

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
MAY 10, 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, DAVID MASCARO, STEVE WALLACE**

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.

Meeting Broadcasts: Planning Commission meetings are videotaped and broadcast on Comcast Channel 26 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

[April 26, 2011](#)

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.

PUBLIC HEARINGS

1. MISCELLANEOUS ZONING ORDINANCE AMENDMENTS, CITY-WIDE *(Continued from April 26, 2011, 30 Minutes)*

Staff Report

Attachment A-2 – Proposed Resolution

Attachment B-2- April 26, 2011 Staff Report

Staff Report

Attachment A- Proposed Ordinance

Attachment B – Proposed Resolution

Attachment C – Housing, Neighborhoods & Planning Comm. Recommendations

Attachment D – Memo from Legal Community Against Violence, April 19, 2011

Attachment E – Table/Summary of Previous Planning Comm. Study Sessions

Attachment F – Public Hearing Notice

Attachment C-2 – Public Comment

Public hearing to consider recommendations to the City Council for approval of miscellaneous amendments to various provisions of the zoning ordinance as noted below:

1. Chapter 18.15 – Use Classifications (various sections).
2. Chapter 18.20 – Residential Districts (various sections).
3. Chapter 18.25 – Commercial, Retail Business, Neighborhood Business, Office and Light Industrial Districts (various sections).
4. Chapter 18.30 – Planned Unit Development (PUD) and Precise Plan Districts (PPD) (various sections).
5. Chapter 18.35 - Hillside Planned Unit Development District (HPUD) (various sections).
6. Chapter 18.50 – Additional Site Development Regulations (various sections).
7. Chapter 18.55 – Off-Street Parking and Loading Regulations (various sections).
8. Chapter 18.65 – Nonconforming Uses, Structures, and Signs (various sections).
9. Chapter 18.75 – General Provisions (various sections).
10. Section 18.90.060 – Development Plans – Lapse of approval – Changes to plans.
11. Section 18.95.060 – Use Permits – Lapse of approval – Changes to plans - Revocation.
12. Section 18.100.010 – Temporary Use Permit – Requirement.
13. Chapter 18.105 – Sign Permits (various sections).
14. Section 18.110.060 – Variances – Lapse of approval – Changes to plans.
15. Chapter 18.115 – Architectural Review Permits (various sections).
16. Section 18.135.040 – Enforcement – Revocation or modification of discretionary permits.
17. Chapter 18.140 - Definitions (various sections).

18. Chapter 18.145 – Measuring Height (various sections).

In addition, the ordinance amendment proposes to add the following topics to the zoning:

1. New use classifications (residential and commercial);
2. Setbacks from vehicular easements;
3. City indemnification;
4. Various commercial use regulations;
5. Deck regulations;
6. Parking reductions at transit and priority development areas;
7. Modifications to parking design standards;
8. Minor Exceptions and associated noticing requirements.

In addition, the Commission is requested to accept the exemption for this project pursuant to Section 15061(b).3 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, as amended, as there is no possibility that the proposed activity will have a significant effect on the environment because the proposed amendments are intended to streamline implementation and administration of the zoning ordinance, correct errors, clarify ambiguities, and update procedures.

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

2. WATER EFFICIENT LANDSCAPE ORDINANCE, CITY-WIDE (Continued from April 26, 2011, 30 Minutes)

Staff Report

Attachment A-3 – Proposed Resolution

Attachment B-3 – April 26, 2011 Staff Report

Staff Report

Attachment A2 – Proposed Ordinance

Attachment B2 – Proposed Resolution

Attachment C2 – List of Definitions

Attachment D2 – Feb. 22, 2011 PC Study Session Staff Report

Attachment E2 – Public Hearing Notice

Attachment C-3 – Public Comment

Public hearing to consider recommendations to the City Council for approval of a “Water Efficient Landscape Ordinance” that is intended to ensure that the City’s ordinance will address local requirements and be at least as effective as the State of California Model Water Efficient Landscape Ordinance (see Government Code Article 10.8). The proposed ordinance includes definitions, standards and regulations pertaining to water conserving landscapes and irrigation methods, landscape plan submittal requirements, procedures necessary to implement the proposed ordinance and related administrative provisions. In addition, the Commission is requested to accept the exemption for the project pursuant to Section 15307 of the Guidelines for the Implementation of the California Environmental

Quality Act (CEQA), as amended, which pertains to actions taken by a regulatory agency to protect natural resources (water) as authorized by State law.

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

STUDY SESSION

1. HOUSING ELEMENT UPDATE, STUDY SESSION, CITY-WIDE (30 minutes)

[Staff Report](#)

[Attachment A – Housing Element Update Overview](#)

[Attachment B – Housing Element Pages 1-50](#)

[Attachment B – Housing Element Pages 51-115](#)

[Attachment C – Correspondence from State](#)

Study session to review the highlights of the proposed Housing Element update for the City of Pleasant Hill. The Housing Element update was prepared in accordance with Article 10.6 of the California Government Code that requires the City of Pleasant Hill to analyze housing needs and establish goals, policies, programs, and quantified objectives to meet the identified needs, and identify adequate sites to accommodate its share of regional housing needs. Staff is requesting feedback and comment on the draft Housing Element. No action will be taken by the Planning Commission on this item.

Project Staff: Greg Fuz, 925-671-5218, gfuz@ci.pleasant-hill.ca.us and David Boatwright, 925-671-5266, dboatwright@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 MAY 24, 2011](#)

The next meeting of the Planning Commission will be on May 24, 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 May 24, 2011, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.