

MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
JUNE 9, 2020
6:30 PM

City Offices, 100 Gregory Lane, Pleasant Hill, CA 94523 www.pleasanthillca.org (925) 671-5209

Note that access to the agenda with attachments has changed.
Please click on the link below to access the agenda with
individual staff reports and attachments here:

[Agenda with Attachments](#)

CHAIR: ROBERT ABBOTT VICE CHAIR: ALLEN VINSON
MEMBERS: BILL BANKERT, DAVID MASCARO, STEVE SCHRAMM, DIANA VAVREK, CHADWICK WYLER

Please note that due to the Contra Costa Health Services and State of California Shelter in Place Orders, options for observing the Planning Commission meetings and for submitting communication regarding the meetings have changed. The Planning Commission will participate remotely via teleconferencing.

Meeting Broadcasts: Click “Watch Meetings” on the City’s website, www.pleasanthillca.org, to watch live-streamed meetings. Planning Commission meetings are also recorded and broadcast on Comcast Channel 28, U-Verse Channel 99, and Wave Channel 29 on the Thursday and Saturday following the Tuesday meeting at 7:00 p.m. In addition, meetings also may be viewed on the City’s website at www.pleasanthillca.org by clicking “Media Center.”

Public Communication. The public is welcome to address the Planning Commission on items not listed on the agenda but within the Commission’s jurisdiction during the general Public Comment period. There is an opportunity for the public to comment on other agenda items at the time they are discussed.

The public may submit comments by:

1. Emailing comments to planning@pleasanthillca.org; or
2. Delivering written comments to the mailbox inside the lobby of City Hall during regular business hours; or
3. Participating in the teleconference by calling (925) 671-5285. Note that there may be multiple hearing items on the same agenda. For more information on how to participate with providing live comments during the meeting, please visit:

[Instructions for Public Participation](#)

Materials related to an item on this agenda submitted after distribution of the agenda packet are available for public inspection by contacting the Planning Division office at planning@pleasanthillca.org or calling 925-671-5209. If, due to a disability, a reasonable accommodation is needed to participate in this meeting, please contact the ADA Coordinator 24 hours in advance of the meeting at (925) 671-5237 or via California Relay at 711. Such documents are also available on the City of Pleasant Hill website at www.pleasanthillca.org subject to staff’s ability to post the documents before the meeting. An appeal of the decision or conditions of the Planning Commission to the City Council must be filed in writing with the City within 10 calendar days of the mailed notice of decision.

Agendas are Available for Review on the City Hall official noticing bulletin board (100 Gregory Lane) and on the City's website at www.pleasanthillca.org/agendas.

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.

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. There is an opportunity for the public to comment on other agenda items at the time they are discussed. Comments are limited to three minutes per speaker. To participate in the teleconferenced meeting, you may call by phone to share your comments live at 925-671-5285. Speakers are encouraged to call 10 minutes before the meeting due to a live-streaming lag-time, and will be placed on hold until the Public Comment period.

MINUTES

May 26, 2020

PUBLIC HEARING ITEMS

1. PLN 19-0458 - USE PERMIT, ARCHITECTURAL REVIEW PERMIT & SIGN PERMIT FOR A CVS PHARMACY COMMERCIAL BUILDING REMODEL & NEW DRIVE-THROUGH FACILITY AT 1530 CONTRA COSTA BOULEVARD

Public hearing to consider a proposed Use Permit, Architectural Review Permit & Sign Permit PLN 19-0458 for an exterior remodel and color change to an existing 14,212 square foot commercial building. The proposed project includes a new drive-through facility and new trash enclosure; modifications to the existing parking facility and existing landscape. The request also includes a Sign Permit for installation of new wall signs and a new double-faced monument sign. The Sign Permit also includes a Minor Sign Adjustment request for five square feet of excess wall sign area. The Architectural Review Commission recommended approval, of both the Architectural Review Permit and Sign Permit to the Planning Commission. Note: The project site is located on the northeast corner of the intersection at

Beth Drive and Contra Costa Boulevard on a 1.49-acre site at 1530 Contra Costa Blvd. The property is zoned *RB Retail Business*. Assessor Parcel Number: 127-061-026.

CEQA: Class 1 and 11 – Existing Facilities & Accessory Structures

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

DISCUSSION ITEMS

1. REVIEW OF PENDING PLANNING DIVISION APPLICATIONS

Staff will provide the Planning 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 23, 2020

The next meeting of the Planning Commission will be on June 23, 2020. 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 23, 2020, starting at 6:30 P.M., to be held via Video/Teleconference.