-0118) of said parcels in County to PUD-MDR (Planned Unit Development - Medium Density Residential) District; (5) Adopting a Planned Unit Development and Rezoning (PUD-154) to construct 189 detached single-family residences with 48 deed-restricted Junior Accessory Dwelling Units, and install related on- and off-site improvements and infrastructure; (6) Approving Vesting Tentative Subdivision Map 8423 to subdivide said parcels totaling approximately 30 acres into single-family lots, private open space and private access easements; and (7) Approving a Pre-Annexation and Development Agreement.

Recommendation: Approve Resolutions No. PC-2026-15, 16, and 17 recommending the City Council Adopt the Addendum to the County EIR, approve the project entitlements: annexation, General Plan Amendments, Pre/Rezoning, Vesting Tentative Subdivision Map, Planned Unit Development, Approve the Pre-Annexation and Development Agreement.

Associate Planner Jenny Soo presented the item.

Chair Pace called a recess at 8:00 p.m. The meeting was reconvened at 8:04 p.m.

Chair Pace opened the public comment. Public comments were received from: Applicants; Steve Reilly and Steve Dunn, and resident Kathy Narum .

Chair Pace closed the public comment.

Chair Pace reopened the public comment for applicant to answer a question. Chair Pace closed the public comment.

MOTION: It was m/s by Wedge/Jagoe to adopt Resolution No. PC-2026-15, recommending the City Council adopt the Addendum to the County EIR. Motion passed by the following roll call vote:

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

MOTION: It was m/s by Wedge/Jagoe to adopt Resolution No. PC-2026-16, recommending the City Council approve the project entitlements: Annexation, General Plan Amendments, Pre/Rezoning, Vesting Tentative Subdivision Map, and Planned Unit Development. Motion passed by the following roll call vote:

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

MOTION: It was m/s by Morgan/Wedge to adopt Resolution No. PC-2026-17, recommending the City Council approve the Pre-Annexation and Development Agreement on the condition to increase the applicant's contribution to El Charro Road improvements from \$3 million to their full, fair-share contribution of \$8 million. Motion passed by the following roll call vote:

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

Chair Pace called a recess at 9:02 p.m. The meeting was reconvened at 9:06 p.m.

5. Continued from May 27, 2026 - P26-0255, City of Pleasanton

Consider and provide a recommendation to the City Council to rezone two properties for up to 10 residential units each, as implementation of Housing Element Program 7.6.8. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Government Code Section 65913.5(a)(3), which specifically exempts these rezonings from environmental review.

Recommendation: Approve Resolution No. PC-2026-18, recommending the City Council rezone the two properties located at 1225 Hopyard Rd. and 4100 First St.

Senior Planner Shweta Bonn presented the item.

MOTION: It was m/s by Jagoe/Wedge to adopt Resolution No. PC-2026-18, recommending the City Council rezone the two properties located at 1225 Hopyard Rd and 4100 First St. Motion passed by the following roll call vote:

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

MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

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

Assistant Director Derek Farmer provided a brief overview of the items listed in the report and informed the Planning Commission of the cancelation of the July 8, 2026 meeting.

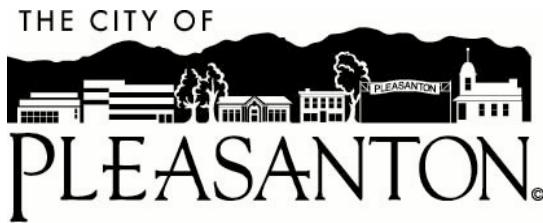
MATTERS INITIATED BY COMMISSION MEMBERS

None.

ADJOURNMENT

Chair Pace adjourned the meeting at 9:21 p.m.

Araceli Garcia, Recording Secretary



Planning Commission Agenda Report

July 22, 2026
Item 3

SUBJECT: P26-0419

APPLICANT: Sri Panchamukha Hanuman Temple (PMHT, Inc.)

PROPERTY OWNER: Payal Shah

PURPOSE: Application for a Conditional Use Permit to operate a religious facility with a maximum of 30 people on site at any one time

LOCATION: 1069 Serpentine Lane, Suite A

GENERAL PLAN: General and Limited Industrial

ZONING: PUD-I (Planned Unit Development - Industrial) District

EXHIBITS:

- A. Draft Resolution and Conditions of Approval
- B. Narrative and Project Plans dated "Received May 27, 2026"
- C. Location and Notification Map

STAFF RECOMMENDATION

Approve the application for a Conditional Use Permit (CUP), Case No. P26-0419, based on the findings and subject to the draft conditions of approval in Exhibit A.

EXECUTIVE SUMMARY

The applicant requests CUP approval, pursuant to the requirements of the approved Planned Unit Development (PUD) for Valley Business Park, to operate a religious facility with a maximum of 30 people (staff and patrons) on site at any one time. As proposed, staff recommends that the Planning Commission: (1) find the use consistent with the objectives of the zoning district and the PUD, (2) find the use to be compatible with the surrounding uses, and (3) approve the CUP application.

BACKGROUND

Valley Business Park is a commercial/industrial PUD, approved under Ordinance No. 928 (PUD-80) by the City Council on March 11, 1980. The PUD permits or conditionally permits a wide range of uses. In 2015, a PUD Modification (PUD-80-01-15M) modified the permitted and conditionally permitted uses, including conditionally permitting religious facilities. Accordingly, the CUP application is before the Planning Commission for consideration and action.

AREA AND SITE DESCRIPTIONS

Area Description

Valley Business Park, shown in Figure 1, includes a mix of uses, including religious facilities, fitness-related facilities, music and/or performing arts schools, tutoring facilities, daycare facilities, membership organizations, professional offices, light manufacturing and industrial uses, and sports and recreational facilities. There are single-family residential uses to the north across Valley Avenue, south across the Union Pacific Railroad tracks, and west immediately adjacent to the Business Park (the Business Park is separated from this neighborhood by a 30-foot-wide landscape easement and a 10-foot-high concrete block wall which runs the entire western edge of the Business Park).

Figure 1: Aerial Photo of Valley Business Park



Site Description

The subject site is a flat and fully developed 1.18-acre parcel at the southwest corner of Serpentine Lane. There are four single-story buildings, ranging in size from 5,000 to 10,465 square feet. There are approximately 65-70 shared parking spaces distributed throughout the subject site. The subject building is approximately 10,465 square feet in total area and has 28 immediately adjacent parking spaces. The subject building is separated into Suites A and B. Suite A, to be partially occupied (2,700 square feet) by the applicant, is approximately 7,850 square feet in total area. The remaining 5,150 square feet of Suite A (primarily warehouse

area) will continue to be used for storage by an existing real estate staging company. Suite B (occupied by an existing office use) is approximately 2,615 square feet in total area. The subject site and building are accessible from two driveways off Serpentine Lane: one on the east side and one on the west side (both shared with the adjacent building or property). Please refer to Figure 2 for full site details.

