

*****SPECIAL MEETING*****
MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
MARCH 19, 2013
7:30 PM

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

CHAIR: ROBERT ABBOTT VICE CHAIR: STEVE WALLACE MEMBERS: BILL BANKERT, JAMES BONATO, ALEX GREENWOOD, DAVID MASCARO, DIANA VAVREK
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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 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.

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

PUBLIC HEARINGS

1. PLN 12-0417, SYWEST REDEVELOPMENT – CROSSROADS SHOPPING CENTER - SUBAREA II, DEVELOPMENT PLAN AND USE PERMIT, 2314 & 2316 MONUMENT BOULEVARD (90 Minutes)

[Staff Report](#)

[Attachment A](#)

[Attachment B](#)

[Attachment C](#) and [C-1](#)

[Attachment D](#)

[Attachment E](#)

[Attachment F](#)

[Attachment G](#), Appendix [A](#), [B](#), [C](#), [D](#), [E](#), [F](#)

[Attachment H Pt. 1](#) and [H Pt. 2](#)

[Attachment I](#)

[Attachment J](#)

[Attachment K](#)

[Attachment L](#)

[Attachment M](#)

[Attachment N](#)

[Attachment O](#)

[Attachment P Pt. 1](#), [Pt. 2](#) and [Pt. 3](#)

Public hearing to consider approval of a Development Plan and Use Permit for the project as described below:

1. Demolish the existing CineArts theater building and remodel the former Bally’s Gym building.
2. Construct a new, 73,176 square foot, two story, retail building up to 50 feet in height, in place of the CineArts theater, and renovate the existing 21,527 (+/-) square foot single story

building (the site of the former Bally's gym) adding 261 square feet to the building, resulting in a total of 94,924 square feet of commercial space.

3. Refurbish the existing parking lot and provide 396 parking spaces in Subarea II; the project would also add four additional parking spaces in Subarea I.
4. Remove all existing trees from the site and provide new landscaping (including tree replacements) throughout the parking lot and surrounding area within Subarea II.
5. Provide wall, monument, and pylon (35 feet in height) signage for Subarea II.

The proposed Use Permit is requested to obtain adjustments to the following development standards applicable to the project:

1. Waive a requirement to provide a 50 foot landscape median strip at the entrances to the parking lot.
2. Allow parking lot light standards to exceed the maximum permitted height to match the height of existing light standards in Subarea I.
3. Reduce the required width of perimeter parking lot planters that abut the adjacent street property line consistent with the reduced width perimeter planters in Subarea I.
4. Reduce the required width of landscape areas affected by vehicle overhang.
5. Reduce required interior parking lot landscaping to less than 10%.
6. Increase the maximum allowable sign area wall signs and monument/freestanding sign.
7. Increase the maximum allowable sign height for one monument/freestanding sign.

The subject site is located at 2314 & 2316 Monument Boulevard, located on the southern half of the Crossroads Shopping Center. The property is zoned PUD 809 and is located within Subarea II of the Contra Costa Center Specific Plan (CCCSP). Assessor Parcel Numbers: 148-041-020, 021, & 024.

CEQA Determination: Pursuant to Section 15164 of the CEQA Guidelines, an Initial Study and an Addendum to the previously certified Supplemental Environmental Impact Report (SEIR) have been prepared.

Project Planner: 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 MARCH 26, 2013](#)

The next meeting of the Planning Commission will be on March 26, 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.

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 26, 2013, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.