

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
JUNE 28, 2016
6:30 PM**

Note that access to the agenda with attachments has changed.
Please click on the link below to access the agenda with
individual staff reports and attachments here:

[Agenda with Attachments](#)

COUNCIL CHAMBERS, 100 Gregory Lane, Pleasant Hill, CA 94523 www.pleasanthillca.org (925) 671-5209

**CHAIR: JAMES BONATO VICE CHAIR: BILL BANKERT
MEMBERS: ROBERT ABBOTT, DAVID MASCARO, STEVE SCHRAMM, 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.pleasanthillca.org 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 recorded and broadcast on Comcast Channel 28, U-Verse Channel 99, and Wave Channel 29 on the Thursday following the Tuesday meeting at 7:30pm. In addition, meetings also may be viewed on the City's website at www.pleasanthillca.org by clicking "Media Center."

"The Council Chamber is equipped with an Assistive Listening System. A receiver with headphone or Tel Coil antenna is available from the staff liaison at the meeting. If, due to a disability, other reasonable accommodation is needed to participate in this meeting, please contact the ADA Coordinator 72 hours in advance of the meeting at (925) 671-5221 or via California Relay at 711."

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

Special Meeting – May 4, 2016
May 10, 2016

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. 12 MONTH EXTENSION REQUEST FOR NEW PLEASANT HILL ANIMAL CLINIC USE PERMIT AND DEVELOPMENT PLAN PERMIT PLN 14-0180 AT 2805 CONTRA COSTA BOULEVARD

A request for a one-year extension, by Fjeld Family LP, for two permits approved by the Planning Commission on May 12, 2015. One of the two permits is a Development Plan Permit to construct a new two-story animal clinic facility at the site of the former Pleasant Hill Veterinary Hospital. The facility would be approximately 3,206 square feet, resulting in a FAR (Floor Area Ratio) of .33 FAR, and new site improvements would include a new surface- parking facility, a new trash enclosure, new and existing landscape and new site lighting. In addition, a Use Permit was approved for the proposed *animal clinic* use in PUD Planned Unit District (Ordinance 520). The project site is addressed as 2805 Contra Costa Boulevard, APN’s 149-122-001 & 002. The property is zoned *PUD Planned Unit District (Ordinance 520)*.

CEQA Determination: N/A

Project Planner: Jeff Olsen, 925-671-5224, jolsen@pleasanthillca.org

2. RESOLUTION RECOGNIZING THE SERVICE OF COMMISSIONER JAMES BONATO ON THE PLANNING COMMISSION

Adopt a resolution recognizing the service of Commissioner James Bonato and the nine years he served on the Planning Commission.

STUDY SESSION ITEMS

1. PLN 16-0105, NEW MCDONALD’S RESTAURANT, WITH DRIVE-THRU, AT 624 CONTRA COSTA BOULEVARD

Presentation/Study session to review preliminary plans for a proposed new McDonald’s restaurant (3,819 square foot building with a drive-thru facility) at the current site of the vacant Carrow’s Restaurant. The proposed project includes:

- Demolition of the existing Carrow’s restaurant building.
- Construction of a new McDonald’s restaurant, approximately 3,819 square feet of building area with vehicle drive-thru service capability.

- Site improvements including parking lot improvements, new parking lot lighting, landscaping, fencing, drainage & grading and signage.

The site is approximately 1.56 acres, is zoned RB-Retails Business; APN 153-270-011. No action will be taken.

Project Planner: Lori Radcliffe, 925 671-5297, lradcliffe@pleasanthillca.org

NEW BUSINESS

1. ANNUAL ELECTION OF OFFICERS

The Commission will elect a new Chair and Vice Chair for the coming year. The newly elected Chair and Vice Chair will preside over the regular meeting of July 12, 2016.

DISCUSSION ITEMS

1. REVIEW OF PENDING PLANNING DIVISION APPLICATIONS

Staff will provide the Planning 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 JULY 12, 2016

The next meeting of the Planning Commission will be on July 12, 2016. 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 July 12, 2016, at 6:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.