Figure 2: Aerial Photo of the Subject Site



PROPOSED PROJECT

The proposed religious facility would occupy approximately 2,700 square feet of the existing Suite A and serve as a private indoor place of worship for PHMT. The religious facility would operate daily, Monday through Sunday, with the largest gatherings occurring in the evenings between 6 p.m. and 9 p.m. Daily office hours would be 9:30 a.m. to 11:30 a.m. The maximum number of persons on site at any one time would be 30 (including staff and attendees). A maximum of four staff members would be on site at any one time during daily office hours. In

most cases, the total staff and attendees on site at any one time would be less than 20. No exterior site or building improvements are proposed.

Refer to Exhibit B for project plans and additional details regarding proposed activities, hours of operation, and anticipated attendance.

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 Pleasanton Municipal Code (PMC) and their potential effects on surrounding properties. To achieve these purposes, the Planning Commission is empowered to approve, conditionally approve, or deny CUP applications.

General Plan and Zoning Consistency/Compatibility

The subject site is designated General and Limited Industrial by the Pleasanton General Plan Land Use Element and is zoned Planned Unit Development – Industrial (PUD-I). The General Plan designation allows a range of industrial, commercial, office, and other compatible quasi-public or assembly uses consistent with the Zoning Ordinance. The applicable PUD list of permitted and conditionally permitted uses allows religious or assembly uses subject to approval of a CUP.

The proposed religious facility is considered a quasi-public/institutional assembly use and is consistent with the intent of the General and Limited Industrial designation. The use would occur entirely within an existing building and would not involve manufacturing, outdoor storage, or heavy industrial activity. Operational characteristics—mainly indoor activities, limited weekday daytime intensity, and peak attendance during evenings and weekends—are similar in scale and intensity to office or commercial assembly uses typically anticipated in industrial and business park environments. Industrial areas commonly accommodate religious and other assembly uses due to the availability of adequately sized buildings, sufficient parking, and separation from residential neighborhoods, which reduces the potential for land-use conflicts.

The proposal also supports applicable General Plan policies and programs that encourage the efficient reuse of existing buildings and underutilized sites within the urban area (*Sustainability, Program 2.2*) and the provision of services and community facilities that meet the needs of residents and businesses (*Industrial, Commercial, and Office, Policy 13*). The project would adaptively reuse an existing structure with existing infrastructure and parking, thereby promoting sustainability and efficient land use, while providing an additional place of worship for Pleasanton and nearby community residents seeking such a religious facility.

The surrounding area consists primarily of industrial, office, and commercial tenants within a multi-tenant business park. The proposed religious facility would operate daily primarily in the evenings, when typical business park activity and parking demand are reduced. All activities are proposed to occur indoors, and conditions of approval would address parking management, noise control, and circulation to ensure compatibility with adjacent tenants. Residential uses are located a substantial distance from the site, further limiting the potential for off-site impacts.

Because the use is conditionally permitted within the PUD-I district and its scale, operating characteristics, and parking demand are comparable to other office and religious/quasi-

public/assembly uses commonly found in industrial areas, including within the Valley Business Park, the proposed religious facility is consistent with the General Plan land use designation, complies with the Zoning Ordinance and PUD subject to CUP approval, and is compatible with surrounding uses.

Should issues arise in the future, the City retains the ability to return the CUP to the Planning Commission for additional consideration or, if necessary, to modify or revoke the permit. However, staff considers this unlikely, as similar uses operate within Valley Business Park without reported issues. Conditions of approval are included to address potential noise, traffic, and parking impacts to ensure surrounding uses are not adversely affected.

Parking

The subject site is allocated 28 on-site parking spaces to serve Suites A and B, which contain approximately 10,465 square feet of building area, resulting in an overall parking ratio of approximately one parking space per 374 square feet.

The applicable parking requirements of the PMC for the existing and proposed uses are as follows:

- Religious Assembly Use: PMC Section 18.88.030(D)(1) requires one parking space for every 60 square feet of floor area usable for seating where seats are not fixed.
- Office Use: PMC Section 18.88.030(C)(6) requires one parking space for every 300 square feet of gross floor area.
- Warehouse Use: PMC Section 18.88.030(C)(13) requires one parking space for each employee on the maximum shift or one parking space for every 300 square feet of gross floor area, whichever results in fewer required spaces.

The applicant would occupy approximately 2,700 square feet in Suite A. Approximately 1,000 square feet would serve as the open worship area for religious assembly. Based on the PMC requirement of one parking space per 60 square feet of seating area, this portion of the facility requires 17 parking spaces.

The remaining 1,700 square feet of the tenant space would include offices, a reception area, a break room, and restrooms, etc. Applying the office parking standard of one space per 300 square feet results in a requirement of six parking spaces.

Accordingly, the proposed religious facility requires a total of 23 parking spaces under the PMC.

The balance of Suite A, consisting of approximately 5,150 square feet, would continue to be occupied by the existing warehouse tenant (real estate staging company). Although the warehouse occupies a relatively large floor area, the operation is characterized by limited employee occupancy, with a maximum of two to three employees on-site at any given time to load and unload furniture, décor, and staging materials. Pursuant to PMC Section 18.88.030(C)(13), the warehouse parking requirement is based on the maximum number of employees on the largest shift, resulting in a requirement of three parking spaces.

Suite B contains approximately 2,615 square feet and would remain an office use. Applying the office parking standard of one space per 300 square feet yields a requirement of nine parking spaces.

If each use were operating at its maximum parking demand simultaneously, the combined parking requirement would total 35 parking spaces (23 for the religious facility, three for the warehouse, and nine for the office). However, staff finds that these uses have distinctly different peak operating periods, allowing the allocated 28 on-site parking spaces to adequately accommodate all uses through shared parking.

Specifically, the office tenant in Suite B primarily operates during standard business hours, generally Monday through Friday, from 8 a.m. to 5 p.m., when attendance at the proposed religious facility is expected to be minimal. Conversely, the applicant has indicated that the religious facility's primary worship services and peak attendance periods will occur after 6 p.m., on weekdays and weekends, when office parking demand is substantially reduced, and the parking spaces serving Suite B are generally available. Similarly, the warehouse operation maintains a limited on-site employee presence throughout the day and generates only occasional vehicle activity associated with loading and unloading, resulting in minimal parking demand.

In addition, religious assembly uses typically generate lower parking demand than would otherwise be expected because many attendees arrive as family groups or participate in informal carpooling, thereby reducing the number of vehicles parked on-site during worship services and other events.

Based on the complementary operating hours of the three uses, the low parking demand associated with the warehouse tenant, and the shared parking characteristics of the multi-tenant commercial center, staff concludes that the 28 allocated parking spaces are sufficient to accommodate the existing and proposed uses without creating adverse parking impacts.

Furthermore, the balance of the four-building complex includes additional shared parking that is generally available during the proposed religious facility's peak hours, further supporting the adequacy of the overall parking supply.

