

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
FEBRUARY 8, 2011
7:30 PM**

COUNCIL CHAMBERS, 100 Gregory Lane, Pleasant Hill, CA 94523 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
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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.

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

[January 25, 2011](#)

PUBLIC HEARINGS

1. VAR 10-008, MORISEY MINOR VARIANCE, 860 JEFFRY AVENUE (30 minutes)

[Staff report](#)
[Attachments](#)

Public hearing to consider approval of a Variance to allow a front yard setback encroachment of up to seven feet to allow an existing front porch to be enclosed and converted into habitable space. In addition, the Commission is requested to accept the Exemption pursuant to Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, which consists of minor alterations to private structures involving negligible expansion of use such as an addition to existing structures that is less than 50 percent of the existing floor area or 2,500 square feet. The project site is located in the *R-7 Single Family, 7,000 sq. ft. lots* zoning district. Assessor's Parcel Number: 153-060-013.

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

2. UP 10-023, 400 TAYLOR HOLDINGS LLC (FORMERLY PLEASANT HILL ONCOLOGY CENTER), PARKING REDUCTION USE PERMIT, 400 TAYLOR BOULEVARD (30 minutes)

[Staff Report](#)
[Attachments A-G](#)
[Attachments H-K](#)

Public hearing to consider approval of a Use Permit to allow a 35 space parking reduction to allow medical uses for the 20,831 square feet of remaining building floor area of an existing office building. In addition, the Commission is requested to determine that the project is in compliance with the Final Mitigated Negative Declaration prepared and adopted by the City of Pleasant Hill pursuant to Section 15162 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970 and that no subsequent environmental document is necessary for the proposed project. The project site is located in the *PAO-Professional & Administrative Offices* zoning district. Assessor's Parcel Number: 153-050-059.

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

STUDY SESSION ITEMS

1. MISCELLANEOUS ZONING ORDINANCE AMENDMENTS, CITY-WIDE (45 minutes)

[Staff Report](#)
[Attachment A-1](#)
[Attachment B-1](#)
[Attachments C-1 and D-1](#)

Study session to review and discuss revised language for proposed modifications to the zoning ordinance based on previous input and direction from the Commission and review and input from the City Attorney's office. The modifications are intended to address miscellaneous corrections, clarifications, and minor substantive revisions to the zoning ordinance for the purpose of improving the clarity and administration of the ordinance. No action will be taken on this item.

Project Planners: Troy Fujimoto, 925-671-5224, tfujimoto@ci.pleasant-hill.ca.us; Lori Radcliffe, 925-671-5297, lradcliffe@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 FEBRUARY 22, 2011](#)

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

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

A. [STATUS UPDATE REGARDING PREVIOUSLY INSTALLED TELECOMMUNICATIONS FACILITIES AT DIABLO VALLEY COLLEGE, 321 GOLF CLUB ROAD](#)

A memorandum discussing the follow up regarding resolution of permitting issues concerning the previously installed telecommunications facilities at the DVC College campus. No action concerning this project will be taken.

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 joint meeting of the City Council and Planning Commission on February 15, 2011, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.