

MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
April 22, 2008
7:30 PM

COUNCIL CHAMBERS, 100 Gregory Lane, Pleasant Hill, CA 94523 www.pleasanthill.ca.gov (925) 671-5209

CHAIR: STEVE WALLACE VICE CHAIR: LOLA FELLINGER MEMBERS: ROBERT ABBOTT, JAMES BONATO, KEN LOMBARDI, DAVID C. 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.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. (the 2nd and 4th Fridays of the month).

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 8, 2008

PUBLIC HEARINGS

1. UP 08-002, APPEAL OF ZONING ADMINISTRATOR'S APPROVAL FOR RUBIO'S FRESH MEXICAN GRILL OUTDOOR SEATING AT THE CROSSROADS AT PLEASANT HILL SHOPPING CENTER, 2390 MONUMENT BOULEVARD

[Staff Report](#)
[Attachments A-C](#)
[Attachments D-F](#)
[Attachments G-I](#)

The Planning Commission will hear an appeal of the Zoning Administrator's decision of March 27, 2008, to conditionally approve UP 08-002 to allow 20 outdoor seats for an *Eating and Drinking Establishment* use where section 18.25.020 of the Zoning Ordinance requires approval of a Minor Use Permit for outdoor seating of 13 or more. The appeal was filed by Miller Starr Regalia law firm on behalf of the owner of the southern portion of the project site's shopping center, Pleasant Hills Property LLC Contra Costa Retail Center. The issues addressed in the appeal include: (1) Pending litigation involving issues directly related to the redevelopment of the entire retail center; (2) Provision of adequate parking; and (3) Reduced site landscape coverage. Assessor parcel number: 148-031-008.

Project Planner: Jeff Olsen, 671-5206, Jolsen@ci.pleasant-hill.ca.us

2. MS 07-003, CORTSEN MINOR SUBDIVISION, 297 CORTSEN ROAD

[Staff Report](#)
[Attachments A-C](#)
[Attachment D](#)
[Attachment E](#)
[Attachments F-J](#)
[Attachments K-L](#)
[Attachments M](#)
[Attachments N-O](#)

The applicant is requesting approval to subdivide three parcels (2 unbuildable) into four buildable lots. The site currently has a single-family home and is zoned *R-10 Single Family Residential*. The subdivision includes keeping the existing home in its current location and creating 3 additional new parcels. The Zoning Administrator has referred this request to the Planning Commission for consideration. Assessor parcel numbers: 166-050-007, 166-060-045, & 166-070-048.

Project Planner: Lori Radcliffe, 671-5297, Lradcliffe@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 13, 2008](#)

The next meeting of the Planning Commission will be on May 13, 2008. 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.

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 13, 2008, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.