

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
MARCH 10, 2015
7:00 PM**

*****SPECIAL MEETING START TIME*****

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

CHAIR: DAVID MASCARO VICE CHAIR: JAMES BONATO MEMBERS: ROBERT ABBOTT, BILL BANKERT, ALEX GREENWOOD, NADINE THOMAS, DIANA VAVREK
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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

[January 13, 2015](#) and [January 27, 2015](#)

CONSENT CALENDAR 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 Commission discussion of these items unless requested by a Commissioner prior to the time Commission votes on the motion to adopt.

1. REVIEW OF THE ANNUAL HOUSING ELEMENT AND GENERAL PLAN IMPLEMENTATION REPORT AND ADOPTION OF A RESOLUTION RECOMMENDING ACCEPTANCE OF THE REPORT BY THE CITY COUNCIL (5 Minutes)

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

Annual report on the status of implementation of the General Plan, including the Housing Element, for review and recommendation for approval prior to transmittal to the State Department of Housing and Community Development and Office of Planning and Research as required by Government Code Section 65400. This update will include a report on the status of various programs contained with the current General Plan, including the status of the Housing Element update.

Project Planner: Troy Fujimoto, 925-671-5224, tfujimoto@pleasanthillca.org

PUBLIC HEARINGS

1. PLN 14-0429, HILTON HOMEWOOD SUITES HOTEL, DEVELOPMENT PLAN, 650 ELLINWOOD WAY (90 Minutes)

[Staff Report](#)

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| Attachment A | Proposed Planning Commission Resolution & Conditions of Approval |
| Attachment B | Location Map |
| Attachment C | Proposed Project Plans & Applicant Information |
| Attachment D | Fehr and Peers Parking Assessment (dated 3/4/15) & Hilton Hotels Parking Information |
| Attachment E | Response to Cultural Resource Comments (Lamphier-Gregory, dated 11/3/14) |
| Attachment F | Geotechnical Report (CE&G, dated 11/14/14) |
| | Part 1 Part 2 |
| Attachment G | City of Pleasant Hill Police Department Comments |
| Attachment H | Development Plan Analysis |
| Attachment I | Planned Unit Development District No. 882, including Concept Plan |
| Attachment J | Architectural Review Commission Study Session Staff Reports, Memo's & Summary Letters (6/26/14, 7/10/14, 8/7/14, 9/4/14, 2/19/15) |
| | Part 1 Part 2 Part 3 Part 4 Part 5 Part 6 |
| Attachment K | Hotel Frequently Asked Questions |
| Attachment L | Public Hearing Notice |
| Attachment M | Outside Agency Comment Letters |
| Attachment N | Public Comments received since the February 19, 2015 ARC Study Session |

Public hearing to consider approval of a Development Plan for a proposal by WRSJG LLC, for a two to four story (48 foot maximum height), 115 room, Hilton Homewood Suites Hotel (and related facilities) with 115 parking spaces and removal of 64 trees, at the site of the former Chevy's Restaurant at 650 Ellinwood Way, Assessor Parcel Number: 127-210-031. The property is zoned *PUD 882*.

In addition, pursuant to the provisions of *PUD 882*, the project proposes the following adjustments to required parking lot development standards in conjunction with the proposed Development Plan:

- Reduction of parking space width and depths.
- Increase in allowable on-site compact parking spaces from 50% to 68% of the proposed spaces.
- Reduction of perimeter and internal landscape widths in various locations throughout the site.
- Waiver of a landscape median strip at parking lot driveway entrances.

CEQA Determination: Categorically Exempt, Class 32 (Infill)

Project Planner: Troy Fujimoto, 925-671-5224, tfujimoto@pleasanthillca.org

2. PLN 14-0422, HILTON HOMEWOOD SUITES HOTEL OFF-SITE SIGNAGE, USE PERMIT, SOUTHEAST CORNER OF CONTRA COSTA BOULEVARD AND ELLINWOOD DRIVE (20 Minutes)

Staff Report

<u>Attachment A</u>	Staff Recommended Resolution and Conditions of Approval
<u>Attachment B</u>	Project Plans & Use Permit Analysis
<u>Attachment C</u>	February 6, 2014 ARC Study Session Staff Report and February 7, 2014 ARC Study Session Summary Letter
<u>Attachment D</u>	Location Map
<u>Attachment E</u>	Public Hearing Notice

Public hearing to consider approval of a Use Permit submitted by WRSJG LLC, for off-site signage, for a new/replacement off-site monument sign at the southeast corner of Contra Costa Boulevard and Ellinwood Drive. The Commission is also requested to hear a request for a use permit for a major sign adjustment for a sign area exceedance up to 102 square feet, where 32 square feet would be allowed per the sign ordinance. The property is zoned *RB-Retail Business*. Assessor Parcel Number: N/A.

CEQA Determination: Categorically Exempt, Class 2 and 11 (Replacement or Reconstruction & Accessory Structures).

Project Planner: Troy Fujimoto, 925-671-5224, tfujimoto@pleasanthillca.org

3. PLN 14-0457, NEW FREESTANDING TENANT BUILDING, DEVELOPMENT PLAN PERMIT, AT 552-572 CONTRA COSTA BLVD. (PLEASANT HILL SHOPPING CENTER) (30 Minutes)

[Staff Report](#)

<u>Attachment A</u>	Location Map
<u>Attachment B</u>	Project Plans to include Applicant's Arborist Report dated February 5, 2015
<u>Attachment C</u>	Written Description of the Project Request (including Development Plan Permit Analysis and Environmental Information Form)
<u>Attachment D</u>	Letters from Outside Agencies
<u>Attachment E</u>	Letter from Contra Costa County Planning and Conservation to City dated "Received December 18, 2014" including Airport Land Use Commission (ALUC) comments regarding Airport Safety Zone 4
<u>Attachment F</u>	Public Hearing Notice
<u>Attachment G</u>	Staff Recommended Conditions of DP approval (Resolution)

Public hearing to consider approval of a Development Plan permit submitted by Regency Centers Corp. to construct a new 4,150 square foot, single-story, stand-alone, tenant building in the northeast corner of the 18.4-acre Pleasant Hill Shopping Center. In addition, proposed site improvements include a new trash enclosure and minor modifications to existing landscape, parking and circulation site features. The project does not include the demolition of, or modification to, any existing structures. The property is zoned *RB-Retail Business*. Assessor Parcel Number: 153-030-106.

CEQA Determination: Categorically Exempt, Class 3 (New Conversion of Construction of Small Structures)

Project Planner: Jeff Olsen, 925-671-5206, jolsen@pleasanthillca.org

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 MARCH 24, 2015](#)

The next meeting of the Planning Commission will be on March 24, 2015. 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 March 24, 2015, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.