

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
APRIL 14, 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

[March 10, 2009](#)

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 the Commission votes on the motion to adopt.

1. TIME EXTENSION (12 MONTHS) FOR PREVIOUSLY APPROVED VARIANCE VAR 07-007 AND DEVELOPMENT PLAN 07-001, DENOVA HOMES, 333 CIVIC DRIVE (5 Minutes)

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

The applicant is requesting approval of a 12-month time extension for a Development Plan for a 8,064 square foot office building expansion and a Variance to allow for floor area ratio ("FAR") exceedance of .03 above the allowed .35 FAR. The project site is located in the PAO, Professional and Administrative Offices zoning district. Assessor's Parcel Number: 153-050-021.

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

PUBLIC HEARINGS

1. 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 (15 Minutes)
(Continued from March 10, 2009)

[Staff Report](#)
[Attachments A-B](#)
[Attachment C Part 1](#)
[Attachment C Part 2](#)
[Attachment C Part 3](#)
[Attachment C Part 4](#)

This item was continued from the March 10, 2009 meeting at the request of the applicant. The public hearing portion of this item has already been closed by the Commission. The amendment is a request for a zoning text amendment to Section 18.25.020 of the Pleasant Hill Municipal Code to 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

1. LEGAL NON CONFORMING SETBACKS FOR EXISTING STRUCTURES STUDY SESSION, CITY-WIDE (20 Minutes) (Continued from March 10, 2009)

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

<http://www.pleasanthill.ca.gov/DocumentView.aspx?DID=2124>This item was continued from the March 10, 2009 meeting. 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 APRIL 28, 2009](#)

The next meeting of the Planning Commission will be on April 28, 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 April 28, 2009, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.