As an additional safeguard, a recommended condition of approval authorizes the Director of Community and Economic Development to refer the Conditional Use Permit back to the Planning Commission if parking impacts are observed following occupancy. If necessary, the Planning Commission may modify the permit to address parking issues by limiting attendance, adjusting operating hours, or implementing other operational controls to ensure continued compliance with the City's parking objectives.

Noise

Conditional uses must be consistent with PMC Chapter 9.04 (Noise Regulations), which are designed to promote stability of existing conforming land uses and protect them from inharmonious or intrusive impacts from new land uses. For industrially zoned properties, PMC

Chapter 9.04.050 specifically limits noise to a maximum of 75 dBA¹ at any point outside the property line at any time.

Staff finds the proposed use to be compatible with surrounding development and unlikely to result in a substantial increase in ambient noise at nearby sensitive receptors. The site is already influenced by existing background noise from Valley Avenue, Stanley Boulevard, and the Union Pacific rail corridor. All primary activities, including worship services, would occur entirely within the enclosed building and would be similar in character to other commercial, educational, and assembly-type uses that have operated within the Valley Business Park without reported issues.

The applicant has not proposed any amplified speech or music as part of the facility's operations. Based on this, interior sound levels associated with any speech and music would be expected to comply with the PMC's 75 dBA exterior standard.

Staff also recommends conditions of approval to ensure ongoing compatibility, including: (1) keeping exterior doors closed during services and events; (2) advising attendees and employees to minimize outdoor noise and loitering; and (3) reserving the City's right to reevaluate the CUP and impose additional conditions if substantiated complaints occur, such as limiting occupancy or hours of operation or requiring additional soundproofing.

Given the lack of amplified speech or music associated with the proposal and recommended conditions, staff believes the proposed use would not create harmful noise intrusions, would remain within applicable PMC noise standards, and would be compatible with existing and future surrounding uses.

PUBLIC NOTICE

Notice of this application was sent to surrounding property owners and tenants within a 1,000-foot radius of the subject parcel, and it was published in the Valley Times newspaper on July 9, 2026. At the time this report was published, staff had not received any public comments.

ENVIRONMENTAL ASSESSMENT

The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1, Existing Facilities. The proposed use is for the operation of a religious facility within an existing building zoned for the proposed use, with no significant expansion of the existing building or use. The proposed use does not involve any hazardous substances, all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. Therefore, no additional environmental review is required.

¹ A-weighted decibels, a measurement of sound level that adjusts for the way the human ear perceives different frequencies. Unlike raw decibel (dB) measurements, which capture all sound pressure levels equally, dBA applies a filter that reduces the influence of very low and very high frequencies—where human hearing is less sensitive—while emphasizing mid-range frequencies (around 250–5,000 Hz), where the ear is most responsive. This makes dBA a more accurate representation of perceived loudness and the potential impact of noise on human health and comfort. It is widely used in environmental noise monitoring, occupational safety (e.g., workplace hearing protection requirements), and product ratings (like dishwashers, HVAC units, and vehicles).

SUMMARY/CONCLUSION

Based on the characteristics of the proposed use and its location, the subject proposal is consistent with the applicable PMC regulations and PUD, and findings for approval of the CUP can be made. As proposed and conditioned, staff concludes that the proposed use would be compatible with the surrounding businesses and would not detrimentally affect them. Conditions of approval have been included to ensure the safety and general welfare of the surrounding area, and the City in general, are maintained.

Primary Author: Eric Luchini, Senior Planner, 925-931-5612 or eluchini@cityofpleasantonca.gov.

Reviewed/Approved By: Derek Farmer, Assistant Director of Community and Economic Development, and Planning Manager
Katherine Wisinski, Assistant City Attorney

RESOLUTION NO. PC-2026-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLEASANTON APPROVING THE APPLICATION FOR A CONDITIONAL USE PERMIT TO OPERATE A RELIGIOUS FACILITY WITH A MAXIMUM OF 30 PEOPLE ON SITE AT ANY ONE TIME LOCATED AT 1069 SERPENTINE LANE, SUITE A, AS FILED UNDER CASE NO. P26-0419

WHEREAS, on May 27, 2026, PHMT, Inc., as the applicant, applied for Conditional Use Permit (“CUP”) approval to operate a religious facility with a maximum of 30 people on site at any one time (hereinafter “the Project”); and

WHEREAS, the subject property is located at 1069 Serpentine Lane, Suite A, on Assessor Parcel Nos. 946-4547-154-00 and 946-4547-157-00 (hereinafter “the Property”); and

WHEREAS, the Property has a General Plan land use designation of General and Limited Industrial; and

WHEREAS, the Property is zoned PUD-I (Planned Unit Development – Industrial) District; and

WHEREAS, a religious facility is a conditionally permitted use in the subject zoning district and PUD and requires Planning Commission approval of a CUP; and

WHEREAS, pursuant to Section 65906 of the Government Code, the Planning Commission held a duly noticed public hearing to consider the Project on July 22, 2026, at which time all interested parties had the opportunity to be heard. The Planning Commission considered the staff report dated July 22, 2026, incorporated herein by reference, and all written and oral testimony.

NOW, THEREFORE, BE IT RESOLVED, the Planning Commission of the City of Pleasanton does resolve, declare, determine, and order the following:

Section 1: Prior to acting on the Project, and at a properly noticed public hearing, the Planning Commission reviewed written and oral staff reports, conducted a public hearing on the Project and took testimony, and received into the record all pertinent documents related to the Project (collectively, the “Record Evidence”). The Planning Commission’s determination is based on the Record Evidence, which is incorporated into this Resolution by reference.

Section 2: Findings for California Environmental Quality Act (CEQA)
With respect to CEQA, the Planning Commission finds the Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301, Class 1, Existing Facilities. The proposed use is for the operation of a religious facility within an existing building zoned for the proposed use, with no significant expansion of the existing building or use. The proposed use does not involve any hazardous substances, all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. Therefore, no additional environmental review is required.

Section 3: The Project is consistent with the adopted General Plan as it aligns with the applicable land use designations and supports the General Plan's Programs, Policies, and Goals related to sustainability, community development, and industrial, commercial, and office. As such, the Project complies with the requirements of Government Code Section 65860 regarding zoning consistency with the General Plan.

Section 4: Findings for Conditional Use Permit Approval

With respect to the approval of P26-0419, 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.

The objectives of the Zoning Ordinance regarding conditional uses are to foster a harmonious, convenient, and workable relationship among land uses; protect existing land uses from inharmonious influences and harmful intrusions; and ensure that public and private lands are ultimately used for purposes that are appropriate and beneficial to the City as a whole. The Property is regulated by Ordinance No. 928 and PUD-80-01-15M and is zoned Planned Unit Development–Industrial (PUD-I), which permits or conditionally permits a wide range of commercial, office, industrial, and quasi-public or assembly uses. A religious facility is conditionally permitted within the PUD-I District subject to approval of a CUP.

