

**MEETING AGENDA  
CITY OF PLEASANT HILL PLANNING COMMISSION  
SEPTEMBER 28, 2010**

**\*\*\*NOTE SPECIAL START TIME OF 6:45 PM\*\*\***

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

<b>CHAIR: JAMES BONATO VICE CHAIR: DIANA VAVREK MEMBERS: ROBERT ABBOTT, TIMOTHY FLAHERTY, KEN LOMBARDI, DAVID MASCARO, STEVE WALLACE</b>
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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](http://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.

**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**

[August 24, 2010](#) and [September 14, 2010](#)

## PUBLIC HEARINGS

1. TRP 10-020, RODGERS RANCH TREE REMOVAL REQUEST, 315 CORTSEN ROAD (Continued from September 14, 2010 Meeting)

The applicant is requesting approval to remove a eucalyptus (*Eucalyptus globules* – blue gum tree) tree (approx. 49 inch diameter and 85 feet tall) from the historic Rodgers Ranch site. In addition, the Commission is requested to accept the Exemption pursuant to Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, which consists of operation, maintenance, permitting, licensing, of existing features or topographical features involving no expansion of use beyond the existing use. The project site is located in the *Planned Unit Development (PUD) 591* zoning district. Assessor's Parcel Number: 166-380-070.

Project Planner: Jeff Olsen, 925-671-5206, [jolsen@ci.pleasant-hill.ca.us](mailto:jolsen@ci.pleasant-hill.ca.us)

[Staff Report](#)  
[Attachment A-1](#)  
[Attachment B-1 & C-1](#)

2. TRP 10-015, PLEASANT HILL RECREATION AND PARK DISTRICT, TREE REMOVAL REQUEST, 2050 OAK PARK BOULEVARD (Continued from September 14, 2010)

**(THIS ITEM WILL COMMENCE AFTER 7:30 P.M.)**

The applicant is requesting approval to remove six trees from an existing park site. The trees proposed to be removed include two Stone pines, three Aleppo pines and one Elm tree. In addition, the Commission is requested to accept the Exemption pursuant to Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, which consists of operation, maintenance, permitting, licensing, of existing features or topographical features involving no expansion of use beyond the existing use. The project site is located in the *R-10 Single Family – 10,000 square foot lots* zoning district. Assessor's Parcel Number: 166-142-003.

Project Planner: Jeff Olsen, 925-671-5206, [jolsen@ci.pleasant-hill.ca.us](mailto:jolsen@ci.pleasant-hill.ca.us)

[Staff Report](#)  
[Exhibit A-1](#)  
[Exhibit B-1](#)

## STUDY SESSION ITEM

1. DP 10-001 & UP 10-004, IN-N-OUT BURGER RESTAURANT, 3131 & 3195 NORTH MAIN STREET AND 1531 OAK PARK BOULEVARD (Continued from September 14, 2010)

**(THIS ITEM WILL COMMENCE AFTER 7:30 P.M.)**

Study session for a proposed 3,750 square foot In-N-Out Burgers restaurant with a drive-through. The project site also includes the area of the adjacent Black Angus restaurant and an adjacent existing vacant commercial building. Combined, the site encompasses 2.51 acres. The project would include a reconfigured shared parking lot, to be used by both the new and existing restaurants. In addition, the project proposes removal of a currently vacant 3,070 square foot building adjacent to the Black Angus restaurant to provide for additional parking & landscaping. The project site is located within the *RB-Retail Business* zoning district. The Assessor's Parcel Numbers are 170-092-050, 054, 055, 057 & 058. No action will be taken on this item.

Project Planner: Jeff Olsen, 925-671-5206, [jolsen@ci.pleasant-hill.ca.us](mailto:jolsen@ci.pleasant-hill.ca.us)

[Staff Report](#)

Attachment A-1 (links below)

[Staff Report](#)

[Attachment A-C](#)

[Attachment D-F](#)

[Attachment G-J](#)

[Attachment K](#)

[Attachment L-O](#)

[Attachment B-1](#)

3. [DP 10-002, UP 10-006 & DP 10-007, UP 10-020, PLEASANT HILL RECREATION AND PARK DISTRICT – NEW SENIOR CENTER AND TEEN CENTER, DEVELOPMENT PLAN AND USE PERMIT REQUEST, 233 & 147 GREGORY LANE](#)

**(THIS ITEM WILL COMMENCE AT A TIME CERTAIN OF 9:00 P.M.)**

Public hearing to consider approval of a Development Plan and Use Permit for a new 22,587 square foot Senior Center and a new 5,002 square foot Teen Center to replace existing facilities at Pleasant Hill Park, including site and landscaping improvements, tree removals, and shared parking. In addition, the Commission is requested to accept the Final Mitigated Negative Declaration prepared by the Recreation and Park District and determine, pursuant to Section 15162 of the Guidelines of the Implementation of the California Environmental Quality Act (CEQA) of 1970, that no subsequent environmental document is necessary for the proposed project. The project sites are located in the *R-7 Single Family – 7,000 square foot lots* zoning district. Assessor's Parcel Number's 150-141-006 & 007.

Project Planner: Jeff Olsen, 925-671-5206, [jolsen@ci.pleasant-hill.ca.us](mailto:jolsen@ci.pleasant-hill.ca.us)

[Staff Report](#)

[Attachment A-C](#)

[Attachment D-F](#)

[Attachment G-J](#)

[Attachment K Part 1](#)

[Attachment K Part 2](#)

[Attachment K Part 3](#)

[Attachment L](#)

[Attachment M](#)

[Attachment N](#)

[Attachment O-P](#)

## **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.

#### [Pending Applications](#)

### 2. REVIEW OF THE DRAFT AGENDA FOR REGULAR MEETING ON OCTOBER 12, 2010

The next meeting of the Planning Commission will be on October 12, 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.

#### [Draft Agenda for October 12, 2010](#)

### 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 October 12, 2010, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.