

**MEETING AGENDA  
CITY OF PLEASANT HILL PLANNING COMMISSION  
JUNE 9, 2009  
7:30 PM**

COUNCIL CHAMBERS, 100 Gregory Lane, Pleasant Hill, CA 94523 [www.pleasant-hill.ca.gov](http://www.pleasant-hill.ca.gov) (925) 671-5209

<b>CHAIR: LOLA FELLINGER      VICE CHAIR: DAVID MASCARO</b>
<b>MEMBERS: ROBERT ABBOTT, JAMES BONATO, KEN LOMBARDI, DIANA VAVREK, STEVE WALLACE</b>

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](http://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**

[May 26, 2009](#)

## **PUBLIC HEARINGS**

1. MS 08-002, CORTSEN MINOR SUBDIVISION (VESTING TENTATIVE PARCEL MAP), 297 CORTSEN ROAD (45 Minutes)

[Staff Report](#)

[Attachment A](#) – Resolution and Recommended Conditions of Approval

[Attachment B](#) – Project Plans

[Attachment C](#) – Draft Development Standards and Design Guidelines

[Attachment D](#) – Location Map

[Attachment E Part 1](#) – Tree Inventory and Peer Review

[Attachment E Part 2](#)

[Attachment F](#) – Stormwater Control Plan

[Attachment G Part 1](#) – Geotechnical Engineering Study

[Attachment G Part 2](#)

[Attachment H](#) – Photos of surrounding neighborhood and site

[Attachment I](#) – EBMUD letter

[Attachment J](#) – Contra Costa County Fire Protection District letters

[Attachment K](#) – Contra Costa Co. Flood Control and Water Conserv. District letter

[Attachment L](#) - Allied Waste Services letter

[Attachment M Part 1](#) – ARC Staff reports

[Attachment M Part 2](#)

[Attachment N](#) – Title Report

[Attachment O](#) – Public Notice

[Attachment P](#) – Public Letters

The applicant is requesting approval to create a new four lot subdivision on a 1.64 acre site that currently has 3 parcels, 2 of which are unbuildable. The project site is located in the *R-10 Single Family Residential* zoning district. Assessor's Parcel Number's 166-070-048, 166-060-045, and 166-050-007.

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

## **STUDY SESSION**

1. AMENDMENTS TO NON-RESIDENTIAL USE CLASSIFICATIONS AND RELATED PROVISIONS IN THE ZONING ORDINANCE (30 Minutes)

[Staff Report](#)

The focus for this study session is to consider additions, modifications and clarifications to non-residential use classifications in the zoning ordinance. In addition, staff is also requesting the study session to review various minor revisions and clarifications to related sections of the ordinance.

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

## **ANNUAL ELECTION OF OFFICERS**

1. The Commission will elect a new Chair and Vice Chair – At the first meeting in July each year, the Commission elects a Chair and Vice Chair. Due to the uncertainty of Commissioner attendance at the July meeting, the election for these offices will take place at this meeting. The newly elected Chair and Vice Chair will preside over the July 14<sup>th</sup> meeting.

## **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 JUNE 23, 2009

The next meeting of the Planning Commission will be on June 23, 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 June 23, 2009, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.