The proposed religious facility is considered a quasi-public institutional assembly use and is consistent with the intent of the General and Limited Industrial General Plan land use designation, which allows a range of industrial, commercial, office, and other compatible assembly or community-serving uses when consistent with the Zoning Ordinance. The activities associated with the use would occur entirely within an existing building and would not involve manufacturing, outdoor storage, or heavy industrial activity. Industrial and business park areas commonly accommodate religious and other assembly uses due to the availability of adequately sized buildings, sufficient on-site parking, and physical separation from residential neighborhoods, thereby reducing the potential for land-use conflicts.

The proposal also supports applicable General Plan policies that encourage the efficient reuse of existing buildings and underutilized sites within the urban area, and that support the provision of community and institutional services that meet the needs of residents and businesses. The Project represents an adaptive reuse of an existing structure utilizing existing infrastructure and parking facilities, thereby promoting sustainability and efficient land use while providing an additional place of worship and community gathering space for residents of the City and the surrounding area.

The surrounding area consists primarily of industrial, office, and commercial tenants within a multi-tenant business park. The proposed religious facility would operate primarily in the evenings and on weekends, when typical business park activity and

parking demand are reduced, and all primary activities would occur indoors. Project design features and/or conditions of approval addressing parking management, noise control, hours of operation, and circulation would ensure continued compatibility with adjacent tenants. Residential uses are located a substantial distance from the site, further limiting the potential for off-site impacts.

Accordingly, the Planning Commission finds that the location is suitable for the proposed religious facility to operate without adverse impacts on surrounding uses, is in accordance with the objectives of the zoning ordinance, and the purpose of the applicable zoning district and PUD. Accordingly, the Planning Commission makes this finding.

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.

The proposed location of the religious facility and the conditions under which it will be operated and maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity. The Property is zoned Planned Unit Development–Industrial (PUD-I), which permits quasi-public and assembly uses such as religious facilities with approval of a Conditional Use Permit, and the proposed use is consistent with the intent of the General and Limited Industrial General Plan land use designation. The facility will operate within an existing building, will not involve manufacturing, outdoor storage, or heavy industrial activity, and will represent an adaptive reuse of an underutilized structure, utilizing existing infrastructure and on-site parking.

The surrounding area is characterized by industrial, office, and commercial tenants within a multi-tenant business park, where assembly and community-serving uses are commonly accommodated due to adequate building sizes, ample parking, and separation from residential neighborhoods. The proposed religious facility will conduct activities primarily indoors and is expected to operate primarily in the evenings and on weekends, when typical business park parking demand and traffic are reduced. Project design features and/or conditions of approval addressing parking management, hours of operation, circulation, and noise control, as well as a provision requiring further review by the Planning Commission to address potential future impacts if necessary, will ensure continued compatibility with adjacent tenants and protection of nearby properties. Residential uses are located a substantial distance from the site, further limiting the potential for off-site impacts. The Planning Commission finds that the proposed use will foster a harmonious relationship among surrounding land uses, will not result in harmful intrusions or adverse effects on the vicinity, and is in the best interests of public health, safety, and general welfare. Accordingly, the Planning Commission makes this finding.

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

The subject site's PUD-I (Planned Unit Development – Industrial) zoning conditionally permits the establishment of a religious facility. In addition, the proposed use complies with all relevant sections of the zoning ordinance. Granting a CUP for the proposed use would be consistent with the City's authority to regulate zoning under Municipal Code Chapter 18.124. Accordingly, the Planning Commission makes this finding.

Section 5: The Planning Commission hereby approves Case No. P26-0419, the application of PHMT, Inc., for CUP approval to operate a religious facility with a maximum of 30 people on site at any one time located at 1069 Serpentine Lane, Suite A, subject to the Conditions of Approval shown in Exhibit A, attached hereto and incorporated herein by reference.

Section 6: This resolution shall become effective 10 days after its passage and adoption unless appealed before that time.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Pleasanton at a regular meeting held on July 22, 2026, by the following vote:

Ayes: Commissioners
Noes: Commissioners
Absent: Commissioners
Abstain: Commissioners

ATTEST:

Derek Farmer
Secretary, Planning Commission

Brandon Pace
Chair

APPROVED AS TO FORM:

Katherine Wisinski
Assistant City Attorney

EXHIBIT A
CONDITIONS OF APPROVAL

P26-0419
Religious Facility – PHMT, Inc.
1069 Serpentine Lane, Suite A
July 22, 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 Public Works/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 specifically noted herein.

This approval grants a Conditional Use Permit to operate a religious facility with a maximum of 30 people on site at any one time, located at 1069 Serpentine Lane, Suite A, on Assessor Parcel Nos. 946-4547-154-00 and 946-4547-157-00. Development shall be substantially as shown on the Project materials listed below:

- a. Narrative and Project Plans, Exhibit B, prepared by PHMT, Inc., dated “Received” on May 27, 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 development 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, provided they are found to be in substantial conformance with the approved exhibits. Planning Division approval is required before any changes are implemented in site design, grading, architectural design, building colors or materials, green building measures, landscape material, etc.
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. **CONDITIONS OF APPROVAL CHECKLIST:** The applicant shall submit a "Conditions of Approval Checklist" indicating all conditions in Exhibit A have been satisfied, incorporated into the building permit plans or improvement plans, and/or addressed. Said checklist shall be incorporated as one of the first four plan sheets of all building permit and engineering permit plan submittals for review by the City prior to issuance of permits.
4. **APPEAL PERIOD:** The building permit submittal will only be accepted after completion of the appeal period provided in the Municipal Code, unless the applicant submits a signed statement acknowledging that the plan check fees may be forfeited in the event the approval is overturned on appeal, or the design is significantly changed as a result of the appeal. In no case will a building permit be issued prior to the expiration of the appeal period.
5. **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

6. **OCCUPANCY:** No more than 30 persons (staff and attendees) shall be on site at any one time. **(Project Specific Condition)**
7. **INDOOR ENTERTAINMENT, MUSIC, AND SPEECH:** Indoor entertainment, amplified music, and amplified speech shall be permitted pursuant to compliance with the City's Noise Ordinance. **(Project Specific Condition)**
8. **GOOD NEIGHBOR POLICY:** To the satisfaction of the Director of Community and Economic Development, the approved use shall adhere to a "good neighbor" policy, meaning the approved use must respect the rights of neighboring businesses/properties and be aware of the impact of customers leaving late at night and their potential disturbance of any neighboring businesses/properties and/or adjacent/nearby residential neighbors. The approved use shall:

- a. Ensure the patrons comply with the noise, parking, and outdoor smoking area requirements; and
 - b. Pick up litter created by the approved use and the patrons on a regular basis in front of the business and by any adjacent neighboring businesses/properties and/or adjacent/nearby residential neighbors, 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 any adjacent neighboring businesses/properties and/or adjacent/nearby residential neighbors, especially after operating hours, 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 any adjacent/nearby residential neighbors. **(Project Specific Condition)**
9. MAINTENANCE: The applicant shall maintain the subject property or, if applicable, the area surrounding the building/tenant space, in a clean and orderly manner at all times.
10. 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 the modification is deemed substantial.
11. CONDITIONAL USE PERMIT REVIEW: If the operation of this use results in conflicts pertaining to parking, noise, traffic/circulation, or other factors, at the discretion of the Director of Community and Economic Development, this conditional use permit may be submitted to the Planning Commission for their subsequent review at a public hearing. If necessary, the Planning Commission may modify or add conditions of approval to mitigate such impacts or may revoke said conditional use permit.
12. OUTDOOR STORAGE: There is to be no outdoor storage without prior approval by the City.
13. EXTERIOR CHANGES: Exterior improvement of the building shall not be made without prior approval from the Planning Division.
14. 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.
15. 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.
16. SIGN PROGRAM: Site and building signage shall be reviewed under a comprehensive sign program submitted to the Planning Division under a separate application.

