

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
OCTOBER 27, 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, meetings also may be viewed on the City's website at www.pleasanthillca.org by clicking "Media Center."

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

September 22, 2015

PUBLIC HEARINGS

1. ZONING ORDINANCE AMENDMENTS—FIREARMS SALES (CITY-WIDE)

NOTE: THIS HEARING WILL BE RECOMMENDED TO BE CONTINUED TO A SPECIAL PLANNING COMMISSION MEETING ON NOVEMBER 3, 2015.

Public hearing to consider adoption of a resolution providing recommendations to the City Council concerning a proposed zoning ordinance amendment related to the retail sales of firearms. The proposed amendment would modify and clarify existing provisions related to firearms sales including amendments to sections within Chapter 18.25.020 (Land Use Regulations for all commercial, retail business, neighborhood business, office and light industrial districts) and any necessary related amendments.

CEQA Determination: Exempt pursuant to Section 15061(b).3 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970.

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

2. GENERAL PLAN AMENDMENT CLARIFYING MIXED USE PROVISIONS AND RELATED ECONOMIC DEVELOPMENT STRATEGIES (CITY-WIDE)

Public hearing to consider adoption of a resolution providing recommendations to the City Council concerning a proposed General Plan Amendment to update the Community Development and Economic Strategy Elements of the City of Pleasant Hill General Plan. The update includes technical clarifications for various provisions related to the Mixed Use Classification and various Economic Strategies including necessary conforming changes to other sections of the General Plan for consistency.

CEQA Determination: Exempt pursuant to Section 15061(b).3 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970.

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

NEW BUSINESS

1. ZONING ORDINANCE AMENDMENTS – OUTDOOR MARIJUANA CULTIVATION (CITY-WIDE)

The Commission will consider adoption of a resolution to provide input on modifications, proposed by the City Council, to the zoning ordinance amendment recently recommended for approval by the Planning Commission related to outdoor marijuana cultivation.

2. REVIEW AND CONSIDER MODIFICATIONS TO THE PLANNING COMMISSION RULES CONCERNING ESTABLISHING A NEW STARTING TIME FOR PLANNING COMMISSION MEETINGS

The Commission will consider whether to adopt a motion to modify the Planning Commission Rules to establish a new start time for Planning Commission meetings as allowed in the recent Pleasant Hill Municipal Code update.

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 NOVEMBER 10, 2015

The next meeting of the Planning Commission will be on November 10, 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 special meeting of the Planning Commission on November 3, 2015, at 6:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.