

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
NOVEMBER 18, 2008
7:30 PM**

COUNCIL CHAMBERS, 100 Gregory Lane, Pleasant Hill, CA 94523 www.pleasanthill.ca.gov (925) 671-5209

CHAIR: LOLA FELLINGER VICE CHAIR: DAVID MASCARO
MEMBERS: ROBERT ABBOTT, JAMES BONATO, 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. (the 2nd and 4th Fridays of the month).

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

[October 14, 2008](#)

PUBLIC HEARINGS

1. VAR 08-007, LOMBARDI MINOR VARIANCE, 1659 ST. LAWRENCE WAY
(Continued from October 14, 2008)

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

The applicant is requesting approval of a Minor Variance to allow for a nine-foot encroachment into the required 20-foot front yard setback for a master bedroom addition and to exceed the maximum 35% lot coverage to 40% due to the front yard and rear yard building additions. Assessor's Parcel Number: 149-260-038.

Project Planner: Michelle Umadhay, (925) 671-5211, mumadhay@ci.pleasant-hill.ca.us

2. VAR 08-006, RAPHAEL MINOR VARIANCE, 303 MERCURY WAY

[Staff Report](#)
[Attachment A-D](#)
[Attachment E-H](#)
[Attachment I-M](#)

The applicant is requesting approval of a Minor Variance to allow a 6-foot, 6-inch fence and retaining wall in the required 20-foot front yard setback, where the combined height of a fence and retaining wall is limited by the Zoning Ordinance to three feet. The applicant is also requesting approval to convert an existing 600-square foot detached office room located at the rear of the property to a detached second dwelling unit. Assessor's Parcel Number: 152-380-020

Project Planner: Michelle Umadhay, (925) 671-5211, mumadhay@ci.pleasant-hill.ca.us

3. ZONING ORDINANCE AMENDMENTS TO SECTIONS 18.25.020, 18.25.070, AND 18.25.130 OF THE PLEASANT HILL MUNICIPAL CODE

[Staff Report](#)
[Attachment A](#)
[Attachment B-E](#)

The Planning Commission will hold a public hearing on zoning ordinance amendments to various land use classifications within the *RB Retail Business*, *NB Neighborhood Business*, *PAO Professional and Administrative Office*, and *R Residential* districts.

The zoning ordinance amendments would: require *Eating and Drinking Establishments* that currently do not require discretionary review to obtain a conditional use permit prior to locating within the *NB Neighborhood Business* district; require *Park and Recreation Facilities* that currently do not require discretionary review to obtain a conditional use permit within the *PAO Professional and Administrative Offices* district; prohibit *Card Rooms* as a land use within the *RB Retail Business* district, and require *Community Centers* to obtain a conditional use permit prior to locating in any *R Residential* district. The amendment also includes revisions to related sections of the zoning ordinance as needed to implement the intent of this amendment.

Project Planner: Lori Radcliffe, (925) 671-5297, lradcliffe@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 MEETINGS ON NOVEMBER 25, AND DECEMBER 9, 2008](#)

The next meetings of the Planning Commission will be on November 25, and December 9, 2008. Draft agendas for these meetings, 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 November 25, 2008, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.