Fees

17. FEES: The applicant shall pay any and all fees to which the property may be subject, prior to issuance of grading and/or building permits, or prior to recordation of the final map, whichever is applicable. The type and amount of the fees shall be those in effect at the time the permit is issued.
18. SCHOOL IMPACT FEES – COMMERCIAL: Prior to building permit issuance, the applicant shall pay the required commercial development school impact fee as prescribed by State law and as adopted by the Pleasanton Unified School District (PUSD).

TRAFFIC ENGINEERING DIVISION – 925-931-5677

19. TRAFFIC IMPACT FEES: Based on the Approved Plans, no traffic impact fees are required at this time. However, Traffic Engineering may monitor the site throughout the Conditional Use Permit, as warranted. Should Traffic Engineering observe additional trips during its observations in the PM peak hours that are above and beyond the scope of the Approved Plans, the City Traffic Engineer shall require the applicant to pay for a trip generation "after study" to be completed by the City's on-call transportation consultant. If the trip generation "after study" is reflective of the Approved Plans, no further action shall be needed. If the trip generation is greater than the Approved Plans, the applicant shall be required to pay the City's Traffic Impact Fees associated with the additional trips and/or have their Conditional Use Permit brought back to the Planning Commission for subsequent review. **(Project Specific Condition)**
20. PARKING MONITORING. Monitoring of circulation and parking during operational hours may be conducted by Traffic Engineering staff. If parking exceeds the allowed allotment and/or circulation problems arise once the religious facility is in operation, as determined by the City's Traffic Engineer, this Conditional Use Permit may be submitted to the Planning Commission for their subsequent review at a public hearing. If necessary, the Planning Commission may modify or add conditions of approval to mitigate such impacts or may revoke said Conditional Use Permit. **(Project Specific Condition)**

<End>



SRI PANCHAMUKHA HANUMAN TEMPLE

Sri Sita Rama Swamy Devasthanam

Non Profit Organization Tax Id: 82-3674843

6930 Village Pkwy, Ste C, Dublin, CA - 94568 Tel: (510) 926-7638 | www.panchamukhahanuman.org



MINOR CONDITIONAL USE PERMIT (MCUP) – PROJECT NARRATIVE

PMHT Inc (Sri Balaji Hanuman Mandir)
1069 Serpentine Lane, Ste 500 Pleasanton, CA
Suite Area: ~2,700 sq ft

1. Project Overview

PMHT Inc (Sri Balaji Hanuman Mandir) proposes a low-intensity indoor place of worship with limited daytime administrative use. The project is designed with controlled attendance, staggered scheduling, and minimal operational impact.

2. Nature of Use

The facility will operate as a quiet indoor prayer and meditation space. No outdoor activities, amplified sound, or large-scale gatherings are proposed.

3. Hours of Operation

Office Use: 9:30 AM – 11:30 AM (3–4 staff only)

Temple Use: 6:00 PM – 9:00 PM

Peak attendance begins after 7:00 PM to avoid conflict with business operations.

4. Occupancy & Attendance Management

Maximum occupancy is capped at 30 persons including staff. Typical concurrent attendance ranges from 16–18 persons. Attendance is staggered to avoid peak congestion.

4.1 Evening Occupancy Schedule

Time	Staff	Arrivals	Departures	Devotees	Total Occupancy
6:00–6:30	5	5	0	5	10
6:30–7:00	5	6	2	9	14
7:00–7:30	5	6	3	12	17
7:30–8:00	5	5	2	15	20
8:00–8:30	5	4	6	13	18
8:30–9:00	5→0	2	10	5	5

5. Parking Analysis

The project provides 24 on-site parking spaces. Peak demand is estimated at 8–10 vehicles, which is significantly below available capacity. No spillover or street parking is anticipated.

6. Traffic & Circulation

Traffic generation is minimal due to staggered attendance. Peak occurs after 7:00 PM, when surrounding business activity has declined.

7. Operational Controls

Occupancy capped at 30 persons. Staggered attendance. No outdoor activity. No amplified sound.

8. Findings for MCUP Approval

8.1 Consistency with Zoning Intent

The proposed use is a low-intensity indoor religious facility compatible with surrounding commercial and light industrial uses.

8.2 No Adverse Impact

The project avoids impacts through limited occupancy, indoor-only activities, and controlled scheduling.

8.3 Parking Adequacy

Parking demand is significantly below the available 24 spaces, ensuring no impact on surrounding properties.

8.4 Traffic & Circulation

Peak activity occurs after business hours with staggered attendance, resulting in negligible traffic impact.

