

**MEETING AGENDA  
CITY OF PLEASANT HILL PLANNING COMMISSION  
JANUARY 22, 2013  
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: ROBERT ABBOTT VICE CHAIR: STEVE WALLACE MEMBERS: BILL BANKERT, JAMES BONATO , ALEX GREENWOOD, DAVID MASCARO, DIANA VAVREK</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**

[December 11, 2012](#)

## STUDY SESSIONS

1. PLN 13-0011, DVC PLAZA PYLON SIGN – CONDITIONAL USE PERMIT, 61 CHILPANCINGO PARKWAY (30 Minutes)

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

Study session to provide preliminary feedback on a Use Permit application for two *major sign adjustments*, in accordance with Section 18.60.100 of the Zoning Ordinance, related to a proposed new freestanding pylon sign for a future mixed-use redevelopment project. The two major sign adjustment requests include: (1) a 67-foot tall freestanding sign, where a maximum 8-foot tall freestanding sign is permitted in an *RB Retail Business* District, and (2) approximately 608 square feet of sign face area (304 square feet per sign face) on a double-face freestanding sign, where a maximum 32 square feet per sign face or a maximum 64 square feet for two sign faces, is permitted. The proposed pylon sign is intended to provide highway-oriented tenant-identification signage, for the future redevelopment of the DVC Plaza. In addition, the project site is located in Airport Safety Zones 3 and 4. No action will be taken on this item since this is a study session. Assessor's Parcel Number 153-270-001.

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

2. MISCELLANEOUS ZONING ORDINANCE AMENDMENTS, CITY-WIDE (30 Minutes)

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

Study session to review and provide feedback to staff regarding miscellaneous zoning ordinance amendments proposed for 2013. The proposed amendments address miscellaneous corrections, clarifications, and minor substantive revisions to the zoning ordinance for the purpose of improving the clarity and administration of the ordinance. No action will be taken on the item since this is a study session.

Project Planners: Troy Fujimoto, 925-671-5224, [tfujimoto@ci.pleasant-hill.ca.us](mailto: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 FEBRUARY 12, 2013](#)

The next meeting of the Planning Commission will be on February 12, 2013. 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. [Recap of Planning Division projects considered in 2012.](#)

**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 February 12, 2013, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.