



PLANNING COMMISSION REGULAR MEETING AGENDA

Wednesday, September 9, 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 July 22, 2026
3. **P26-0704, Paul Rubio/REFORM Fitness, 1047 Serpentine Lane, Suites 400 and 500**
Application for a Conditional Use Permit to operate an indoor recreation facility with a maximum occupancy of 10 people (employees and clients) on site at any one time (APN's: 946-4547-148-00 and 946-4547-149-00). The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Class 1, Existing Facilities.
4. **P26-0258, Shilpa Eaga/iCode School, 2709 Stoneridge Drive, Suite 110**
Application for a Conditional Use Permit to increase the maximum number of students at any one time from 20 to 40 students for an existing tutoring school. (APN: 946-4623-2) The project is categorically exempt from the CEQA pursuant to CEQA Guidelines Section 15301, Class 1, Existing Facilities.

MEETING OPEN TO THE PUBLIC

5. 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

6. **P25-0727 / 3825/3875 Hopyard Road, 4515 Rosewood Drive, 5960 Inglewood Drive**
Consider and provide a recommendation to the City Council for proposed General Plan Amendments, Amendments to the Zoning Ordinance Text and Map, and Amendments to the Objective Design Standards for Housing Sites for approximately 30.71 total acres, across three sites, that would allow residential development for up to 1,438 net new units. The sites would be rezoned to Housing Opportunity Zone District (HOZ) and in the General Plan, receive an overlay called, "Housing Opportunity Site Overlay." The three sites are located at 3825/3875 Hopyard Road (APN: 941-2760-19-1), 4515 Rosewood Drive (APN: 941-2779-9), and 5960 Inglewood Drive (APN: 941-2760-18). Pursuant to CEQA an Addendum to the General Plan 2005-2025 Environmental Impact Report (SCH No. 2005122139) has been prepared for review by the Planning Commission and recommendation for adoption by the City Council.

MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

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

MATTERS INITIATED BY COMMISSION MEMBERS

ADJOURNMENT