8.5 Compatibility with Surroundings

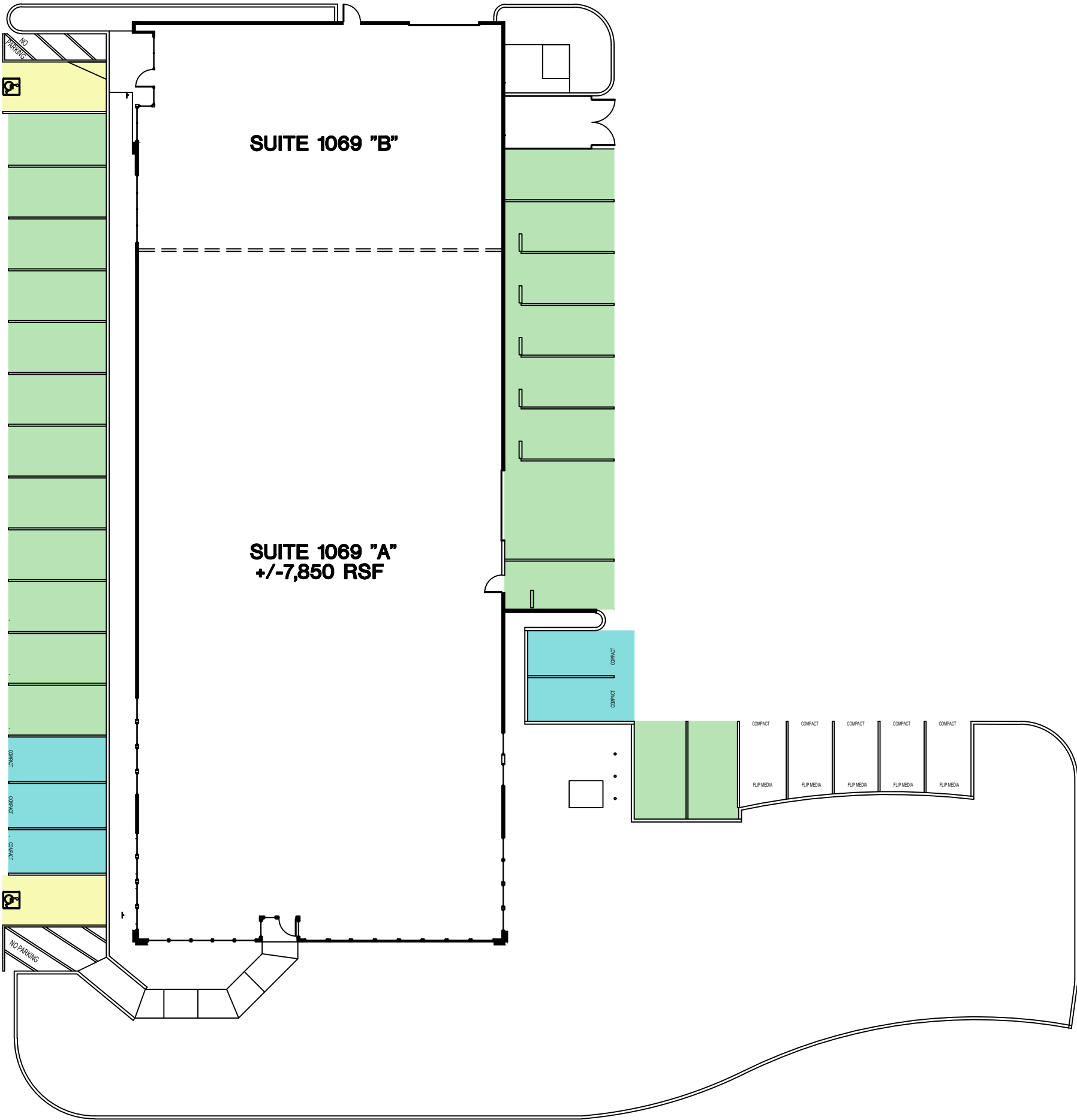
The use operates during off-peak hours and maintains low intensity, ensuring compatibility with adjacent tenants.

8.6 Operational Controls

Strict controls on occupancy, hours, and activity ensure continued compliance.

9. Conclusion

The proposed project is a low-impact, well-managed use that satisfies all criteria for Minor Conditional Use Permit approval.

