

**MEETING AGENDA  
CITY OF PLEASANT HILL PLANNING COMMISSION  
MAY 27, 2014  
7:30 PM**

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

**CHAIR: STEVE WALLACE VICE CHAIR: DAVID MASCARO  
MEMBERS: ROBERT ABBOTT, BILL BANKERT, JAMES BONATO, ALEX GREENWOOD, DIANA VAVREK**

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](http://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**

[April 1, 2014 Special Meeting](#)

[April 22, 2014](#)

[May 6, 2014 Special Meeting](#)

**PUBLIC HEARINGS**

1. 2014-2019 CAPITAL IMPROVEMENT PLAN DETERMINATION OF CONFORMANCE WITH CITY OF PLEASANT HILL GENERAL PLAN (15 Minutes)

[Staff Report](#)  
[Attachment A](#)  
[Attachment B](#)  
[Attachment C](#)  
[Attachment D](#)

In accordance with Government Code Section 65401, the Planning Commission is requested to review the two-year budget (FY 2014/2015 and FY 2015/2016) of the 2014-2019 Capital Improvement Plan and make a determination that it is consistent with the City of Pleasant Hill General Plan. The City Council will adopt the two year budget of the CIP and the related environmental document at a later City Council Meeting.

Project Engineer: Eric Hu, 925-671-5203, [ehu@ci.pleasant-hill.ca.us](mailto:ehu@ci.pleasant-hill.ca.us)

## **STUDY SESSION AND OUTREACH MEETING**

### 1. CITY OF PLEASANT HILL HOUSING ELEMENT UPDATE, CITY-WIDE (60 Minutes)

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

Study session & Outreach Meeting to review the highlights of the proposed Housing Element update for the City of Pleasant Hill. The Housing Element update was prepared in accordance with Article 10.6 of the California Government Code that requires the City of Pleasant Hill to analyze housing needs and establish goals, policies, programs, and quantified objectives to meet the identified needs, and identify adequate sites to accommodate its share of regional housing needs. No action will be taken by the Planning Commission on this item.

Project Planner: Troy Fujimoto, 925-671-5224, [tfujimoto@ci.pleasant-hill.ca.us](mailto:tfujimoto@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 A REGULAR MEETING ON JUNE 10, 2014

The next meeting of the Planning Commission will be on June 10, 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.

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.

**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 June 10, 2014, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.