

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
DECEMBER 9, 2014
7:30 PM**

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

**CHAIR: DAVID MASCARO VICE CHAIR: JAMES BONATO
MEMBERS: ROBERT ABBOTT, BILL BANKERT, ALEX GREENWOOD, NADINE THOMAS, DIANA VAVREK**

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.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

[November 18, 2014](#)

PUBLIC HEARINGS

1. PLN 14-0307, PAHWA VARIANCE (ASSOCIATED WITH MINOR SUBDIVISION REQUEST), 281 BOYD ROAD (*Continued from November 18, 2014 Meeting, 30 Minutes*)

Staff Report

- Attachment A-1 Draft Resolution in accordance with Planning Commission Directive
- Attachment B-1 Staff Recommended Resolution
- Attachment C-1 Planning Commission Staff Report dated November 18, 2014 (to include Attachments such as proposed plans, area maps, etc.)
- Attachment D-1 Public Letter Submitted on November 18, 2014
- Attachment E-1 Planning Commission Minutes of November 18, 2014
- Attachment F-1 Public Letter(s) Submitted since November 18, 2014

Hearing on a request for a Variance to allow creation of a substandard size lot. The Variance is related to a minor subdivision application to subdivide a 14,935 square foot parcel into two single-family residential lots of 7,000 square feet (sf) and 6,242 sf (net) where the applicable *R-7 Single-Family Residential- 7,000 sq. ft. lots* zoning district requires a minimum lot size of 7,000 square feet (net). The site is zoned *R-7 Single-Family Residential – 7,000 sq. ft. lots*. Assessor Parcel Number: 150-201-032.

CEQA Determination: Categorically Exempt, Class 32 (Infill Development) or Statutory Exemption pursuant to CEQA Guidelines Section 15270 (b): CEQA is not required for projects that a public agency rejects or disapproves.

Project Planner: Jeff Olsen, 925-671-5206, jolsen@pleasanthillca.org

2. PLN 14-0341, BATTERIES AND BULBS, 555-557-559, CONTRA COSTA BOULEVARD, USE PERMIT - MAJOR SIGN ADJUSTMENT (*30 Minutes*)

Staff Report

- Attachment A Staff Recommended Resolution & Conditions of Approval
- Attachment B Location Map
- Attachment C Proposed Master Sign Program
- Attachment D Table of Sign Area & Variance Approvals
- Attachment E Applicant Justification
- Attachment F Plans/Photos
- Attachment G Resolution No. 17-10 (Dunn Edward Sign Variance)
- Attachment H ARC Staff Report Dated October 2, 2014
- Attachment I Public Notice

Hearing on the request of Contra Costa Boulevard Limited Partnership, property owner to consider a request for Use Permit approval in accordance with Section 18.60.080 (Master Sign Program) and Section 18.60.100 (Major Sign Adjustment) of the Zoning Ordinance, for sign area that exceeds that which is allowed per Chapter 18.60 of the Zoning Ordinance. The requested sign area of 393 square feet is approximately 202.5 square feet over the allowed

190.5 square feet. The site is zoned *RB – Retail Business*. Assessor Parcel Number: 125-250-021.

CEQA Determination: Categorically Exempt, Class 11 (Accessory Structures-Signs).

Project Planner: Lori Radcliffe, 925-671-5297, lradcliffe@pleasanthillca.org

DISCUSSION ITEMS

1. [ACKNOWLEDGEMENT OF THE 2015 SCHEDULED MEETING DATES](#)

The Commission will review the dates of scheduled meetings for the upcoming year.

2. [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.

3. [REVIEW OF THE DRAFT AGENDA FOR REGULAR MEETING ON JANUARY 13, 2015](#)

The next meeting of the Planning Commission will be on January 13, 2015. 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.

4. [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 January 13, 2015, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.