

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
AUGUST 11, 2015
7:30 PM**

Note that access to the agenda with attachments has changed.
Please click on the link below to access the agenda with
individual staff reports and attachments here:

[Agenda with Attachments](#)

COUNCIL CHAMBERS, 100 Gregory Lane, Pleasant Hill, CA 94523 www.pleasanthillca.org (925) 671-5209

**CHAIR: JAMES BONATO VICE CHAIR: BILL BANKERT
MEMBERS: ROBERT ABBOTT, DAVID MASCARO, STEVE SCHRAMM, NADINE THOMAS, 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.pleasanthillca.org 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 recorded and broadcast on Comcast Channel 28, U-Verse Channel 99, and Astound Channel 29 on the Thursday following the Tuesday meeting at 7:30pm. In addition, a video recording of the Planning Commission meeting will also be available for viewing on the City website at www.pleasanthillca.org shortly after the meeting.

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

June 23, 2015

STUDY SESSIONS

1. PLN 15-0162, MAJOR SIGN ADJUSTMENT (USE PERMIT) FOR DVC SHOPPING PLAZA REDEVELOPMENT, 61 & 66-93 CHILPANCINGO PARKWAY & 180-280 GOLF CLUB ROAD (45 Minutes)

Study Session (no actions will be taken) on a request for a major sign adjustment in conjunction with the proposed redevelopment of DVC Shopping Plaza, by Merlone Geier Partners. As part of the study session, Merlone Geier will also present an overview of the proposed plans to redevelop the shopping center. The major sign adjustment includes:

- New freestanding signs (3), at entrances off of Golf Club Road and Old Quarry Road, exceeding the allowable sign area and height for monument signs. The proposed monument signs would exceed the allowable sign area by 81 s.f. (153% over allowed) and would exceed allowed height by six inches.
- A new freestanding, freeway-oriented, pylon sign, exceeding the allowable sign area and height for freestanding signs. The proposed freestanding, freeway-oriented pylon sign, would be up to 67 feet in height, double sided, approximately 326 s.f. for each sign face.

The site area is approximately 19 acres, zoned *RB-Retail Business* and shown as APN's 153-300-001 through 004 and 153-270-001, located at 61& 66-93 Chilpancingo Parkway & 180-280 Golf Club Road.

Project Planner: Troy Fujimoto, 925-671-5224, tfujimoto@pleasanthillca.org

NEW BUSINESS

1. REVIEW AND CONSIDER ADOPTING A MOTION RECOMMENDING MODIFICATION OF THE STARTING TIME FOR PLANNING COMMISSION MEETINGS (15 Minutes)

The Commission will consider whether to adopt a motion recommending the City Council amend Municipal Code Section 3.05.080 to change the current 7:30 PM starting time for Planning Commission meetings. This was discussed at the June 9, 2015 meeting date, however, at the July 14, 2015 meeting, the Commission to have a further discussion on this topic.

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 AUGUST 25, 2015

The next meeting of the Planning Commission will be on August 25, 2015. 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 August 25, 2015, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.