

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
MARCH 26, 2013
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: BILL BANKERT, JAMES BONATO, 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

[February 12, 2013](#)

CONTINUED BUSINESS

1. PLN 12-0417, SYWEST REDEVELOPMENT – CROSSROADS SHOPPING CENTER - SUBAREA II, DEVELOPMENT PLAN AND USE PERMIT, 2314 & 2316 MONUMENT BOULEVARD (*Continued from March 19, 2013, 45 Minutes*)

Note: The Planning Commission received public testimony on this project on March 19, 2013 and then closed the public hearing.

[Staff Report](#)
[Attachment A-1](#)
[Attachment B-1](#)
[Attachments C-1 to E-1](#)

Consider approval of a Development Plan and Use Permit for the project as described below:

- a. Demolish the existing CineArts theater building and remodel the former Bally's Gym building.
- b. Construct a new, 73,176 square foot, two story, retail building up to 50 feet in height, in place of the CineArts theater, and renovate the existing 21,527 (+/-) square foot single story building (the site of the former Bally's gym) adding 261 square feet to the building, resulting in a total of 94,924 square feet of commercial space.
- c. Refurbish the existing parking lot and provide 396 parking spaces in Subarea II; the project would also add four additional parking spaces in Subarea I.
- d. Remove all existing trees from the site and provide new landscaping (including tree replacements) throughout the parking lot and surrounding area within Subarea II.
- e. Provide wall, monument, and pylon (35 feet in height) signage for Subarea II.

The proposed Use Permit is requested to obtain adjustments to the following development standards applicable to the project:

- a. Waive a requirement to provide a 50 foot landscape median strip at the entrances to the parking lot.
- b. Allow parking lot light standards to exceed the maximum permitted height to match the height of existing light standards in Subarea I.
- c. Reduce the required width of perimeter parking lot planters that abut the adjacent street property line consistent with the reduced width perimeter planters in Subarea I.
- d. Reduce the required width of landscape areas affected by vehicle overhang.
- e. Reduce required interior parking lot landscaping to less than 10%.
- f. Increase the maximum allowable sign area wall signs and monument/freestanding sign.
- g. Increase the maximum allowable sign height for one monument/freestanding sign.

The subject site is located at 2314 & 2316 Monument Boulevard, located on the southern half of the Crossroads Shopping Center. The property is zoned PUD 809 and is located within Subarea II of the Contra Costa Center Specific Plan (CCCSP). Assessor Parcel Numbers: 148-041-020, 021, & 024.

CEQA Determination: Pursuant to Section 15164 of the CEQA Guidelines, an Initial Study and an Addendum to the previously certified Supplemental Environmental Impact Report (SEIR) have been prepared.

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

PUBLIC HEARINGS

1. PLN 12-0266 USE PERMIT SALVATION ARMY PORTABLE COLLECTION CONTAINER USE PERMIT, 1806 LINDA DRIVE (30 Minutes)

[Staff Report](#)
[Attachments](#)

Public hearing to consider approval of a Use Permit for the location of a portable container that will be used to collect and store donations. The proposed metal storage container would be 20 feet long by eight feet wide and seven feet in height and is proposed to be placed against the north exterior wall of the building (along Doris Drive). The container would only be opened for public use when a Salvation Army employee is present. Assessor's Parcel Number: 150-102-014.

CEQA Determination: Categorically Exempt, Class 3 (Small Facilities).

Project Planner: Lori Radcliffe, (925) 671-5291, lradcliffe@ci.pleasant-hill.ca.us.

DISCUSSION ITEMS

1. [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.

2. [REVIEW OF THE DRAFT AGENDA FOR REGULAR MEETING ON APRIL 9, 2013](#)

The next meeting of the Planning Commission will be on April 9, 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.

3. 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.

- A. [Memorandum](#) regarding proposed areas of focus of Planning Division activities for 2013.

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 April 9, 2013, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.