

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
SEPTEMBER 11, 2018
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: STEVE SCHRAMM VICE CHAIR: ROBERT ABBOTT
MEMBERS: BILL BANKERT DAVID MASCARO, HEATHER PHILLIPS, DIANA VAVREK, 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.

MINUTES

August 28, 2018

PUBLIC HEARING ITEM

1. PLN 18-0247 – YORK MINOR VARIANCE & MINOR EXCEPTION AT 1730 MARY DRIVE (*Continued from August 28, 2018 Meeting Date*)

Public hearing to consider approval of PLN 18-0247, to allow reduced setbacks for an existing, unpermitted, accessory structure. The application, submitted by Chris York, requests a minor variance to allow a reduced rear yard setback from the required 5-feet to 3.2-feet, and a minor exception to allow a reduced side yard setback from the required 5-feet to 4.9-feet. These requests are associated with an after-the-fact permit request to legalize an accessory structure that was expanded without City approval. The property is zoned *R-7 Single Family Residential*. Assessor Parcel Number: 153-154-013; 1730 Mary Drive.

CEQA: Categorically Exempt – Class 3, New Construction
Project Planner: Andrew Shiflet, 925-671-5211, ashiflet@pleasanthillca.org

SCOPING MEETING ITEM

1. PLN 18-0198 – STRATUS HOTEL DEVELOPMENT PROJECT AT 3131, 3195 NORTH MAIN STREET 1531 OAK PARK BOULEVARD

A public scoping meeting is proposed to be held by the Planning Commission, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15082. The scoping meeting is conducted to solicit written and oral comments from interested parties, responsible agencies and any other interested persons, organization or agencies regarding the scope and content of the Draft Environmental Impact Report (DEIR) that will be prepared for the project. No action will be taken on the project. The project includes:

- A General Plan Amendment to establish a new land use overlay designation for visitor-serving uses with accompanying goals, policies, programs and updated standards, including allowing a floor area ratio of up to 100% for specified uses within the proposed overlay. The overlay designation is currently proposed for only the hotel project site. The project will also require a Development Plan Permit, Architectural Review Permit, Planned Unit District Rezoning and associated Concept Plan.
- A Cambria branded three and four story hotel.
 - The proposed hotel would have 155 rooms and have approximately 96,665 square feet of building area;
 - The building would be approximately 50 feet in height, with architectural features up to 56 feet in height.
- Associated site improvements including an outdoor swimming pool and a new 135 space parking lot.
- Landscaping, fencing, drainage, grading, signage and related site improvements.

- Modifications within North Main Street (median modifications and new northbound left turn pocket).
- Demolition of existing structures.

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

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 SEPTEMBER 25, 2018

The next meeting of the Planning Commission will be on September 25, 2018. 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 September 25, 2018, starting at 6:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.