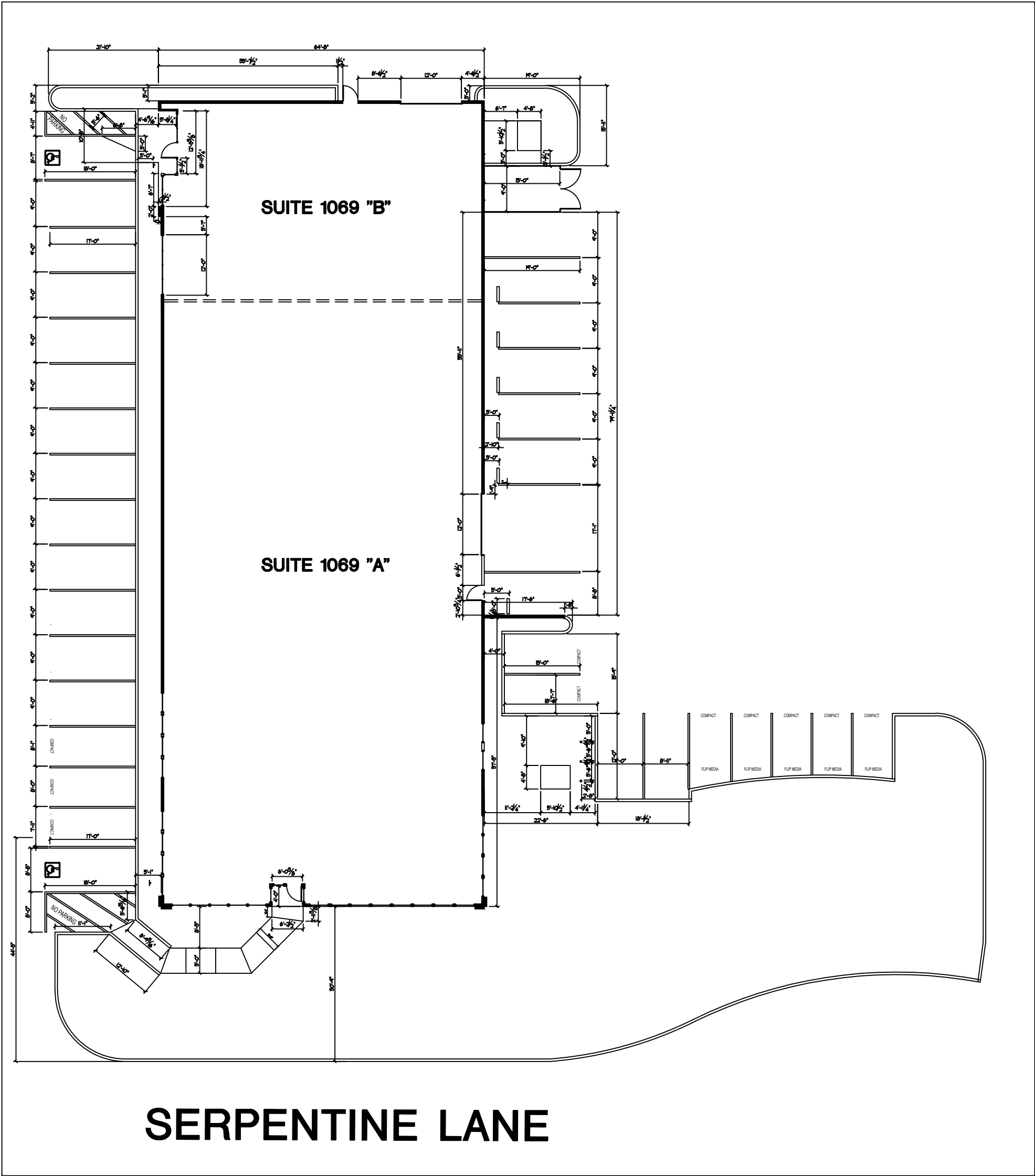


SERPENTINE LANE

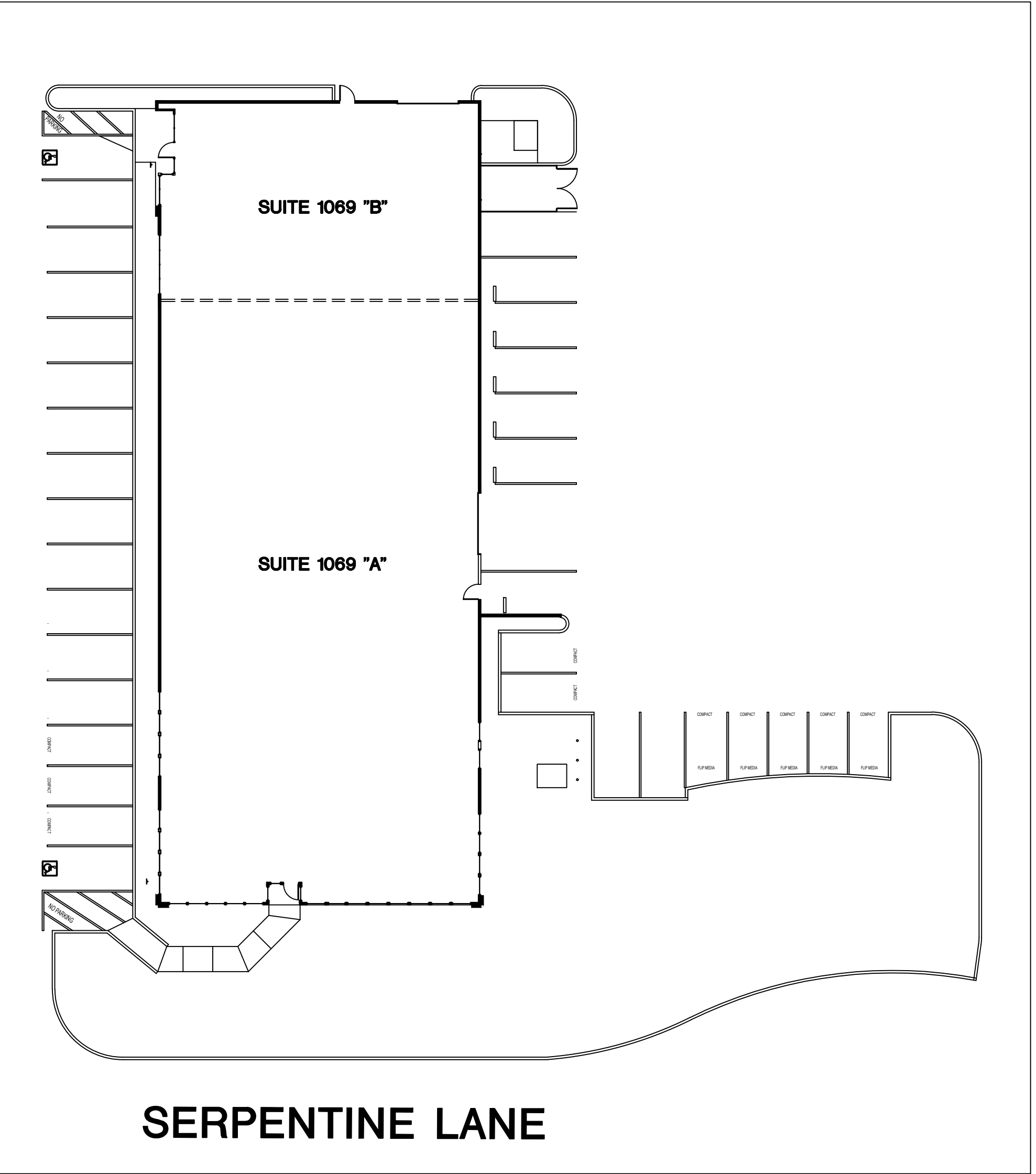


EXISTING OVERALL SITE PLAN
SCALE : N.T.S.

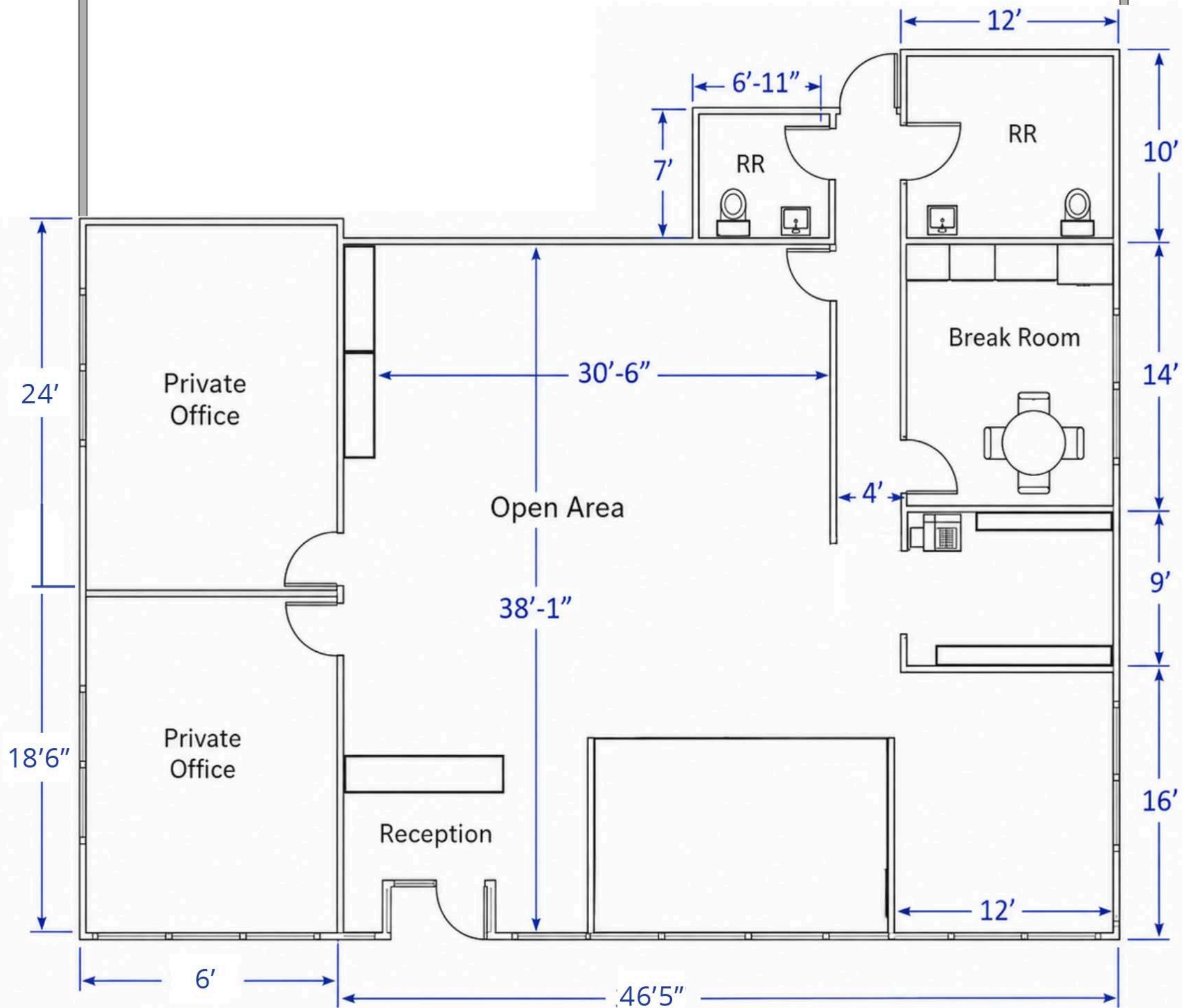
PARKING STALL SUMMARY		
	STANDARD PARKING STALL	22
	H.C. PARKING STALL	2
	COMPACT PARKING STALL	5
	TOTAL	29



EXISTING OVERALL SITE DIMENSION PLAN
SCALE : N.T.S.

