

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
MAY 10, 2016
6:30 PM**

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](#)

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

**CHAIR: JAMES BONATO VICE CHAIR: BILL BANKERT
MEMBERS: ROBERT ABBOTT, DAVID MASCARO, STEVE SCHRAMM, 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.pleasanthillca.org 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 recorded and broadcast on Comcast Channel 28, U-Verse Channel 99, and Wave Channel 29 on the Thursday following the Tuesday meeting at 7:30pm. In addition, meetings also may be viewed on the City's website at www.pleasanthillca.org by clicking "Media Center."

"The Council Chamber is equipped with an Assistive Listening System. A receiver with headphone or Tel Coil antenna is available from the staff liaison at the meeting. If, due to a disability, other reasonable accommodation is needed to participate in this meeting, please contact the ADA Coordinator 72 hours in advance of the meeting at (925) 671-5221 or via California Relay at 711."

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

April 26, 2016

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. TTM 04-001 (VESTING TENTATIVE TRACT MAP) 12-MONTH TIME EXTENSION REQUEST FOR SANCERRE VILLAGE MAJOR SUBDIVISION - (EASTSIDE OF ALHAMBRA AVENUE - 6200 BLOCK) (5 Minutes)

The applicant, Envisage Companies, is requesting a 12-month extension for approved Vesting Tentative Tract Map TTM 04-001 in accordance with Government Codes 66452.6(e) and 66463.5(c) of the Subdivision Map Act and in accordance with Section 17.25.080 of the Pleasant Mill Municipal Code. The Vesting Tentative Tract Map was approved on May 10, 2005 by the Planning Commission with the adoption of Resolution No. 08-05.

CEQA Determination: For purposes of CEQA, a project is the activity to be undertaken, not the various individual government approvals – such as extensions – associated with the project. The proposed extension is not a project within the meaning of Section 15378 of the State CEQA Guidelines. In-depth review of the project has occurred, that project has been approved, and no changes are being proposed. If the proposed extension is a project under CEQA, it is subject to the exemption contained in CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty to have no possibility of a significant effect on the environment as the project has already been approved and this is merely a one year extension.

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

PUBLIC HEARINGS

1. PLN 16-0058, JOHANSON MINOR VARIANCE, 99 OAKVUE ROAD (Continued from April 26, 2016 Meeting, 15 Minutes)

Public hearing to consider a Minor Variance (PLN 16-0058), submitted by Benjamin Johanson, for an 11 foot reduction into the required corner side yard setback (from 15 feet to 4 feet) as a result of an existing 22 foot wide by approximately 126 foot long access easement encompassing approximately 2,790 square feet of project site area along the southern border of the project site. This access easement renders the project site a corner lot with a required corner side yard setback of 15 feet from the edge of the access easement. The variance is requested to accommodate a proposed 521 square foot addition (278 square feet of which are adjacent to the corner side yard) to the existing home. The site is approximately 10,367 square feet gross (7,577 square feet net), zoned *R-10 Single Family Residential*. Assessor Parcel Number: 149-062-002; located approximately 210 feet north of the intersection of Mc Grath Court and Oakvue Road.

CEQA Determination: Categorically Exempt (Class 1, Existing Facilities & Class 5, Minor Changes to Land Use Limitations).

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

2. PLN 16-0034, DE CARLO MINOR EXCEPTION, 2984 DOROTHY DRIVE. (20 Minutes)

Public hearing to consider a minor exception to reduce the front yard setback from 20' to 16'10" for a building projection (11'6" in length) and to 18'6" for a building projection (9'8" in length). The site is approximately 22,410 square feet, zoned *R-10 Single Family Residential*. Assessor Parcel Number: 170-142-030; 2984 Dorothy Drive.

CEQA Determination: Categorically Exempt (Class 1, Existing Facilities & Class 5, Minor Changes to Land Use Limitations).

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

3. PLN 14-0478, NINE GAME ZONE MINOR USE PERMIT CONDITIONS OF APPROVAL COMPLIANCE REVIEW, 548 CONTRA COSTA BOULEVARD, SUITE M (20 Minutes)

Public hearing to review compliance with conditions of approval of Use Permit (PLN 14-0478) and consider any necessary modifications of the use permit conditions, for Nine Game Zone Karaoke. The property is zoned *R-B – Retail Business*. Assessor Parcel Number: 153-030-089; 548 Contra Costa Boulevard, Suite M.

CEQA Determination: N/A.

Project Planner: Troy Fujimoto, tfujimoto@pleasanthillca.org, 925-671-5224.

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 MAY 24, 2016

The next meeting of the Planning Commission will be on May 24, 2016. 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 May 24, 2016, at 6:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.