

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

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

**CHAIR: DIANA VAVREK VICE CHAIR: ROBERT ABBOTT
MEMBERS: JAMES BONATO, NAOMI CONN, TIMOTHY FLAHERTY, 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 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.

Meeting Broadcasts: Planning Commission meetings are videotaped and broadcast on Comcast Channel 28 and U-Verse Channel 99 on the Thursday following the Tuesday meeting at 7:30pm.

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

[October 25, 2011](#)

PUBLIC HEARINGS

1. PLN 11-0187, LANG REASONABLE ACCOMMODATION REQUEST, 2060 BUTTNER ROAD (30 Minutes)

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

Reasonable Accommodation Memorandum

Public hearing to consider approval of a reasonable accommodation request for an approximate 360 square foot addition to an existing residence that would accommodate the living needs of a disabled person. The addition will consist of an accessible bedroom and bathroom and will result in an extension of the existing five foot setback where the zoning ordinance requires a 15 foot setback and an aggregate side yard setback of approximately 16 feet, where 35 feet is required. 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, this project is determined to be Class 1 Existing Facilities categorical exemption, which consists of additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition or 2,500 square feet whichever is less. In this case the project is a request for an approximate 360 square foot building addition to an existing single family residence. The project site is located in the *R-20 Single Family – 20,000 square foot lots* zoning district. Assessor's Parcel Numbers: 164-052-028.

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

2. AMENDMENT TO EXISTING PRIORITY DEVELOPMENT AREAS – DIABLO VALLEY COLLEGE TRANSIT AREA AND BUSKIRK AVENUE CORRIDOR (20 Minutes)

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

Public hearing to consider recommendations to the City Council for approval of modifications to the boundaries of both City Priority Development Areas (PDA's), including the Diablo Valley College PDA and the Buskirk Avenue Corridor PDA. The purpose of the proposed modification is to ensure that the boundaries more accurately reflect areas designated for consideration of future development consistent with the City's General Plan and Redevelopment Plan.

Project Planner: Jeff Olsen, 925-671-5206, jolsent@ci.pleasant-hill.ca.us

3. TEMPORARY USE PERMIT ZONING ORDINANCE AMENDMENTS, CITYWIDE (20 Minutes)

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

Public hearing to consider recommendations to the City Council for approval of amendments to the zoning ordinance that are intended to update and clarify existing ordinance provisions by adding new temporary uses (Sections 18.20.020 and 18.25.020), modifying regulations

related to live entertainment (Section 18.25.090) and streamlining the review process for temporary uses (Sections 18.100.010 and .050). In addition, the Commission is requested to accept the exemption for this project pursuant to Section 15061(b).3 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, as amended, as there is no possibility that the proposed activity will have a significant effect on the environment as no physical change to the environment will result from the proposal.

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

4. TEMPORARY SIGNS ZONING ORDINANCE AMENDMENTS, CITYWIDE (30 Minutes)

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

Public hearing to consider recommendations to the City Council for approval of amendments to the sign ordinance related to temporary signs (Chapter 18.60 and Section 18.140.010), particularly provisions pertaining to signage for non-commercial speech and messages, to ensure conformance with applicable State or Federal laws. In addition, the Commission is requested to accept the exemption for this project pursuant to Section 15061(b).3 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, as amended, as there is no possibility that the proposed activity will have a significant effect on the environment as no physical change to the environment will result from the proposal

Project Planner: Greg Fuz, 925-671-5218, gfuz@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 NOVEMBER 22, 2011](#)

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