

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
MARCH 22, 2011
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

[March 8, 2011](#)

PUBLIC HEARINGS

1. RZ 10-001, CONTRA COSTA INTERFAITH HOUSING – RE-ZONING AND ZONING ORDINANCE AMENDMENT, 2387 LISA LANE & CITY OF PLEASANT HILL INITIATED RE-ZONING, 2255, 2261, 2275, 2285 MORELLO AVENUE

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

Public hearing to consider a recommendation to the City Council to approve new zoning for two sites and to approve zoning ordinance text amendments as follows:

- Rezoning of 2387 Lisa Lane (APN: 148-010-029) from *C-General Commercial* to *MRH-Multiple Family – High Density* to make the zoning district for this property consistent with its General Plan land use designation.
- City-initiated re-zoning request of 2255, 2261, 2275 (western portion) and 2285 Morello Avenue (APN: 152-240-007, 014, 026, 027) from *Retail Business (RB)* to *Professional & Administrative Offices (PAO)* to make the zoning district for these properties consistent with their General Plan land use designation.
- Zoning Ordinance Amendment to provide a new definition for *Permanent Supportive Housing Use (Limited and General)* and add this use as a permitted and conditional use within all residential zoning districts city-wide.

In addition, the Commission is requested to recommend the City Council accept the exemption pursuant to Section 15061(b).3 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, as amended, that the lead agency has determined the proposed activity will not have a significant effect on the environment as the proposed amendments would bring the zoning map into consistency with the General Plan and the text amendments would add a use classification already established by State law into the City's zoning ordinance.

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

STUDY SESSION ITEMS

1. MISCELLANEOUS ZONING ORDINANCE AMENDMENTS, CITY-WIDE

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

Study session on proposed amendments to the existing zoning ordinance, specifically related to a proposed minor exception section, accessory structures on large parcels, consideration of amendments to fitness studios in the *LI – Limited Industrial* district and provisions related to firearms and ammunitions retail uses. No action will be taken on this item.

Project Planners: 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 12, 2011](#)

The next meeting of the Planning Commission will be on April 12, 2011. 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 12, 2011, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.