

******SPECIAL MEETING******

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
JUNE 29, 2017
6:30 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: BILL BANKERT VICE CHAIR: DIANA VAVREK
MEMBERS: ROBERT ABBOTT, DAVID MASCARO, HEATHER PHILLIPS, STEVE SCHRAMM, ALLEN VINSON**

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 Wave 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."

"The Council Chamber is equipped with an Assistive Listening System. A receiver with headphone or Tel Coil antenna is available from the staff liaison at the meeting. If, due to a disability, other reasonable accommodation is needed to participate in this meeting, please contact the ADA Coordinator 72 hours in advance of the meeting at (925) 671-5221 or via California Relay at 711."

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.

PUBLIC HEARING ITEM

1. PLN 16-0027 – CARMAX AUTO SUPERSTORE, PLANNED UNIT DEVELOPMENT DISTRICT & CONCEPT PLAN, DEVELOPMENT PLAN PERMIT & CONDITIONAL USE PERMIT AND ASSOCIATED ENVIRONMENTAL IMPACT REPORT, 65 & 77 CHILPANCINGO PARKWAY

Public hearing to consider recommendations to the City Council for approval of a Planned Unit Development District (rezoning) & Concept Plan, a Development Plan Permit and Conditional Use Permit (PLN 16-0027) for a new automobile sales use (retail and wholesale) with related accessory uses (car wash, reconditioning, service, etc.) and site improvements; and also, to consider recommendations for certification of a Final Environmental Impact Report addressing the proposed project. The site, located at 65 and 77 Chilpancingo Parkway (Assessor Parcel Numbers 153-300-001, 153-300-002, and 153-300-003) is proposed to be rezoned from the existing *RB (Retail Business)* zone district to a *PUD (Planned Unit Development)* zone district. The project proposes construction of approximately 45,289 square feet of structures/facilities, on approximately 9.95 acres, constructed in two phases. A description of each project phase is noted below:

Phase I

- Demolition of the existing former Kmart building and an existing McDonald's restaurant.
- Construction of a CarMax Auto Superstore buildings containing sales offices, service center, presentation area and a private enclosed car wash/final quality control building comprising a total of approximately 18,824 square feet, a 4,000 gallon underground fuel storage facility, site improvements, landscaping and tree removals.
- Paved parking (159 spaces), drive aisles and lighted outdoor vehicle display area (approximately 2.27 acres).

Phase II

- Construction of a reconditioning service building with an approximate area of 24,100 square feet.
- Expansion of the car wash/final quality control (to include wholesale auctions) building to approximately 3,301 square feet
- The vehicle staging area would be expanded in Phase II by approximately 15,681 additional square feet.

CEQA: An Environmental Impact Report (EIR) has been prepared for the project.

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

NEW BUSINESS

1. ANNUAL ELECTION OF OFFICERS

The Commission will elect a new Chair and Vice Chair for the coming year. The newly elected Chair and Vice Chair will preside over the regular meeting of July 11, 2017.

DISCUSSION ITEMS

1. REVIEW OF PENDING PLANNING DIVISION APPLICATIONS

Staff will provide the Planning 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 JULY 11, 2017

The next meeting of the Planning Commission will be on July 11, 2017. 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 July 11, 2017, starting at 6:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.