

MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
August 12, 2008
7:30 PM

COUNCIL CHAMBERS, 100 Gregory Lane, Pleasant Hill, CA 94523 www.pleasanthill.ca.gov (925) 671-5209

CHAIR: LOLA FELLINGER VICE CHAIR: DAVID MASCARO MEMBERS: ROBERT ABBOTT, JAMES BONATO, KEN LOMBARDI, DIANA VAVREK, STEVE WALLACE

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.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. The Planning Commission meetings are telecast the Friday following the Tuesday meeting from 4 p.m. to 6 p.m. (the 2nd and 4th Fridays of the month).

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

[July 8, 2008](#)

PUBLIC HEARINGS

1. HO 81-161, LITTLE DIPPERS SWIM CLUB PERMIT MODIFICATION HEARING, 552 BOYD ROAD (60 Minutes)

[Staff Report](#)
[Attachment A – Resolution and Conditions](#)
[Attachment B – Location Map](#)
[Attachment C – Memo to Zoning Admin.](#)
[Attachment D – Zoning Admin. Minutes](#)
[Attachment E – Zoning Admin. Decision Letter](#)
[Attachment F – Public Letters](#)
[Attachment G – Traffic Counts](#)
[Attachment H – Staff Observations](#)
[Attachment I – Chronology of Events](#)
[Attachment J – Home Occupation Regulations](#)
[Attachment K – Public Hearing Notice](#)

Referral from the Zoning Administrator, pursuant to Section 18.135.050 of the Pleasant Hill Municipal Code, requesting the Planning Commission to conduct a public hearing to consider modification of the conditions of approval for HO81-161 for the Little Dippers Swim Club to address potential violations of permit conditions and applicable City regulations.

Project Planner: Michelle Umadhay, (925) 671-5211, mumadhay@ci.pleasant-hill.ca.us

2. PROPOSED AMENDMENT OF PLANNING COMMISSION REPORT AND RECOMMENDATION ON PROPOSED AMENDMENT NO. 14 TO THE PLEASANT HILL COMMONS REDEVELOPMENT PLAN (10 Minutes)

[Staff Report and Attachments](#)

By Resolution 12-08 passed on July 8, 2008, the Planning Commission made its report and recommendation on the proposed amendment to the Pleasant Hill Commons Redevelopment Plan. Upon further consideration, the Planning Commission will consider amending its recommendation on the proposed Amendment to recommend that the area identified as the Hookston Station Subarea be deleted from the Additional Added Area, and that all provisions of the Amendment specifically related be deleted or revised accordingly.

Project Planner: Bob Stewart, 925-671-5215, rstewart@ci.pleasant-hill.ca.us

3. ZONING ORDINANCE AMENDMENT – RETAIL BUSINESS AND NEIGHBORHOOD BUSINESS DISTRICT LAND USES AND RELATED MODIFICATION TO PROFESSIONAL & ADMINISTRATIVE OFFICE USE LIMITATION L-3 (SECTION 18.25.020 OF PHMC) (60 Minutes)

[Staff Report](#)
[Attachments A - F](#)

Public hearing to consider amendments to Sections 18.25.020 (Land use regulations for all commercial, retail business, neighborhood business, office and light industrial districts) and 18.15.040 (Commercial use classifications) of the Pleasant Hill Municipal Code to make “Clubs & Lodges”, “Emergency Medical Care”, “Park & Recreational Facilities”, “Animal Clinics”, “Animal Hospitals”, “Commercial Recreation & Entertainment”, “Fitness Studios”, and “Personal Improvement Services” subject to discretionary review through the use permit process and to clarify related definitions and land use restrictions.

Project Planner: Jeff Olsen, 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 AUGUST 26, 2008](#)

The next meeting of the Planning Commission will be on August 26, 2008. 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 August 26, 2008, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.