

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
OCTOBER 9, 2012
7:30 PM**

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

CHAIR: ROBERT ABBOTT VICE CHAIR: STEVE WALLACE MEMBERS: JAMES BONATO, TIMOTHY FLAHERTY, ALEX GREENWOOD, DAVID MASCARO, DIANA VAVREK
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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.ci.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

[September 25, 2012](#)

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. PLN 12-0250, RIVERA REASONABLE ACCOMMODATION, 111 BUXTON CIRCLE
(Continued from September 25, 2012 Meeting Date, 5 Minutes)

[Memorandum](#)
[Attachments](#)

Adoption of a resolution including conditionals of approval, based on the Planning Commission’s previous direction to approve a Reasonable Accommodation request for a 408 square foot conversion of existing crawl space/storage space within a residence to create a ground-floor accessible living room, bedroom, and bathroom for use by a disabled person. The reasonable accommodation request is required because the proposed conversion would result in a recalculation of the floor area ratio (FAR) for the residence, resulting in an increase in the FAR from .45 to .52 where the zoning ordinance requires a maximum FAR of .40. The request does not include an increase in the lot coverage (footprint) of the home. The project site is located in the *Hillside Planned Unit Development District #279* zoning district. Assessor’s Parcel Number 152-322-008.

CEQA Determination: Categorically Exempt, Class 1 (Existing Facilities).

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

PUBLIC HEARINGS

1. PLN 12-0280, ROEHRIG MINOR EXCEPTION, 2125 AHNEITA DRIVE
(Continued from September 11, 2012 Meeting Date, 5 Minutes)

[Memorandum](#)

Public hearing to consider a Minor Exception referral from the Zoning Administrator requesting approval of a 20% reduction in the required 20-foot front yard setback to accommodate an expanded master bedroom and addition of an accompanying bathroom (149 square feet). This section of the house currently complies with setback requirements (front yard setback of 24 feet); however, the Minor Exception request would result in a 16-foot front yard setback. The project site is located in the *R-7 Single Family, 7,000 square foot lots* zoning district. Assessor’s Parcel Number 127-121-016.

CEQA Determination: Categorically Exempt, Class 1 and 5 (Existing Facilities and Minor Alterations in Land Use Limitations).

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

2. PLN 12-0325, PLEASANT HILL RECREATION & PARK DISTRICT - DEVELOPMENT PLAN AND CONDITIONAL USE PERMITS, PLEASANT OAKS PARK IMPROVEMENTS – 0 SANTA BARBARA ROAD (45 Minutes)

[Staff Report](#)
[Attachment A](#)
[Attachments B – C](#)
[Attachments E – F](#)
[Attachment G – Part 1](#)
[Attachment G – Part 2](#)
[Attachment G – Part 3 – Env. Noise Report](#)
[Attachment G – Part 4 – Traffic Impact Analysis](#)
[Attachments H - K](#)

Public hearing to consider approval of a Development Plan and Conditional Use Permits to allow for various site improvements to the Pleasant Oaks Park outdoor sports/recreation campus. The proposed project includes the following:

- a. Sport field improvements including a shared use natural grass area for soccer and baseball/softball, designed to be used as one U12 (under age 12) size field, or two U10 (under age 10) size fields, or one new adult baseball/softball field. This would result in park field configurations of up to three soccer fields or five baseball/softball fields.
- b. Parking improvements including re-paving, striping and lighting the existing parking lot at the southeast corner of the site to accommodate 57 cars. The gravel area at the north side of the site would be paved, lighted and striped to accommodate 76 cars. Drainage detention areas for water quality purposes are proposed within each parking lot.
- c. Removal of three bench bleachers at the four softball fields and three 2-bench bleachers at the T-Ball areas at the terraced south half of the site. Ten new 3-bench bleachers for the five baseball/softball fields would be installed resulting in an increase in bleacher seating capacity from 400 to 420.
- d. Waiver/deferral of construction of a solid, eight foot high wall/fence along the western property line that was intended to mitigate potential noise impacts to adjacent residential uses from activities at the park.
- e. Installation of two (2) five feet, five inch by five feet, three inch wide park identification monument signs at the north-west corner of the site and at the south-east corner of the site. Other public agency, public interest, information/directional signs and building wall signs are included in the request.
- f. Other park improvements including a 2,730 square foot outdoor batting cage with a 12 foot high fence to be located at the east end of the park, fencing within the park (up to 16 feet in height around baseball/softball fields) that will match backstops and soccer fencing, pedestrian oriented park lighting, and three picnic area shade structures (ranging from 748 to 945 square feet in size and up to 15 feet in height).
- g. Installation of new landscaping and irrigation including approximately 212,000 square feet of natural grass and rotor irrigation and 65,000 square feet of groundcover planting and bubbler irrigation.
- h. Removal of a total of 52 trees, (12 have a diameter of less than four inches) located within the proposed sports field, play area and around the proposed parking areas. 60

existing trees located around the perimeter of the park are proposed to be preserved to maintain a landscape buffer. 155 new trees are proposed to be installed along street and interior use areas of the park and within the parking lots.

- i. The park is proposed to be open from dawn to dusk. More specifically, park program usage is proposed from 3:00 PM to dusk on weekdays during the school year, 9:00AM to dusk on summer weekdays and 8:00 AM to dusk on weekends. Park usage is expected to be temporarily suspended during construction as all work will be done in one phase with grading of the entire site and rehabilitation of all fields installed at the same time.

As part of the project, the applicant requests the following through the approval of a Conditional Use Permit:

- Establishment of a new/modified *park and recreation facility*, located in an *R-10 Single Family Residential* zoning district in accordance with Section 18.20.020 of the Zoning Ordinance
- Waive the requirement for a 50-foot long landscape median at the entrance to the parking lot (Section 18.55.110.E).
- Waive the requirement to provide an eight foot high solid concrete/wood fence/wall between the parking lot and adjacent Residential districts (Section 18.55.140.A).
- Not provide an eight foot high solid fence along the west property line adjacent to ten single family residential uses. The fence is included as a noise mitigation measure in the District's Final Initial Study and Mitigated Negative Declaration (IS/MND) in order to ensure compliance with the City's noise ordinance standards.
- Approve a major sign adjustment (Section 18.60.100) to allow two monument signs, where one is allowed.

The project site is located in the *R-10 Single Family – 10,000 square foot lots* zoning district. Assessor's Parcel Number 149-230-009.

CEQA Determination: The Commission is requested to accept the Final Mitigated Negative Declaration prepared by the Recreation and Park District and determine, pursuant to Section 15162 and 15163 of the Guidelines of the Implementation of the California Environmental Quality Act (CEQA) of 1970, that no subsequent environmental document is necessary for the proposed project.

Project Planner: Jeff Olsen, 925-671-5206, jolsen@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 OCTOBER 23, 2012](#)

The next meeting of the Planning Commission will be on October 23, 2012. 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 October 23, 2012, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.