

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
MARCH 23, 2010
7:30 PM**

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

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

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

[February 9, 2010](#)

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. MINOR USE PERMIT UP 07-011 – TIME EXTENSION, 100% OFFICE USE ON THE GROUND FLOOR USE PERMIT, 1936 LINDA DRIVE

[Staff Report](#)
[Attachment A](#)
[Attachment B](#)
[Attachment C](#)
[Attachment D](#)
[Attachment E](#)

The property owner is requesting a 2nd one-year time extension for Minor Use Permit 07-011 which was originally approved to allow 100% office use on the ground floor of the existing building located in the *RB Retail Business* zoning district where the Zoning Ordinance allows up to 25% on the ground floor unless approved through a use permit. Assessor Parcel Number: 150-101-012.

Project Planner: Troy Fujimoto, 925-671-5224, tfujimoto@ci.pleasant-hill.ca.us

2. ADOPTION OF A RESOLUTION FINDING THAT A REDUCTION OF A FOUNTAIN EASEMENT IS IN CONFORMANCE WITH THE GENERAL PLAN

[Staff Report](#)
[Attachments](#)

Pursuant to Article 7, section 65402 of the California Government Code, the Planning Commission is required to review the proposed vacation of a City easement (for fountain maintenance) and determine whether the vacation is in conformance with the City of Pleasant Hill General Plan. The site is located in the *PUD-DSP Planning Unit Development - Downtown Specific Plan* zoning district. Assessor Parcel Number 150-030-004.

Project Staff: Rod Wui, 925-671-5261, rwui@ci.pleasant-hill.ca.us

3. ADOPTION OF A RESOLUTION RECEIVING AND ACCEPTING THE ANNUAL HOUSING ELEMENT AND GENERAL PLAN IMPLEMENTATION REPORT AND RECOMMENDING ACCEPTANCE OF THE REPORT BY THE CITY COUNCIL

[Staff Report](#)
[Attachments](#)

Annual report on the status of implementation of the General Plan, including the Housing Element, for review and approval prior to transmittal to the State Department of Housing and Community Development 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 a progress update regarding various programs that were identified in the most recent Housing Element completed by the City.

Project Planner: Greg Fuz, 925-671-5218, gfuz@ci.pleasant-hill.ca.us

PUBLIC HEARING

1. ZIO FRAEDO'S RESTAURANT – DETERMINATION CONCERNING LIVE ENTERTAINMENT USE, 701 GREGORY LANE

[Staff Report](#)
[Attachments](#)

This is a referral from the Zoning Administrator requesting the Planning Commission to determine that a legal non-conforming use (live entertainment) that was allowed at the former location for Zio Fraedo's restaurant at 611 Gregory Lane should be allowed to continue at the present location of the restaurant at 701 Gregory Lane. The live entertainment use previously occurred as a legal nonconforming use at the restaurant's former location, which was adjacent to the current location, at 701 Gregory Lane. The applicant is requesting the live entertainment use be allowed to continue under the provisions of Section 18.65.020 (nonconforming uses). The entertainment uses would include, karaoke, mystery theater, open-microphone (comedy), jazz, charitable fund raising events and variety shows: The project site is located in the *NB Neighborhood Business* zoning district. Assessor Parcel Number 152-132-047.

Project Planner: Troy Fujimoto, 925-671-5224, tfujimoto@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 APRIL 13, 2010](#)

The next meeting of the Planning Commission will be on April 13, 2010. 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 special joint meeting of the Planning Commission and City Council on March 31, 2010, at 6:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.