

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
MAY 25, 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
--

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

[May 11, 2010](#)

PUBLIC HEARING

1. UP 10-002, BAY CITIES PAVING AND GRADING MINOR USE PERMIT, 3266 BUSKIRK AVENUE (Continued from May 11, 2010)(20 minutes)

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

The applicant is requesting approval of a use permit for 100% office use on the ground floor of a building in a *RB-Retail Business* zoning district. 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, etc 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 148-070-017.

Project Planner: Lori Radcliffe, 925-671-5219, lradcliffe@ci.pleasant-hill.ca.us

STUDY SESSION ITEMS

1. UP 10-006 & DP 10-002, PLEASANT HILL RECREATION AND PARK DISTRICT NEW SENIOR CENTER, 233 GREGORY LANE (20 Minutes)

[Staff Report](#)
[Attachment A-B](#)
[Attachment C](#)
[Attachment D-F](#)

The applicant is requesting the Commission hold a follow-up study session to review and provide comments on a proposed new senior center for the Pleasant Hill Recreation and Park District. The new and expanded senior center is proposed to replace existing facilities and would be approximately 22,900 square feet. The project site is located in the *R-7 Single Family, 7,000 square foot lots* zoning district. Assessor's Parcel Number 150-141-007. No action will be taken on this item since it is a study session.

Project Planner: Jeff Olsen, 925-671-5208, jolsen@ci.pleasant-hill.ca.us.

2. WATER EFFICIENT LANDSCAPE ORDINANCE, CITY-WIDE (20 Minutes)

[Staff Report](#)
[Attachment A Part 1](#)
[Attachment A Part 2](#)
[Attachment B](#)

The Commission will hold a study session on a local Water Efficient Landscape Ordinance that would apply City-Wide that was developed in conjunction with other Contra Costa County jurisdictions and local water purveyors with modifications to address local conditions in the City of Pleasant Hill. The City is required to comply with State legislation (Assembly Bill 1881) requiring local agencies to implement the State Department of Water Resources "Model Water Efficient Landscape Ordinance" or adopt a local ordinance that is shown to be equally as effective in conserving water. No action will be taken on this item since it is a study session.

Project Planner: Troy Fujimoto, (925) 671-5224, tfujimoto@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 8, 2010](#)

The next meeting of the Planning Commission will be on June 8, 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 June 8, 2010, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.