

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
DECEMBER 11, 2012
7:30 PM**

COUNCIL CHAMBERS, 100 Gregory Lane, Pleasant Hill, CA 94523 www.ci.pleasant-hill.ca.us (925) 671-5209

CHAIR: ROBERT ABBOTT VICE CHAIR: STEVE WALLACE MEMBERS: JAMES BONATO, TIMOTHY FLAHERTY, ALEX GREENWOOD, DAVID MASCARO, DIANA VAVREK
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Members of the audience wishing to speak on any matter must fill out a card and turn it in to the secretary. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes. If the applicant or his or her representative fails to attend the public hearing concerning their application, the Planning Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing. Materials related to an item on this agenda submitted to the Commission after distribution of the packet are available for public review in the City of Pleasant Hill Planning Division at 100 Gregory Lane, Pleasant Hill, CA 94523 during normal business hours. Such documents are also available on the City of Pleasant Hill website at www.ci.pleasant-hill.ca.us subject to staff's ability to post the documents before the meeting.

All matters listed under CONSENT CALENDAR are considered by the Commission to be routine and will be enacted by one motion. There will be no separate discussion of these items unless requested by a Commissioner prior to the time Commission votes on the motion to adopt. An appeal of the decision or conditions of the Planning Commission to the City Council must be filed with the City within ten calendar days of the date of the mailed notice of decision. No agenda item will be considered after 10:30 p.m. Remaining items will be rescheduled.

Meeting Broadcasts: Planning Commission meetings are videotaped and broadcast on Comcast Channel 28 and U-Verse Channel 99 on the Thursday following the Tuesday meeting at 7:30pm.

Attention Hearing Aid Wearers: The Council Chambers is equipped with an Assistive Listening System. A receiver with headphone or Tel Coil antenna is available from the ADA Coordinator.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

STAFF INTRODUCTIONS

PUBLIC COMMENT

The public is welcome at this time to address the Planning Commission on any item, with the exception of items scheduled for Public Hearing at this meeting. Comments are limited to three minutes per speaker. Any public comments made regarding an item pending before the Commission do not go into the public record of that item.

MINUTES

[November 13, 2012](#)

PUBLIC HEARINGS

1. PLN 12-0416, CITY CENTER PHARMACY DETERMINATION & MINOR USE PERMIT, 3474 BUSKIRK AVENUE (30 Minutes)

[Staff Report](#)
[Attachments A to D](#)
[Attachments E - F](#)

Public hearing to consider a request for a determination as to whether a long term care pharmacy is similar to other permitted or conditional uses in the *PAO zoning district* as per Section 18.15.010. In addition, the applicant is also requesting a minor use permit to allow the long term care pharmacy use if a positive use determination is made by the Planning Commission. The applicant proposes to open a long term care pharmacy that would include offices, storage and cleaning areas (for prescription drugs and medical supplies). No customer sales (retail) will occur at the site. The project site is located in the *Professional & Administrative Office* zoning district. Assessor's Parcel Number: 148-090-035.

CEQA Determination: Categorically Exempt, Class 1 & 3 (Existing Facilities & New Construction or Conversion of Small Structures).

Project Planner: Troy Fujimoto, 925-671-5224, tfujimoto@ci.pleasant-hill.ca.us

STUDY SESSION

1. MIXED USE ORDINANCE STUDY SESSION, CITY-WIDE (45 Minutes)

[Staff Report](#)
[Attachment A](#)

Study Session on a proposed Mixed Use Ordinance. The proposed ordinance addresses the City's Housing Element Program 2.3 that provides direction to amend the Zoning Ordinance to provide standards for including housing in mixed-use development in appropriate locations. No action will be taken on this item

Project Planner: Troy Fujimoto, 925-671-5224, tfujimoto@ci.pleasant-hill.ca.us

DISCUSSION ITEMS

1. UPDATE ON SUSTAINABLE COMMUNITIES STRATEGY (10 Minutes)

Staff will provide an update on the current status of the Sustainable Communities Strategy (SCS) process that is occurring on the regional level with the Association of Bay Area Governments and the Metropolitan Transportation Commission.

Project Planner: Troy Fujimoto, 925-671-5224, tfujimoto@ci.pleasant-hill.ca.us.

2. [ACKNOWLEDGEMENT OF THE 2013 SCHEDULED MEETING DATES](#)

The Commission will review the dates of scheduled meetings for the upcoming year.

3. [REVIEW OF PENDING PLANNING DIVISION APPLICATIONS](#)

Staff will provide the Commission with a brief status report on active pending applications. At their discretion, Commissioners may ask questions and receive an update from staff regarding the status of any pending application.

4. [REVIEW OF THE DRAFT AGENDA FOR REGULAR MEETING ON JANUARY 8, 2013](#)

The next meeting of the Planning Commission will be on January 8, 2013. A draft agenda for this meeting, listing the scheduled agenda items, hearings, and discussion items, was included in the agenda packet for Commissioners to review. At their discretion, Commissioners may ask questions and receive a brief description from staff regarding the agenda.

5. [STAFF COMMUNICATIONS](#)

Staff may provide the Commission with a brief update on matters of general interest and/or suggest topics for consideration on future agendas.

COMMISSIONER REPORTS AND ANNOUNCEMENTS

1. REPORTS from Commissioners on Meetings or Conferences Attended at City Expense.
2. ANNOUNCEMENTS and comments from Commissioners.

Adjourn to a regular meeting of the Planning Commission on January 8, 2013, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.