

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
MARCH 11, 2014
7:30 PM**

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

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

Members of the audience wishing to speak on any matter are requested to 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.

MINUTES

[February 11, 2014](#)

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 (5 Minutes)

[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 and Office of Planning and Research 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 Planner: Troy Fujimoto, 925-671-5224, tfujimoto@ci.pleasant-hill.ca.us

STUDY SESSIONS

1. PLN 14-0042, HILTON HOMEWOOD SUITES, 650 ELLINWOOD WAY (30 Minutes)

[Staff Report](#)

Attachment A	Location Map
Attachment B	Site Plan & Additional Applicant Information
Attachment C	Study Session Public Notice
Attachment D	Architectural Review Commission Staff Report, March 6, 2014
Attachment E	Architectural Review Commission Summary Letter, March 7, 2014
Attachment F	Pictures of other City of Pleasant Hill Hotels and other Multi-Story Structures
Attachment G	Public Comment Letters

Study session to review and provide feedback on a proposed four story (approximately 54 feet in height) extended stay hotel with approximately 137 guest rooms at the site of the former Chevy’s Restaurant. No action will be taken on the item since this is a study session.

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

PUBLIC HEARINGS

1. SIGN ORDINANCE AMENDMENTS, CITY-WIDE (45 Minutes)

Staff Report

- Attachment A-1 Proposed Ordinance
- Attachment B-1 Proposed Resolution
- Attachment C-1 Planning Commission Study Session Staff Report from February 25, 2014
- Attachment D-1 Temporary Noncommercial Sign Guidelines
- Attachment E-1 Public Hearing Notice

A public hearing on proposed amendments to the existing sign ordinance, Chapters 18.60 of the Pleasant Hill Municipal Code. The proposed ordinance amendments include, but are not limited to, modifications to regulations involving personal property signage, shopping center signage, temporary signs and animated and moving signs.

CEQA Determination: Exempt, Section 15061(b).3. The proposed activity is exempt from environmental review as there is no possibility for causing significant effects on the environment.

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.

- A. Planning Division Priority Projects for 2014: Staff will present a memorandum summarizing proposed work program priorities and upcoming projects for 2014 for Planning Commission review and comment.

2. REVIEW OF THE DRAFT AGENDA FOR THE SPECIAL AND REGULAR MEETINGS ON MARCH 25, 2014

The next meeting of the Planning Commission will be a special and regular meeting on March 25, 2014. A draft agenda for both meetings, 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 special meeting of the Planning Commission on March 25, 2014, at the special start time of 4:30 P.M., at 801 Golf Club Road and then subsequently, to the regular meeting of the Planning Commission at the special start time of 7:00 P.M. in the City Hall Council Chambers, 100 Gregory Lane.