

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
JANUARY 27, 2009
7:30 PM**

COUNCIL CHAMBERS, 100 Gregory Lane, Pleasant Hill, CA 94523 www.pleasant-hill.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

[January 13, 2009](#)

PUBLIC HEARINGS

1. APPEAL OF ZONING ADMINISTRATOR'S DECISION TO APPROVE MINOR VARIANCE VAR 08-010, GHISE MINOR VARIANCE, 75 FOOTHILL PLACE (30 minutes) (Continued from January 13, 2009 meeting)

[Staff Report](#)
[Attachments A-B](#)
[Attachment C part 1](#)
[Attachment C part 2](#)
[Attachment C part 3](#)
[Attachment D-F](#)

This item was continued from the January 13, 2009 meeting. A conditional approval of a Minor Variance by the Zoning Administrator has been appealed to the Planning Commission for consideration. The request is to allow an encroachment into the side yard setback by one foot (1') for a balcony and a request to allow an encroachment into the rear yard setback by twelve (12') feet for an expansion of an existing deck. The project site is located in the *Hillside Planned Unit District (HPUD) 542* zoning district, Assessor's Parcel Number is 154-860-007.

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

2. SHOW CAUSE HEARING – FRONT YARD ACCESSORY STRUCTURE HEIGHT EXCEEDANCE, 2036 PLEASANT HILL ROAD (30 minutes)

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

The Zoning Administrator is requesting that the Commission hold a "show cause" hearing regarding a complaint regarding a structure located in the front yard that due to its size and location, the Zoning Administrator believes to be in violation of the City's Zoning Ordinance. The property owner has submitted a written response supporting his belief that the structure complies with City codes. The property owner is required to appear before the Planning Commission to show cause as to why the City should not proceed with enforcement action. The site is located in the *R-10 (Single-Family Residential)* zoning district, Assessor's Parcel Number: 149-197-004.

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

3. MINOR USE PERMIT UP 08-011, MUSIC BANK LIVE ENTERTAINMENT REQUEST – KARAOKE, 508 CONTRA COSTA BOULEVARD (30 minutes)

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

The applicant is requesting approval of a minor use permit to allow a commercial recreation and entertainment use (karaoke) within an existing commercial center. The karaoke (singing along with pre-recorded music) will occur in separate rooms that can accommodate groups of people. The site is located in the *RB-Retail Business* zoning district, Assessor's Parcel Numbers: 125-050-027 & 028

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

4. MINOR VARIANCE VAR 08-011, CROSSROADS AT PLEASANT HILL – SUBAREA II SIGN VARIANCE, 2314-2316 MONUMENT BOULEVARD (45 minutes)

[Staff Report](#)
[Attachment A](#)
[Attachment B part 1](#)
[Attachment B part 2](#)
[Attachment B part 3](#)
[Attachment C part 1](#)
[Attachment C part 2](#)
[Attachment C part 3](#)
[Attachments D-E](#)
[Attachment F](#)

The applicant is requesting approval of a variance request consisting of three sign design elements including exceeding the maximum sign height (8 feet tall) up to 48 feet tall or the height of the future parking structure, whichever is lower; exceeding the maximum sign face area (32 square feet per sign face) up to 2,400 square feet; and exceeding the allowable number of freestanding signs (2 are allowed when street frontage exceeds 250 linear feet), 4 freestanding signs are proposed. The subject site is located within the Crossroads at Pleasant Hill Shopping Center, Assessor's Parcel Number: 148-041-020, -021 & -024.

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

STUDY SESSIONS

1. [LEGAL NON CONFORMING SETBACKS FOR EXISTING STRUCTURES STUDY SESSION, CITY-WIDE](#) (30 minutes)
(Continued from December 9, 2008 & January 13, 2009)

This item was continued from the January 13, 2009 meetings. Planning staff is requesting the Planning Commission to continue the study session discussion on a past City Council and Planning Commission determination allowing the continuation of legal non-conforming setbacks for existing building and structures, through a building or structure addition, for purposes of preparing a future zoning ordinance amendment.

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 FEBRUARY 10, 2009](#)

The next meeting of the Planning Commission will be on February 10, 2009. 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 February 10, 2009, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.