

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
JANUARY 25, 2011
7:30 PM**

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

CHAIR: JAMES BONATO VICE CHAIR: DIANA VAVREK MEMBERS: ROBERT ABBOTT, TIMOTHY FLAHERTY, KEN LOMBARDI, DAVID MASCARO, 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

[January 11, 2011](#)

CONSENT CALENDAR 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 Commission discussion of these items unless requested by a Commissioner prior to the time Commission votes on the motion to adopt.

PUBLIC HEARINGS

1. VAR 10-007, SAFEWAY SIGN VARIANCE, 703-707 CONTRA COSTA BOULEVARD
Continued from January 11, 2011 (15 Minutes)

[Staff Report](#)

[Exhibit A-1](#)

[Exhibit B-1](#)

[Exhibit C-1](#)

Continued hearing to consider approval of a revised Variance for the following at a proposed Safeway food store and fuel station in the *RB Retail Business* zoning district, Assessor’s Parcel Number: 153-230-005:

The revised variance request includes approval for the following:

- Exhibiting an *electronic reader board* for fuel pricing for one monument sign (along Contra Costa Boulevard) and for two wall signs on the east (rear) building elevation, where Section 18.60.060H prohibits this type of sign (if larger than 2 square feet in sign area and located on the exterior of a structure) (*Note: The Planning Commission indicated on January 11, 2011 that the proposed electronic fuel price display is not considered an electronic reader board, therefore this variance request is no longer applicable*);
- Displaying a total of 326 square feet of wall sign area (*Note: The applicant modified this request from 368 square feet on January 11, 2011*) for the proposed Safeway Store where Section 18.60.040B would allow a maximum 200 square feet of total wall sign area for this specific tenant space located in a *RB* district;
- Allowing two wall signs (each on the east building elevation) to project 12-inches from the face of the building where Section 18.60.050H does not allow wall signs to project more than 6-inches from the face of a building (*Note: This variance request was withdrawn by the applicant*); and
- Allowing each sign face of a double-face monument sign, located along Contra Costa Boulevard, to consist of 40 square feet (or a total 80 square feet for two sign faces) where Section 18.60.050 would allow a maximum 32 square feet per sign face (or a total 64 square feet for two sign faces) for freestanding signs located in the *RB* (Retail Business) district.

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.

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

2. VAR 10-004, ROCHE ACCESSORY STRUCTURE SIZE VARIANCE, 1671 STANMORE DRIVE (45 Minutes)

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

Public hearing to consider approval of a Variance to allow an 1,195 square foot, detached, garage/exercise room to exceed the 600 square foot maximum size limitation for detached accessory structures prescribed by Section 18.20.050 A. In addition, the Commission is requested to accept the Exemption pursuant to Section 15303 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 facilities or structures in this case an accessory structure. The project site is located in the *R-7 Single Family, 7,000 sq. ft. lots* zoning district. Assessor's Parcel Number: 153-112-015.

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

STUDY SESSION ITEMS

1. SIGN ORDINANCE AMENDMENTS, CITY-WIDE (continued from January 11, 2011) (30 Minutes)

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

Study session on proposed amendments to the existing sign ordinance, specifically Chapters 18.60, 18.105 and 18.140 of the Pleasant Hill Municipal Code. The proposed amendments are intended to make minor corrections and clarifications, integrate references to the City's Design Guidelines and streamline review procedures to improve administration of the ordinance. No action will be taken on this item.

Project Planners: Jeff Olsen & Troy Fujimoto, (925) 671-5206, jolsen@ci.pleasant-hill.ca.us, tfujimoto@ci.pleasant-hill.ca.us.

2. MISCELLANEOUS ZONING ORDINANCE AMENDMENTS, CITY-WIDE (5 Minutes)

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

Study session to review and discuss revised language for proposed modifications to the zoning ordinance based on previous input and direction from the Commission and review and input from the City Attorney's office. The modifications are intended to address miscellaneous corrections, clarifications, and minor substantive revisions to the zoning ordinance for the purpose of improving the clarity and administration of the ordinance. Staff is recommending the Planning Commission review the information provided and begin the Study Session at its next meeting on February 8, 2011.

Project Planners: Troy Fujimoto, 925-671-5224, tfujimoto@ci.pleasant-hill.ca.us; Lori Radcliffe, 925-671-5297, lradcliffe@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 FEBRUARY 8, 2011](#)

The next meeting of the Planning Commission will be on February 8, 2011. 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.

A. [REVIEW OF PROJECTS AND PRIORITIES FOR 2011](#)

A memorandum providing an overview of upcoming projects and areas of focus for 2011 for review and comment by the Planning Commission.

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 February 8, 2011, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.