

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
SEPTEMBER 25, 2012
7:30 PM**

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

CHAIR: ROBERT ABBOTT VICE CHAIR: STEVE WALLACE MEMBERS: JAMES BONATO, TIMOTHY FLAHERTY, ALEX GREENWOOD, DAVID MASCARO, DIANA VAVREK
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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

[September 11, 2012](#)

PUBLIC HEARINGS

1. PLN 12-0250, RIVERA REASONABLE ACCOMMODATION, 111 BUXTON CIRCLE
(30 Minutes)

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

Public hearing to consider a referral from the Zoning Administrator of a request for a Reasonable Accommodation to approve a 408 square foot conversion of existing crawl space/storage space within a residence to create a ground-floor accessible living room, bedroom, and bathroom for use by a disabled person. The reasonable accommodation request is required because the proposed conversion would result in a recalculation of the floor area ratio (FAR) for the residence, resulting in an increase in the FAR from .45 to .52 where the zoning ordinance requires a maximum FAR of .40. The request does not include an increase in the lot coverage (footprint) of the home. The project site is located in the *Hillside Planned Unit Development District #279* zoning district. Assessor's Parcel Number 152-322-008.

CEQA Determination: Categorically Exempt, Class 1 (Existing Facilities).

Project Planner: Lori Radcliffe, 925-671-5297, lradcliffe@ci.pleasant-hill.ca.us.

DISCUSSION ITEMS

1. REASONABLE ACCOMMODATION ORDINANCE REVIEW (15 Minutes)

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

Staff will provide the Commission with an update and review of the Reasonable Accommodation requests that have been processed by the City since the ordinance was adopted in April 2009.

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

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 OCTOBER 9, 2012

The next meeting of the Planning Commission will be on October 9, 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.

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 October 9, 2012, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.