

MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
December 11, 2007
7:30 PM

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

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

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.

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 Clerk within ten 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

October 23, 2007

PUBLIC HEARINGS

1. DP 07-001, VAR 07-007, UP 07-006, DENOVA HOMES OFFICE BUILDING EXPANSION, 333 CIVIC DRIVE (45 minutes)

[Staff Report](#)
[Attachment A-B](#)
[Attachment C-D](#)
[Attachments E, F, G, and H](#)

DeNova Homes is requesting a Development Plan Permit, Variance and Use Permit to construct an 11,932 square foot building expansion, including offices and two residential units on a proposed third level. A Variance is requested to allow a .47 Floor Area Ratio (FAR) where 35% is allowed, a building height of 37 feet where 35 feet allowed, and a third-story where 2 and a half stories are allowed. A Use Permit is requested for a proposed *Multi-Family Residential* use to be located in a *PAO Professional & Administrative Office* district and for a *Reduction in Parking For Single Uses* (loading spaces and bicycle parking). Assessor parcel number is 153-050-021.

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

2. ZONING ORDINANCE AMENDMENT – NEW CREEK SETBACK ORDINANCE CITYWIDE (45 minutes)

[Staff Report](#)
[Attachment A-B](#)
[Attachment C, D, and E](#)

The Planning Commission will review a proposed amendment to the zoning ordinance, amending Chapter 18.50 – Additional Site Development Regulations. The proposed new City-Wide Creek Setback Ordinance would establish new creek setback requirements, associated definitions, and exception provisions that would be applicable throughout the City.

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

ACTION ITEM

1. REQUEST TO HAVE A SPECIAL MEETING OF THE PLANNING COMMISSION ON DECEMBER 18, 2007

The Zoning Administrator is requesting that a special meeting of the Planning Commission be held on December 18, 2007. At their discretion, Commissioners may ask questions and receive a brief description from staff regarding the agenda.

DISCUSSION ITEMS

1. ACKNOWLEDGEMENT OF THE 2008 SCHEDULED MEETING DATES

The Commission will review the dates of scheduled meetings for the upcoming year.

2. 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.

3. REVIEW OF THE DRAFT AGENDA FOR THE MEETING ON JANUARY 8, 2008

The next meeting of the Planning Commission will be on January 8, 2008. 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.

4. DISCUSSION OF SPECIAL PLANNING COMMISSION MEETING PROPOSED FOR JANUARY 20, 2008

The Commission will review the proposed date of the special Planning Commission meeting tentatively scheduled for January 20, 2008.

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 special meeting of the Planning Commission on December 18, 2007, at 7:30 P.M. or to the regularly scheduled meeting of January 8, 2008, in the City Hall Council Chambers, 100 Gregory Lane.