

*****SPECIAL MEETING *****
MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
May 6, 2014
6:30 PM

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

<p>CHAIR: STEVE WALLACE VICE CHAIR: DAVID MASCARO MEMBERS: ROBERT ABBOTT, BILL BANKERT, JAMES BONATO, ALEX GREENWOOD, DIANA VAVREK</p>
--

Members of the audience wishing to speak on any matter are requested to 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.

PUBLIC HEARINGS

1. FIREARMS AND AMMUNITION SALES ORDINANCE AMENDMENT, CITY-WIDE
(Continued for further Planning Commission discussion from the April 1, 2014 meeting---
public comment was closed April 1, 2014)

Staff Report

- Attachment A-1 Proposed Ordinance
- Attachment B-1 Proposed Resolution
- Attachment C-1 April 1, 2014 Planning Commission Staff Report
- Attachment D-1 April 1, 2014 Planning Commission Memorandum (contains two memorandums)
- Attachment E-1 Chapter 9.35 of the Pleasant Hill Municipal Code
- Attachment F-1 Public Comments received at and after the April 1, 2014 Planning Commission meeting.

Consider and adopt a resolution making recommendations to the City Council on a proposed ordinance to amend Sections 18.15.040 (Commercial Use Classifications), 18.20.070 (Home Occupations) and 18.25.020 (Land Use Regulations for all Commercial, Retail Business, Neighborhood Business, Office and Light Industrial Districts) of the Pleasant Hill Zoning Ordinance (Title 18 of the Municipal Code) to conform as needed to the provisions of Chapter 9.35 of the Pleasant Hill Municipal Code regulating firearms and ammunition sales.

CEQA Determination: Exempt, Section 15061(b).3. The proposed activity is exempt from environmental review as there is no possibility for causing significant effects on the environment.

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

2. PLN 14-0042, HILTON HOMEWOOD SUITES, PLANNED UNIT DISTRICT (PUD REZONING) AND CONCEPT PLAN, 650 ELLINWOOD WAY

Staff Report

- Attachment A-1 Proposed Resolution
- Attachment B-1 Location Map
- Attachment C-1 PART 1 PART 2
Draft Ordinance, including the Planned Unit Development (District) Conceptual Plan and Rezoning Map & Technical Memorandum prepared by Lamphier Gregory (dated April 28, 2014) regarding applicability of the Class 32 (infill development) Categorical Exemption
- Attachment D-1 Staff Recommended Concept Plan
- Attachment E-1 PART 1 PART 2 PART 3 PART 4 PART 5
May 1, 2014 Architectural Review Commission Staff Report (including the March 6 & April 17 and March 11, 2014, ARC and PC Study Session Staff Reports)
- Attachment F-1 Additional Information provided at the May 1, 2014 Architectural Review Commission Meeting
- Attachment G-1 Architectural Review Commission Resolution No. 01-14
- Attachment H-1 Public Hearing Notice

[Attachment I-1](#) Public Comments received since the May 1, 2014 Architectural Review Commission Public Hearing

A public hearing to consider a recommendation to the City Council to establish a Planned Unit District (PUD Rezoning) application by WRSJG LLC. that would accommodate a new three and four story, 131 guest room, hotel project with building heights up to 50 feet (55 feet for architectural features). The establishment of a Planned Unit District would contain a Concept Plan that includes, but not limited to, a land use regulation table, development regulation schedule and design criteria. The property is located at 650 Ellinwood Way, APN 127-210-031. The property is currently zoned *RB – Retail Business*

CEQA Determination: Categorically Exempt, Class 15332, (In-Fill Development Projects)

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

STUDY SESSIONS

DISCUSSION ITEMS

1. [REVIEW OF THE DRAFT AGENDA FOR REGULAR MEETING ON MAY 13, 2014](#)

The next meeting of the Planning Commission will be on May 13, 2014. 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.

2. [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 May 13, 2014, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.