

**MEETING AGENDA  
CITY OF PLEASANT HILL PLANNING COMMISSION  
MARCH 13, 2012  
7:30 PM**

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

<b>CHAIR: DIANA VAVREK VICE CHAIR: ROBERT ABBOTT MEMBERS: JAMES BONATO, NAOMI CONN, TIMOTHY FLAHERTY, 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.ci.pleasant-hill.ca.us](http://www.ci.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 28 and U-Verse Channel 99 on the Thursday following the Tuesday meeting at 7:30pm.

**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**

[January 24, 2012](#)

**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. REVIEW OF THE ANNUAL HOUSING ELEMENT AND GENERAL PLAN IMPLEMENTATION REPORT AND ADOPTION OF A RESOLUTION 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 recommendation for 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 the status of the Housing Element update.

Project Staff: Troy Fujimoto, 925-671-5224, [tfujimoto@ci.pleasant-hill.ca.us](mailto:tfujimoto@ci.pleasant-hill.ca.us) and David Boatwright, 925-671-5266, [dboatwright@ci.pleasant-hill.ca.us](mailto:dboatwright@ci.pleasant-hill.ca.us).

## **PUBLIC HEARINGS**

1. PLN 12-0084 USE PERMIT FOR MAJOR SIGN ADJUSTMENTS, PLEASANT HILL RECREATION AND PARK DISTRICT COMMUNITY, TEEN AND SENIOR CENTERS, 320 CIVIC DRIVE, 147 GREGORY LANE & 233 GREGORY LANE  
(45 Minutes)

[Staff Report](#)  
[Attachment A and B](#)  
[Attachment C and D](#)  
[Attachment E](#)  
[Attachment F, G and H](#)

The applicant is requesting approval of a use permit for major sign adjustment for the recently approved Community Center, Senior Center, and Teen Centers. The proposed adjustments are for excess sign area and number of freestanding signs for the Community Center (320 Civic Drive); excess sign area for freestanding signs at the Senior Center (233 Gregory Lane), and excess number of freestanding signs and sign height for directional signs at the Teen Center (147 Gregory Lane) and Senior Center. The project sites are located in the *PAO Professional and Administrative Offices* and *R-7 Single Family Residential*, 7,000 square foot lots. Assessor’s Parcel Number’s 153-050-064, 150-141-006 & 007.

CEQA Determination: Categorically Exempt, Class 1 (minor alterations to existing facilities) and Class 11 (signage/accessory structures).

Project Planner: Jeff Olsen, 925-671-5206, [jolsen@ci.pleasant-hill.ca.us](mailto: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 MARCH 27, 2012](#)

The next meeting of the Planning Commission will be on March 27, 2012. 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.

A. [UPDATE ON SUSTAINABLE COMMUNITIES STRATEGY](#)

Staff will provide an update on the current status of the Sustainable Communities Strategy (SCS) process that is occurring on the regional level with the Association of Bay Area Governments and the Metropolitan Transportation Commission.

## **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 March 27, 2012, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.