

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
JUNE 10, 2014
7:30 PM**

COUNCIL CHAMBERS, 100 Gregory Lane, Pleasant Hill, CA 94523 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 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

[May 27, 2014](#)

[March 11, 2014 Excerpt](#) – Hilton Homewood Suites

PUBLIC HEARINGS

1. PLN 13-0349, SAFEWAY FUEL STATION EXPANSION USE PERMIT, 701 CONTRA COSTA BOULEVARD

[Staff Report](#)

<u>Attachment A</u>	Staff Recommended Resolution
<u>Attachment AA</u>	Addendum Memo for Mitigated Negative Declaration
	<u>Exhibit A</u>
	<u>Exhibit B</u>
	<u>Exhibit C</u>
<u>Attachment B</u>	Location Map
<u>Attachment C</u>	Project Plans
<u>Attachment D</u>	Applicant's Use Permit Analysis and Environmental Information Form
<u>Attachment E</u>	Section 18.25.080 of the Zoning Ordinance
<u>Attachment F</u>	Mitigated Negative Declaration and Mitigation Monitoring Program adopted by ARC on March 17, 2011
<u>Attachment G</u>	ARC Staff Report (Study Session) dated June 20, 2013
<u>Attachment H</u>	ARC Letter of Comments dated June 21, 2013
<u>Attachment I</u>	Zoning Administrator's Letter of Substantial Conformance
<u>Attachment J</u>	Comments from Outside Agencies
<u>Attachment K</u>	Public Hearing Notice

A public hearing to review Use Permit application PLN 13-0349, submitted by Safeway for installation of, or modifications to, two underground fuel storage tanks (consisting of two 30,000 gallon tanks) and associated fuel dispensers. The existing fuel storage tank(s) is not proposed to be enlarged/expanded. The existing six double-sided fuel dispensers (12 fuel nozzles) are proposed to be increased to ten double-side fuel dispensers (a total of 20 fuel nozzles). The project site is located at 701 Contra Costa Boulevard. The site is zoned *RB – Retail Business*. Assessor Parcel Number: 153-230-005.

CEQA Determination: The ARC previously approved an Initial Study/Mitigated Negative Declaration (MND) on March 17, 2011 for the original Safeway fuel station project. Pursuant to Section 15164 of the CEQA Guidelines, an Addendum to the previously certified MND will be prepared for this project.

Project Planner: Jeff Olsen, 925-671-5206, jolsen@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 JUNE 24, 2014](#)

The next meeting of the Planning Commission will be on June 24, 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 24, 2014, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.