

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
FEBRUARY 24, 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

[February 10, 2009](#)

CONSENT ITEMS

1. MINOR USE PERMIT UP 07-011 – TIME EXTENSION, BAILIE USE PERMIT, 1936 LINDA DRIVE

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

The property owner is requesting a one-year time extension for Minor Use Permit 07-011 which was originally approved to allow 100% office use on the ground floor of the existing building located in the *RB Retail Business* zoning district where the Zoning Ordinance allows up to 25% on the ground floor unless approved through a use permit. Assessor's Parcel Number: 150-101-012

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

2. CALTRANS TRANSPORTATION PLANNING GRANT FOR CONTRA COSTA BOULEVARD CORRIDOR CONCEPT STUDY

[Staff Report and Resolution](#)

Planning staff recommends that the Commission adopt a resolution supporting the submittal of an application by the City for a Caltrans Transportation Planning Grant to prepare a Contra Costa Boulevard Corridor Concept Study.

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

PUBLIC HEARINGS

1. MINOR VARIANCE VAR 08-007, LOMBARDI MINOR VARIANCE, 1659 ST. LAWRENCE WAY

(Continued from October 14, 2008, November 18, 2008, & January 13, 2009)
(5 Minutes)

[Staff Report](#)

This item was continued from the January 13, 2009 meeting. 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. The project site is located in the *R-7 Single-Family Residential* zoning district. Assessor's Parcel Number: 149-260-038.

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

2. MINOR VARIANCE VAR 08-011, CROSSROADS AT PLEASANT HILL – SUBAREA II SIGN VARIANCE, 2314-2316 MONUMENT BOULEVARD

(Continued from January 27, 2009)
(45 Minutes)

[Staff Report](#)

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

3. ZONING TEXT AMENDMENT TO SECTION 18.25.020 OF THE ZONING ORDINANCE, ADD FITNESS STUDIO'S AS A PERMITTED OR CONDITIONAL USE IN THE LI-LIGHT INDUSTRIAL ZONING DISTRICT

(30 Minutes)

[Staff Report](#)

[Attachments A – H](#)

[Attachment I – Correspondence Part 1](#)

[Attachment I – Correspondence Part 2](#)

[Attachment I – Correspondence Part 3](#)

A business owner of a fitness facility is requesting that a zoning text amendment to Section 18.25.020 of the Pleasant Hill Municipal Code be approved that would allow “fitness studio” uses as a permitted or conditional use, City-wide, in the *LI-Light Industrial* zoning district.

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

STUDY SESSIONS

NONE

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 MARCH 10, 2009](#)

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