

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
JUNE 12, 2012
7:30 PM**

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

<p>CHAIR: DIANA VAVREK VICE CHAIR: ROBERT ABBOTT MEMBERS: JAMES BONATO, NAOMI CONN, TIMOTHY FLAHERTY, DAVID MASCARO, STEVE WALLACE</p>

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.ci.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.

Meeting Broadcasts: Planning Commission meetings are videotaped and broadcast on Comcast Channel 28 and U-Verse Channel 99 on the Thursday following the Tuesday meeting at 7:30pm.

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

[May 22, 2012; June 5, 2012 Special Meeting](#)

PRESENTATIONS

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. PLN 12-0095 CONTRA COSTA CENTER SPECIFIC PLAN AMENDMENT – PLANNED UNIT DEVELOPMENT #809 AMENDMENT REQUEST, 2306-2344 MONUMENT BLVD & 2465 BUSKIRK AVENUE (Continued from June 5, 2012)

[Staff Report](#)
[Attachment A-4 Pt. 1](#)
[Attachment A-4 Pt. 2](#)
[Attachment A-4 Pt. 3](#)
[Attachment B-4](#)

Public hearing to consider recommendations to the City Council regarding proposed amendments to the Contra Costa Center Specific Plan and Planned Unit Development ordinance. The proposed amendments would include the following modifications to the Contra Costa Center Specific Plan:

1. Clarify and update parking requirements applicable to all Subareas of the Specific Plan (I, II and III), including consideration of a 20% reduction in parking requirements to not less than 3.2 parking spaces per 1000 square feet of development, consistent with the parking requirement currently applicable to the adjacent Crossroads Shopping Center;
2. Reduce the minimum square footage target of development in Subarea II from 115,000 sf. to 70,000 sf.;
3. Clarify provisions pertaining to Buskirk Avenue road improvements;
4. Clarify development thresholds for additional road/frontage improvements;
5. Specify that building heights, including architectural features, within Subarea II shall not exceed a height of 50 feet;
6. Clarify provisions pertaining to minimum landscape requirements;
7. Establish new provisions addressing signage for Subarea II;
8. Update the Specific Plan as needed to reflect changes that have occurred within the Plan Area;
9. Miscellaneous corrections and clarifications as needed to more accurately reflect the current intent of the Specific Plan.

The subject site is currently zoned *Planned Unit Development – PUD 809* and located at 2306-2344 Monument Boulevard and 2465 Buskirk Avenue. Assessor Parcel Numbers #148-041-020, 021, 024, 028, 029, 030, 148-042-005 & 008.

CEQA Determination: The proposed project is consistent with and within the scope of the previously certified Final SEIR and that none of the conditions requiring a subsequent or a

supplemental environmental impact report stated in Section 21166 of the Public Resources Code or in Sections 15162 and 15163 of the CEQA Guidelines apply to the project.

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

2. AMENDMENTS TO THE ZONING ORDINANCE PERTAINING TO EMERGENCY SHELTER FACILITIES, CITYWIDE (Continued from March 27, 2012)

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

This continued public hearing will be conducted as a study session to consider proposed ordinance amendments pertaining to emergency shelter uses (the following Zoning Ordinance Chapters would be affected: Chapter 18.15, 18.20, 18.25, 18.55). *Emergency shelters* are defined by State law (Health & Safety Code Section 5081(e)) as: “housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person...” The proposed ordinance amendment is to comply with State law (Section 65583 of the Government Code – SB2) that requires all jurisdictions to identify at least one zoning district where *emergency shelters* may be established by-right, subject to specific development standards. The amendment would also implement Housing Element Program 4.4 which requires the City to implement land use regulations for *emergency shelters* in compliance with State law. The proposed amendment would: a) designate *emergency shelters* as a use permitted by-right within the *LI-Limited Industrial* zoning district (note: *emergency shelters* are currently a conditionally allowed use within the *LI-Limited Industrial* zoning district); b) establish appropriate findings and development standards related to *emergency shelter* uses to ensure community compatibility; and c) incorporate various related amendments into corresponding sections of the Zoning Ordinance. The Planning Commission will also consider the suitability of alternative zone districts where “by-right” approval of *emergency shelters* could be allowed and provide further direction to staff regarding the proposed ordinance amendment. No action on the proposed ordinance amendment will be taken at this study session. A future public hearing date will be set by the Planning Commission at the conclusion of the study session for further consideration of the proposed ordinance.

CEQA Determination: Exempt, Section 15061(b).3. The proposed activity is exempt from environmental review as there is no possibility for causing significant effects on the environment.

Project Planner: Greg Fuz, 925-671-5218, gfuz@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 JUNE 26, 2012

The next meeting of the Planning Commission will be on June 26, 2012. 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 June 26, 2012, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.