

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
OCTOBER 26, 2010
7:30 PM**

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

CHAIR: JAMES BONATO VICE CHAIR: DIANA VAVREK MEMBERS: ROBERT ABBOTT, TIMOTHY FLAHERTY, KEN LOMBARDI, DAVID MASCARO, 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.

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

[October 12, 2010](#)

PUBLIC HEARINGS

1. 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 (Continued from September 28, 2010) (60 Minutes)

[Staff Report](#)

[Attachment A](#)

[Attachment B](#)

Attachment C – [Staff Report from September 28th](#)

[Attachment A-C](#) [Attachment D-F](#) [ATTACHMENT G-J](#)

[Attachment K part 1, part 2, part 3](#)

[Attachment L](#) [Attachment M](#) [Attachment N](#) [Attachments O-P](#)

[Attachment D](#)

[Attachment E](#)

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

2. VAR 10-006, ROSS DRESS FOR LESS WALL SIGN AREA VARIANCE, 556 CONTRA COSTA BOULEVARD (30 Minutes)

[Staff Report](#)

[Attachments](#)

Public hearing to consider approval of a Variance to allow total sign area to exceed the allowable area for this tenant space by 141.5 square feet. The proposed signs include one 258 square foot *Ross Dress for Less* wall sign and one 8 square foot *Ross* wall sign for a total of 266 square feet of wall sign area where the zoning ordinance would allow a maximum of 124.5 square feet of wall sign area for this tenant space. In addition, the Commission is requested to accept the Exemption pursuant to Section 15303 and 15311 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, which consists of construction of limited numbers of new, small structures; and construction of minor structures (on-premise signs) accessory to the existing commercial facility. The project site is located in the *RB Retail Business* zoning district. Assessor's Parcel Number: 153-030-106.

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

STUDY SESSION ITEMS

1. SIGN ORDINANCE AMENDMENTS, CITY-WIDE (45 Minutes)

[Staff Report and Attachments](#)

Study session on proposed amendments to the existing sign ordinance, specifically Chapters 18.60, 18.105 and 18.140 of the Pleasant Hill Municipal Code. The proposed amendments are intended to make minor corrections and clarifications, integrate references to the City's Design Guidelines and streamline review procedures to improve administration of the ordinance. No action will be taken on this item.

Project Planner: Jeff Olsen, (925) 671-5206, jolsen@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 NOVEMBER 9, 2010](#)

The next meeting of the Planning Commission will be on November 9, 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 regular meeting of the Planning Commission on November 9, 2010, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.