

*****SPECIAL MEETING*****
MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
MARCH 31, 2015
7:30 PM

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
--

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. PLN 14-0478, NINE GAME ZONE MINOR USE PERMIT AMENDMENT - ADDITION OF ALCOHOL SERVICE TO AN EXISTING KARAOKE AND BILLIARDS FACILITY, 548M CONTRA COSTA BOULEVARD (30 Minutes)

[Staff Report](#)

Attachment A-1 January 13, 2015 Planning Commission Staff Report (including Pleasant Hill Police Department Comment Letter pertaining to the proposal – Attachment D of January 13, 2015 Planning Commission Staff Report)

[Part 1](#) [Part 2](#)

[Attachment B-1](#) Letter Submitted by Applicant Attorney & Amended Security Plan

[Attachment C-1 & D-1](#) C-1 Letter Submitted by Applicant on Current Business and D-1 Public Hearing Notice

Public hearing on the request of Jing-Yan Shi, applicant, to consider a Minor Use Permit PLN14-0478 (to amend a previously approved use permit – PLN 13-0347) to allow alcohol service (beer and wine) at a commercial recreation and entertainment use (billiard/pool hall/karaoke) and live entertainment (karaoke) business (Nine Game Zone) in compliance with Chapter 18.25 on property zoned *RB-Retail Business*. The existing use permit includes a condition that specifically excluded the service of alcohol, thus, this amendment proposes to remove this condition of approval on the original use permit. This item was originally heard on January 13, 2015 and continued to May 26, 2015, however, the applicant has requested an earlier meeting date for further Commission review. Assessor Parcel Number: 153-030-089.

CEQA Determination: Categorically Exempt, Class 1 (Existing Facilities).

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

2. PLN 15-0036, DOWNTOWN PLEASANT HILL OUTDOOR SEATING USE PERMIT AMENDMENT, 15-140 CRESCENT DRIVE (30 Minutes)

[Staff Report](#)

[Attachment A](#) Location Map

[Attachment B](#) Outdoor Seating Survey conducted by Staff (January 2015)

[Attachment C](#) Applicant's Written Statement (to include Proposed Outdoor Seating Plan), Site Plan, Use Permit Analysis & Environmental Information Form

[Attachment D](#) Applicant's Parking Study completed by Fehr & Peers (dated "Received March 24, 2015")

[Attachment E](#) Applicant's Parking Management Plan (dated "Received February 9, 2015")

[Attachment F](#) Planning Commission Resolution No. 08-01 approving Use Permit 01-001

[Attachment G](#) Public Notice

[Attachment H](#) Staff Recommended Resolution

[Attachment I](#) Comments from Contra Costa County Fire Protection District dated “Received March 24, 2015”

Public hearing on the request of Pleasant Hill Crescent Drive Investors LLC., property owner, to consider a Conditional Use Permit PLN 15-0036 (to amend a previously approved use permit – UP 01-001) to increase outdoor seating in Downtown Pleasant Hill, in compliance with Chapter 18.55, on property zoned *PUD DSP, Planned Unit Development – Downtown Specific Plan*. The application involves increasing the allowed outdoor seating within the Downtown Shopping Area from 357 to 700 outdoor seats. Assessor Parcel Number’s: 150-300-001-007, 010-013.

CEQA Determination: Categorically Exempt, Class 11 (Accessory Structures).

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

STUDY SESSIONS

1. PLN 15-0072, BURKE 50 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH INTENT TO REZONE FROM THE PAO – PROFESSIONAL AND ADMINISTRATIVE OFFICE DISTRICT TO PUD - PLANNED UNIT DISTRICT, 100 MAYHEW WAY (60 Minutes)

[Staff Report](#)

Attachment A	(Reserved for Future Staff Recommended Resolution)
Attachment B	Location Map
Attachment C	Proposed Plans and Applicant’s Written Statement
Attachment D	Zoning Map and General Plan Map
Attachment E	Section 18.20.030 (Residential Development Standards) of the Zoning Ordinance
Attachment F	Chapter 18.30 of the Zoning Ordinance - Planned Unit Development District
Attachment G	Applicant’s Feasibility of Non-Residential Uses Study dated “Received March 5, 2015”
Attachment H	LEAP Summary Report, March 2015
Attachment I	Public Notice
Attachment J	Public Comments (Received by City staff on, or prior to, March 26, 2015)
Attachment K	Priority Development Area (PDA) Map
Attachment L	Economic Strategy Element in City’s General Plan
Attachment M	Engineering Division Comments

Study Session, requested by Bob Burke, applicant, to review a proposal for a possible rezoning (PLN 15-0072), of property currently zoned *PAO-Professional and Administrative Office* to a PUD (Planned Unit Development District), on a 3.33 acre site, to accommodate a proposed 50-unit multi-family townhouse style residential project with 29 guest parking spaces and 5,600 square feet of open space. In addition, 20% of the 50 units (10 units) would include a secondary dwelling unit to comply with the City’s inclusionary requirements for affordable housing. The proposed density would be approximately 15.1 dwellings per gross acre. Assessor Parcel Number: 148-070-004.

CEQA Determination: N/A (Study Session).

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

2. PLN 14-0307, PAHWA MINOR SUBDIVISION UNDEVELOPED PARCEL ABUTTING THE WEST SIDE OF 281 BOYD ROAD (45 Minutes)

[Staff Report](#)

Attachment A-2 City Council Staff Report dated February 23, 2015 (Variance Appeal) – with Attachments such as the: (1) Planning Commission Report of November 18, 2014, and (2) Planning Commission Staff Report and associated Resolution No. 15-14 dated December 9, 2014

[Part 1](#) [Part 2](#) [Part 3](#)

[Attachment B-2](#) City Council Resolution No. 20-15 dated March 9, 2015 and associated Letter of Action dated March 11, 2015

[Attachment C-2](#) Chapter 18.111 of the Zoning Ordinance (Minor Exceptions)

[Attachment D-2](#) Chapter 18.140 of the Zoning Ordinance (Definitions)

Study Session to consider the potential applicability of a Minor Exception to a proposed Minor Subdivision, submitted by Indy Pahwa, that includes a proposed reduction in the required minimum net lot area to facilitate subdivision of the existing 14,935 square foot parcel into two single-family residential lots of 7,000 square feet (net) and 6,242 square feet (net), where the applicable residential zoning district (R-7) requires a minimum lot size of 7,000 square feet (net). More specifically, the Study Session will address:

- a. Whether the Minor Exception process may be applicable to requests for reductions to required net lot sizes as proposed in this Minor Subdivision and,
- b. If determined to be applicable, consider whether the findings for approval of a Minor Exception could be made for the applicant's (Pahwa) project and,
- c. Provide input regarding potential conditions of approval for a Minor Exception, if applicable.

The Study Session will also consider options for potentially amending the Zoning Ordinance to allow for specific exceptions to the net minimum lot size requirement. No action will be taken as this matter is a Study Session. Assessor Parcel No. 150-201-032

CEQA Determination: N/A (Study Session).

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 APRIL 14, 2015](#)

The next meeting of the Planning Commission will be on April 14, 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 April 14, 2015, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.