

**C-O-R-R-E-C-T-E-D**  
**(revisions shown in strike-out/underline type)**

**MEETING AGENDA**  
**CITY OF PLEASANT HILL PLANNING COMMISSION**  
**MARCH 8, 2011**  
**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

**CHAIR: JAMES BONATO VICE CHAIR: DIANA VAVREK**  
**MEMBERS: ROBERT ABBOTT, TIMOTHY FLAHERTY, KEN LOMBARDI, DAVID MASCARO, 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](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.

**Attention Hearing Aid Wearers:** The Council Chambers is equipped with an Assistive Listening System. A receiver with headphone or Tel Coil antenna is available from the ADA Coordinator.

**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 22, 2011](#)

**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 Commission votes on the motion to adopt.

1. TENTATIVE TRACT MAP TTM 05-002 – TIME EXTENSION, PRICE LANE SUBDIVISION, 118 PRICE LANE (5 Minutes)

[Staff Report](#)  
[Attachment A-1](#)  
[Attachment B-1](#)  
[Attachments C-1 to E-1](#)

The property owner is requesting a ~~two~~~~one~~-year time extension for Tentative Tract Map TTM 05-002 which was originally approved to create five new parcels on a 1.02-acre parcel. The five proposed parcels range in lot area, from 7,004 to 7,709 square feet. The gross lot area ranges from 7,483 square feet to 9,909 square feet. One parcel is proposed to have direct access off of Price Lane, while the other four parcels will have access off of a private driveway from Price Lane. Assessor’s Parcel Number: 150-161-022.

Project Planner: Troy Fujimoto, 925-671-5224, [tfujimoto@ci.pleasant-hill.ca.us](mailto:tfujimoto@ci.pleasant-hill.ca.us)

## **PUBLIC HEARINGS**

1. VAR 10-004 & MS 01-075, ROCHE ACCESSORY STRUCTURE SIZE & PAVED DRIVEWAY VARIANCE & AN AMENDMENT TO A MINOR SUBDIVISION, 1671 STANMORE DRIVE (Continued from January 25, 2011 Meeting, 30 Minutes)

[Staff Report](#)  
[Attachments A-B](#)  
[Attachments C-E](#)  
[Additional Correspondence](#)

Public hearing to consider approval of a Variance to allow an 1,195 square foot, detached, garage/exercise room to exceed the 600 square foot maximum size limitation for detached accessory structures prescribed by Section 18.20.050 A and construction of a driveway with a decomposed granite surface where Section 18.55.150.A provides that driveways in residential districts shall be paved. The Commission is also requested to approve an amendment to Minor Subdivision MS 01-075 (Tentative Tract Map 8471) to remove the limitation on the allowed number of accessory structures on this parcel. In addition, the Commission is requested to accept the Exemption pursuant to Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, which consists of construction of limited numbers of new, small facilities or structures in this case an accessory structure. The project site is located in the *R-7 Single Family, 7,000 sq. ft. lots* zoning district. Assessor’s Parcel Number: 153-112-015.

Project Planner: Lori Radcliffe, 925-671-5297, [lradcliffe@ci.pleasant-hill.ca.us](mailto:lradcliffe@ci.pleasant-hill.ca.us).

2. REVIEW OF THE ANNUAL HOUSING ELEMENT AND GENERAL PLAN IMPLEMENTATION REPORT AND ADOPTION OF A RESOLUTION RECOMMENDING ACCEPTANCE OF THE REPORT BY THE CITY COUNCIL (30 Minutes)

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

Annual report on the status of implementation of the General Plan, including the Housing Element, for review and recommendation for approval prior to transmittal to the State Department of Housing and Community Development as required by Government Code Section 65400. This update will include a report on the status of various programs contained with the current General Plan, including the status of the Housing Element update.

Project Staff: Greg Fuz, 925-671-5218, [gfuz@ci.pleasant-hill.ca.us](mailto:gfuz@ci.pleasant-hill.ca.us) and David Boatwright, 925-671-5266, [dboatwright@ci.pleasant-hill.ca.us](mailto:dboatwright@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 MARCH 22, 2011

The next meeting of the Planning Commission will be on March 22, 2011. 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 22, 2011, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.