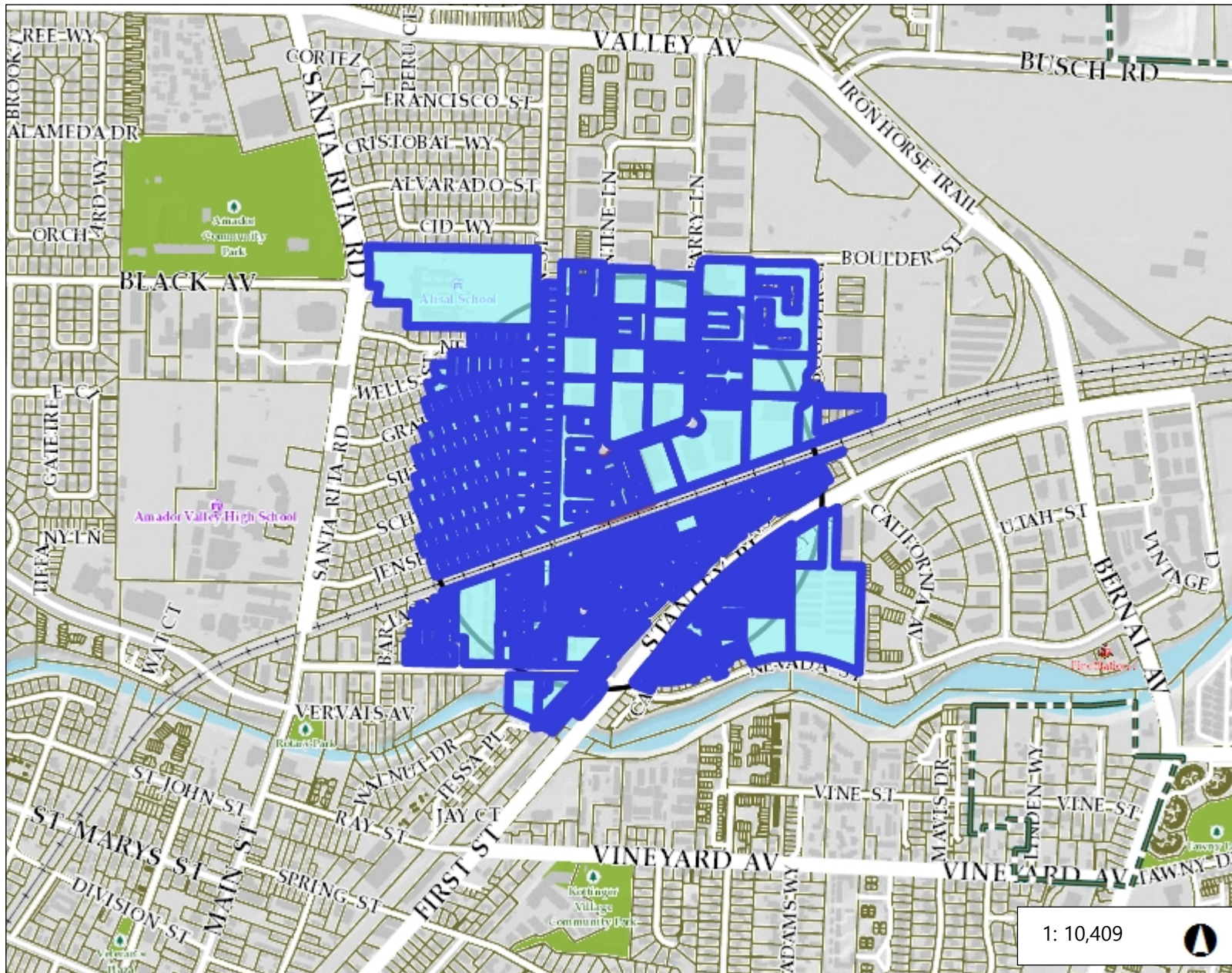


EXISTING OVERALL SITE PLAN
SCALE : N.T.S.



1069 SERPENTINE LANE

EXHIBIT C



Legend

- Fire Station
- School
- Park
- Parcels

Notes

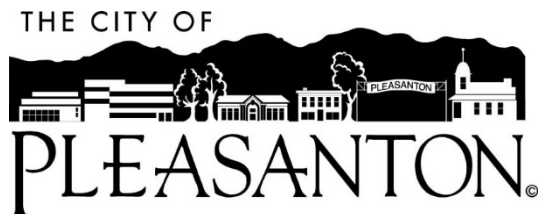
Notes

1,734.8 0 867.39 1,734.8 Feet

NAD_1983_2011_StatePlane_California_III_FIPS_0403_Ft_US
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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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Planning Commission Agenda Report

July 22, 2026
Item 5

SUBJECT: Planning Commission Subcommittee List

Bicycle, Pedestrian, and Trails Committee

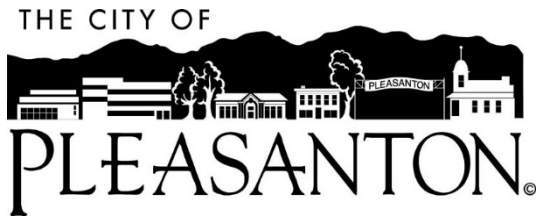
Advise the Parks and Recreation Commission and the City's Traffic Engineering Division on bicycle, pedestrian and trail-related items. The committee reviews and prioritizes potential projects and provides input on policies related to bikeways and trails.

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: Commissioner Jagoe, Wedge
Alternate: Commissioner Morgan
Staff Contact: Sarah Hosterman, Landscape Architect Asst., 931-5514



Planning Commission Agenda Report

July 22, 2026
Item 6

SUBJECT: Future Planning Calendar

Update the Objective Design Standards for Residential Multifamily Development - Recommend updating the Objective Design Standards for Residential Multi-Family (RM), Central Commercial (CC) and Mixed Use (MU) Districts and adoption of an Ordinance amending Chapter 18.88 of the Pleasanton Municipal Code.

General Plan Amendments and Amendments to the Zoning Text and Map related to the redesignation and rezoning of approximately 30.71 acres across three sites to apply a zoning designation permitting residential development.