

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

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

CHAIR: DAVID MASCARO VICE CHAIR: JAMES BONATO MEMBERS: ROBERT ABBOTT, LOLA FELLINGER, KEN LOMBARDI, DIANA VAVREK, STEVE WALLACE
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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.

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

[September 22](#) and [September 29, 2009](#) (Special Meeting)

[Transcript from September 29th meeting regarding St. Theresa's Retreat](#)

PUBLIC HEARINGS

1. VAR 09-005, LUPPES MINOR VARIANCE, 120 CHAUCER COURT
(30 Minutes)

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

The applicant is requesting approval of a Minor Variance to allow a residential addition to maintain a 10-foot aggregate side yard setback similar to the existing structure when the zoning ordinance requires a minimum aggregate side yard setback of 15-feet. The project site is located in the *R-10 Single Family Residential* zoning district. Assessor's Parcel Number's 149-304-013.

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

2. ZONING ORDINANCE AMENDMENT - NEW CREEK SETBACK ORDINANCE, CITY-WIDE (60 Minutes)

[Staff Report](#)
[Attachment A](#) – Proposed Resolution
[Attachment B](#) – Proposed Creek Setback Ordinance (Strikeout/Underline Version)
[Attachment C](#) – Proposed Creek Setback Ordinance (Clean Version)
[Attachment D](#) – Draft Initial Study/Negative Declaration
[Attachment E](#) – Public Hearing Notices
[Attachment F](#) – Staff Response Letter to Member of the Public
[Attachment G](#) – Staff Response to Contra Costa Co. Flood Control & Preservation Dist.
[Attachment H](#) – Public Comments
[Attachment I](#) – Map of City Creeks with Approximate Creek Depths

The City is proposing a new creek setback ordinance (new Section 18.50.150 “Creek Setbacks”) that will be effective Citywide throughout all zoning districts, as well as conforming amendments to existing portions of the Pleasant Hill Municipal Code including amending Sections 18.20.030, 18.20.050, 18.25.030, 18.65.030 and 18.80.030. The new ordinance will establish setback requirements for structures that are constructed near creeks throughout the City of Pleasant Hill. The ordinance will also establish exceptions to the setback requirements and submittal requirements for an exception request.

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 NOVEMBER 10, 2009](#)

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