

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
JUNE 22, 2010
7:30 PM**

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

CHAIR: DAVID MASCARO VICE CHAIR: JAMES BONATO MEMBERS: ROBERT ABBOTT, KEN LOMBARDI, DIANA VAVREK, STEVE WALLACE
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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 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.

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 8, 2010](#)

PUBLIC HEARINGS

1. UP 10-005 (AMENDMENT TO UP 08-011), MUSIC BANK KARAOKE, TO ALLOW BEER AND WINE SERVICE, 508 CONTRA COSTA BOULEVARD (20 Minutes)

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

The applicant is requesting to modify an existing minor use permit condition of approval to allow on-site sales of beer and wine at the facility. In addition, the Commission is requested to accept the Exemption pursuant to Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, which consists of operation, maintenance, permitting, licensing, of existing private structures involving no expansion of use beyond the existing use. The project site is located in the *RB Retail Business* zoning district. Assessor's Parcel Number: 125-050-028

Project Planner: Michelle Umadhay, 925-671-5219, mumadhay@ci.pleasant-hill.ca.us

2. VAR 10-001, TACO BELL RESTAURANT, SIGN VARIANCE, MAJOR VARIANCE, 1700 CONTRA COSTA BOULEVARD (20 Minutes)

[Staff Report](#)
[Attachment A – D](#)
[Attachment E](#)
[Attachment F](#)
[Attachment G](#)

The applicant is requesting approval of a sign variance to exceed the amount of wall signage area allowed for the restaurant by 14 square feet, for a total of 53 square feet. In addition, the Commission is requested to accept the Exemption pursuant to Section 15303 and 15311 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, which consists of construction of limited numbers of new, small structures and construction of minor structures (on-premise signs) accessory to existing commercial facilities. The project site is located in the *RB Retail Business* zoning district. Assessor's Parcel Number 127-081-043.

Project Planner: Jeff Olsen, 925-671-5206, jolsen@ci.pleasant-hill.ca.us

STUDY SESSION ITEMS

1. KUBIATOWICZ HILLSIDE PLANNED UNIT DEVELOPMENT (HPUD #279) AMENDMENT (REZONING), 92 GREENOCK LANE (45 Minutes)

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

The applicant is requesting the Commission hold a study session to provide feedback on a potential amendment of an approved concept plan and rezoning of a portion of an existing HPUD. The request would result in conversion of a portion of designated open space for this HPUD for the abutting property owner's private use (92 Greenock Lane) and would also result in the potential reduction or elimination of an existing public drainage easement abutting the property. The applicant is considering pursuing this rezoning to expand his rear yard area to accommodate various proposed landscape improvements and accessory structures. The project site is located in the *HPUD Hillside Planned Unit Development* zoning district. Assessor's Parcel Number 152-322-021. No action will be taken on this item.

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

2. MISCELLANEOUS ZONING ORDINANCE AMENDMENTS, CITY-WIDE
(Continued from June 8, 2010) (45 Minutes)

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

Study session to review and provide direction to staff regarding miscellaneous amendments to the following provisions of Chapter 18 of the Pleasant Hill Municipal Code (zoning ordinance):

- a. Chapter 18.15 – Use Classifications.
- b. Chapter 18.20 – Residential Districts (various sections).
- c. Chapter 18.25 – Commercial, Retail Business, Neighborhood Business, Office and Light Industrial Districts (various sections).
- d. Chapter 18.30 – Planned Unit Development (PUD) and Precise Plan Districts (PPD) (various sections).
- e. Chapter 18.35 - Hillside Planned Unit Development District (HPUD) (various sections).
- f. Section 18.50.100 – Additional Site Development Regulations – Sight Obstructions.
- g. Chapter 18.55 – Off-Street Parking and Loading Regulations (various sections).
- h. Section 18.65.030 – Nonconforming Uses, Structures, and Signs – Nonconforming structures.
- i. Section 18.75.020 – General Provisions – Approval Authority and New Indemnification section.
- j. Section 18.90.060 – Development Plans – Lapse of approval – Changes to plans
- k. Section 18.95.060 – Use Permits – Lapse of approval – Changes to plans
- l. Section 18.100.010 – Temporary Use Permit – Requirement.
- m. Section 18.105.060 – Sign Permits – Lapse of approval – Changes to plans - Revocation
- n. Section 18.110.060 – Variances – Lapse of approval – Changes to plans

- o. Section 18.115.010 & 060 – Architectural Review Permits – Purpose and Changes to plans.
- p. Section 18.135.040 – Enforcement – Revocation or modification of discretionary permits.
- q. Section 18.140.010 - Definitions (various sections).
- r. Section 18.145.050 – Measuring Height.

The proposed amendments address miscellaneous corrections, clarifications, and minor substantive revisions to the zoning ordinance for the purpose of improving the clarity and administration of the ordinance. No action will be taken on the item since this is a study session.

Project Planners: Troy Fujimoto, 925-671-5224, tfujimoto@ci.pleasant-hill.ca.us; Lori Radcliffe, 925-671-5297, lradcliffe@ci.pleasant-hill.ca.us; Michelle Umadhay, 925-671-5211, mumadhay@ci.pleasant-hill.ca.us.

ANNUAL ELECTION OF OFFICERS

1. The Commission will elect a new Chair and Vice Chair – At the first meeting in July each year, the Commission elects a Chair and Vice Chair. Due to the uncertainty of Commissioner attendance at the July meeting, the election for these offices will take place at this meeting. The newly elected Chair and Vice Chair will preside over the July 13th meeting.

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 JULY 13, 2010

The next meeting of the Planning Commission will be on July 13, 2010. 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 13, 2010, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.