

**MEETING AGENDA  
CITY OF PLEASANT HILL PLANNING COMMISSION  
MARCH 10, 2009  
7:30 PM**

COUNCIL CHAMBERS, 100 Gregory Lane, Pleasant Hill, CA 94523 [www.pleasant-hill.ca.gov](http://www.pleasant-hill.ca.gov) (925) 671-5209

<b>CHAIR: LOLA FELLINGER      VICE CHAIR: DAVID MASCARO MEMBERS: ROBERT ABBOTT, JAMES BONATO, KEN LOMBARDI, DIANA VAVREK, STEVE WALLACE</b>
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Members of the audience wishing to speak on any matter must 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.pleasant-hill.ca.us](http://www.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. The Planning Commission meetings are telecast the Friday following the Tuesday meeting from 4 p.m. to 6 p.m. (the 2nd and 4th Fridays of the month).

**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 24, 2009](#)

**CONSENT ITEMS**

1. ANNUAL HOUSING ELEMENT AND GENERAL PLAN UPDATE  
(20 Minutes)

[Staff Report](#)  
[Attachments](#)

Annual report on the status of implementation of the General Plan, including the Housing Element, for review and approval prior to transmittal to the State Department of Housing and Community Development 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 a progress update regarding various programs that were identified in the most recent Housing Element completed by the City.

Project Planner: Troy Fujimoto, 925-671-5223, [tfujimoto@ci.pleasant-hill.ca.us](mailto:tfujimoto@ci.pleasant-hill.ca.us)

## **PUBLIC HEARINGS**

1. ZONING TEXT AMENDMENT TO SECTION 18.25.020 OF THE ZONING ORDINANCE, ADD FITNESS STUDIO'S AS A PERMITTED OR CONDITIONAL USE IN THE LI-LIGHT INDUSTRIAL ZONING DISTRICT (10 Minutes)  
(Continued from February 24, 2009)

[Staff Report and Attachments](#)

This item was continued from the February 24, 2009 meeting. At that meeting, the Commission closed the public hearing on this item and directed staff to prepare a revised resolution for a recommendation to the City Council. The request is for a zoning text amendment to Section 18.25.020 of the Pleasant Hill Municipal Code to allow “fitness studio” uses as a permitted or conditional use, City-wide, in the *LI-Light Industrial* zoning district.

Project Planner: Lori Radcliffe, 925-671-5297, [lradcliffe@ci.pleasant-hill.ca.us](mailto:lradcliffe@ci.pleasant-hill.ca.us).

## **STUDY SESSIONS**

1. MINOR USE PERMIT UP 08-007, PLAZA AZUL RESTAURANT & NIGHTCLUB, 1428 CONTRA COSTA BOULEVARD (20 Minutes)

[Staff Report](#)  
[Attachments A-C](#)  
[Attachment D](#)  
[Attachments E-F](#)

Staff is recommending the Commission hold a study session on a request by an applicant to add live entertainment (a nightclub) to the existing Playa Azul restaurant. The live entertainment would include dancing, karaoke, and live music. The subject site is located within the *RB-Retail Business* zoning district. Assessor's Parcel Number: 127-050-067.

Project Planner: Lori Radcliffe, 925-671-5297, [lradcliffe@pleasant-hill.ca.us](mailto:lradcliffe@pleasant-hill.ca.us)

2. LEGAL NON CONFORMING SETBACKS FOR EXISTING STRUCTURES STUDY SESSION, CITY-WIDE (20 Minutes) (Continued from February 10, 2009)

This item was continued from the February 10, 2009 meetings. Planning staff is requesting the Planning Commission to continue the study session discussion on a past City Council and Planning Commission determination allowing the continuation of legal non-conforming setbacks for existing building and structures, through a building or structure addition, for purposes of preparing a future zoning ordinance amendment.

Project Planner: Troy Fujimoto, 925-671-5224, [tfujimoto@ci.pleasant-hill.ca.us](mailto:tfujimoto@ci.pleasant-hill.ca.us)

[Staff Report](#)  
[Attachment A](#)

3. WORKPLAN OF UPCOMING ZONING ORDINANCE AMENDMENTS AS PROPOSED BY CITY STAFF, CITY-WIDE (20 Minutes)

[Staff Report](#)

Planning staff is requesting the Commission hold a study session to review and discuss a proposed work plan for the upcoming comprehensive zoning ordinance update that staff presented at a previous Commission meeting. Since this is a study session item, no action will be taken by the Planning Commission.

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

2. [REVIEW OF THE DRAFT AGENDA FOR REGULAR MEETING ON MARCH 24, 2009](#)

The next meeting of the Planning Commission will be on March 24, 2009. 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 March 24, 2009, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.