

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
DECEMBER 9, 2008
7:30 PM**

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

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

STUDY SESSIONS

1. MINOR USE PERMIT UP 06-011, ESCOBAR DAY CARE CENTER STUDY SESSION, 133 FAIR OAKS DRIVE (40 minutes)

[Staff Report](#)
[Attachments A – C](#)
[Attachments D - E](#)

Planning staff is requesting the Planning Commission hold a study session to discuss and receive preliminary feedback on a proposal by an applicant for a new day care center that would have up to 27 children and would require a use permit for the use and a variance to allow the center on a substandard lot size (below the minimum 10,000 square foot lot size requirement). Assessor's Parcel Number 148-065-003.

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

2. LEGAL NON CONFORMING SETBACKS FOR EXISTING STRUCTURES STUDY SESSION, CITY-WIDE (40 minutes)

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

Planning staff is requesting the Planning Commission hold a study session to discuss a past City Council and Planning Commission determination allowing the continuation of legal non-conforming setbacks for existing building and structures, through a building or structure addition, for purposes of preparing a future zoning ordinance amendment.

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

DISCUSSION ITEM

1. ZONING ORDINANCE AMENDMENTS TO SECTIONS 18.25.020, 18.25.070, AND 18.25.130 OF THE PLEASANT HILL MUNICIPAL CODE (5 minutes)

[Memorandum](#)

At the November 18, 2008 Planning Commission meeting, staff presented a proposal to amend various portions of the Zoning Ordinance, including provisions for card rooms, restaurants and park and recreation facilities. The Commission voted to recommend approval of portions of the proposed ordinance amendments to the City Council and voted to not recommend other portions. The proposed resolution presented at that meeting included findings based on staff's original recommendation. Consequently, Staff has modified the findings in the resolution based on the Commission's deliberations on November 18 to reflect the recommendations that were made by the Commission. The proposed revised resolution is attached for Commission review and comment to ensure that staff accurately summarized the key findings from the Commission's deliberations. The Commission's findings and recommendations will be forwarded to the City Council for consideration in January.

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

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 REGULAR MEETING ON JANUARY 13, 2009](#)

The next meeting of the Planning Commission will be on January 13, 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.

4. [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 January 13, 2009, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.