

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
February 19, 2008
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

January 8, 2008

PUBLIC HEARINGS

1. DP 07-001, VAR 07-07-007, UP 07-006, DENOVA HOMES OFFICE BUILDING EXPANSION, 333 CIVIC DRIVE (Continued from December 11, 2007 and January 22, 2008 at the request of the applicant)

[Staff Report](#)
[Attachment A](#)
[Attachment B](#)
[Attachment C](#)

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 .38 Floor Area Ratio (FAR) where 35% is 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. Assessor parcel number is 153-050-021.

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

2. UP 07-009 KIDZ PLANET USE PERMIT TO EXPAND AN EXISTING CHILD CARE CENTER FROM 72 CHILDREN TO 92 CHILDREN, 2245C MORELLO AVENUE

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

The applicant is requesting an amendment to the existing use permit to expand an existing child care center at the Hillcrest Shopping Center. The applicant is proposing to expand the facility from 72 children to 92 children. Assessor parcel numbers are 152-240-025-6 & 152-240-074-9

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

3. UP 07-011 ROBERTSON USE PEMRIT TO EXCEED MAXIMUM 25% OFFICE USES ON THE GROUND FLOOR WITHIN THE RB ZONING DISTRICT, 1936 LINDA DRIVE

[Staff Report](#)
[Attachment A](#)
[Attachment B](#)
[Attachment C](#)
[Attachment D](#)
[Attachment E](#)
[Attachment F](#)

The applicant is requesting a use permit to allow office uses on the ground floor of a building within the *RB Zoning District* above the 25% allowed without a use permit. The applicant is requesting 100% office uses on the ground floor of the existing single story commercial building. Assessor parcel number is 150-101-012.

Project Planner: Troy Fujimoto, 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 REGULAR MEETING ON FEBRUARY 26, 2008](#)

The next meeting of the Planning Commission will be on February 26, 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.

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 February 26, 2008, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.