

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
APRIL 10, 2012
7:30 PM**

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

CHAIR: DIANA VAVREK VICE CHAIR: ROBERT ABBOTT MEMBERS: JAMES BONATO, NAOMI CONN, TIMOTHY FLAHERTY, DAVID MASCARO, 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.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

[February 28](#) and [March 13, 2012](#)

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.

1. PLN 11-0280, GOFORTH FENCE - MINOR VARIANCE REQUEST, 1912 GEARY ROAD *(Continued from March 27, 2012, 5 Minutes)*

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

Adoption of a resolution conditionally approving a proposed minor variance to allow a six-foot tall fence within the required 20-foot front yard setback in a location specified by the Planning Commission. Section 18.20.040H of the Zoning Ordinance requires fences, located within the minimum 20-foot front yard setback, to be no more than three feet in height. The project site is located in the *R-10 – Single Family Residential, 10,000 square foot lots*. Assessor’s Parcel Number 170-242-001.

CEQA Determination: Categorically Exempt, Class 3 (new accessory structure).

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

PUBLIC HEARINGS

1. PLN 12-0084 USE PERMIT FOR MAJOR SIGN ADJUSTMENTS, PLEASANT HILL RECREATION AND PARK DISTRICT COMMUNITY, TEEN AND SENIOR CENTERS, 320 CIVIC DRIVE, 147 GREGORY LANE & 233 GREGORY LANE *(Continued from March 13, 2012, 15 Minutes)*

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

Public hearing to consider approval of a use permit for major sign adjustment for the recently approved Community Center, Senior Center, and Teen Centers. The proposed adjustments are for excess sign area and number of freestanding signs for the Community Center (320 Civic Drive); excess sign area for freestanding signs at the Senior Center (233 Gregory Lane), and excess number of freestanding signs and sign height for directional signs at the Teen Center (147 Gregory Lane) and Senior Center. The project sites are located in the *PAO Professional and Administrative Offices* and *R-7 Single Family Residential, 7,000 square foot lots*. Assessor’s Parcel Number’s 153-050-064, 150-141-006 & 007.

CEQA Determination: Categorically Exempt, Class 1 (minor alterations to existing facilities) and Class 11 (signage/accessory structures).

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

2. PLN 12-0062, 2250 MORELLO MEDICAL OFFICE BUILDING PARKING REDUCTION, USE PERMIT REQUEST, 2250 MORELLO AVENUE
(20 Minutes)

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

Public hearing for a proposed use permit for reduced parking for single uses in accordance with Section 18.55.050 of the Zoning Ordinance. The project includes converting general office uses to medical office uses throughout the existing 6,702 square foot office building. The request would allow the conversion to medical offices without the provision of the additional seven parking spaces that would otherwise be required. The project site is located in the *NB – Neighborhood Business*. Assessor's Parcel Number 152-240-020.

CEQA Determination: Categorically Exempt, Class 1 (change of use to existing facilities).

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

ZONING ADMINISTRATOR DISCUSSION ITEMS

1. PLN 12-0112, JOHNSON AQUATIC VENTURES - USE DETERMINATION, ZONING PERMIT ANALYSIS, 2475 ESTAND WAY (20 Minutes)

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

Referral from the Zoning Administrator requesting the Planning Commission to determine the appropriate use classification(s) for a proposed use involving biomechanical swimming stroke analysis, physiologic and metabolic testing and evaluation, swimming lessons, and ancillary retail and office uses that would be located within the *LI-Limited Industrial* zoning district at 2475 Estand Way. Assessor's Parcel Number 148-360-08.

CEQA Determination: Not a project requiring environmental review.

Project Planner: Greg Fuz, 925-671-5218, gfuz@ci.pleasant-hill.ca.us.

STUDY SESSIONS

1. GARAGE DIMENSION PROVISIONS AMENDMENT, CITYWIDE (40 Minutes)

[Staff Report and Attachment](#)

Study session to consider comments provided by the Housing, Neighborhoods and Planning (HNP) Committee regarding a potential amendment to the zoning ordinance to provide greater flexibility for minor encroachments and projections into the minimum required dimensions of conforming and nonconforming single family residential garages. No action will be taken on this item.

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

GENERAL 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 APRIL 24, 2012](#)

The next meeting of the Planning Commission will be on April 24, 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 April 24, 2012, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.