

**MEETING AGENDA**  
**CITY OF PLEASANT HILL PLANNING COMMISSION**  
**May 12, 2015**  
**7:30 PM**

COUNCIL CHAMBERS, 100 Gregory Lane, Pleasant Hill, CA 94523 [www.pleasanthillca.org](http://www.pleasanthillca.org) (925) 671-5209

**CHAIR: DAVID MASCARO VICE CHAIR: JAMES BONATO**  
**MEMBERS: ROBERT ABBOTT, BILL BANKERT, STEVE SCHRAMM, NADINE THOMAS, DIANA VAVREK**

Members of the audience wishing to speak on any matter are requested to 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.pleasanthillca.org](http://www.pleasanthillca.org) 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 recorded and broadcast on Comcast Channel 28, U-Verse Channel 99, and Astound Channel 29 on the Thursday following the Tuesday meeting at 7:30pm. In addition, a video recording of the Planning Commission meeting will also be available for viewing on the City website at [www.pleasanthillca.org](http://www.pleasanthillca.org) shortly after the meeting.

**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**

[March 31, 2015 Special Meeting](#)

## PUBLIC HEARINGS

1. PLN 15-0038, FOX MINOR VARIANCE – SETBACK REDUCTIONS, 1041 ESTHER DRIVE (Continued from April 14, 2015 Meeting, 10 Minutes)

[Memorandum](#)  
[PC Staff Report 04-14-15](#)  
[Draft Resolution](#)

Public hearing on the request of Robert and Joy Fox, property owners, to consider PLN 15-0038 for a variance to reduce the required aggregate side yard setback from fifteen feet to ten feet and to reduce the required rear yard setback from fifteen feet to ten feet, on property zoned *R-7 Single Family Residential*. The application involves an 8,400 square foot parcel. Assessor Parcel Number: 149-251-031.

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

Project Planner: Lori Radcliffe, 925-671-5297, [lradcliffe@pleasanthillca.org](mailto:lradcliffe@pleasanthillca.org)

2. PLN 14-0180, REZONING/PUD AMENDMENT, DEVELOPMENT PLAN & USE PERMIT - PLEASANT HILL ANIMAL CLINIC, 2805 CONTRA COSTA BOULEVARD (60 Minutes)

[Staff Report](#)

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|---------------------------|--|
| <a href="#">Exhibit A</a> | Staff Recommended Resolution   |
| <a href="#">Exhibit B</a> | Location Map   |
| <a href="#">Exhibit C</a> | Project Plans to include Written Statement (to include Methods of Operation)   |
| <a href="#">Exhibit D</a> | PUD (Ordinance 520) including Concept Development Plan   |
| <a href="#">Exhibit E</a> | Architectural Review Commission Staff Report (Study Session) dated October 2, 2014 (with Attachments to include Applicant's Arborist Report dated June 24, 2014) |
| <a href="#">Exhibit F</a> | Architectural Review Commission Summary Letter dated October 3, 2014   |
| <a href="#">Exhibit G</a> | Applicant's Use Permit Analysis, Development Plan Permit Analysis, and Environmental Information Form  |
| <a href="#">Exhibit H</a> | Comments from Outside Agencies   |
| <a href="#">Exhibit I</a> | Public Notice (20-day notice)  |

Public hearing on the request of Fjeld Family LP, property owners, to consider PLN 14-0180 for a new two-story animal clinic facility at the site of the former Pleasant Hill Veterinary Hospital. The facility would be approximately 3,206 square feet, resulting in a FAR (Floor Area Ratio) of .33 FAR, and new site improvements including a parking facility, trash enclosure, landscapes and site lighting. The project includes:

- a. Development Plan Permit for the two-story animal clinic and site improvements.
- b. Use Permit for the proposed animal clinic use in PUD Planned Unit District (Ordinance 520).
- c. Rezoning and PUD Amendment for .33 Gross Floor Area Ratio (FAR) where the PUD allows a maximum .30 Gross FAR, allow site access off of W. Hookston Road as opposed to Contra Costa Blvd., and to establish a minimum 10-corner side yard setback where PUD Ordinance 520 currently does not provide a minimum corner side yard setback standard.

The application involves a 0.22 acre parcel zoned PUD 520 and shown as APN's 149-122-001 & 002.

CEQA Determination: Categorically Exempt, Class 32 (In-fill Development Projects).

Project Planner: Jeff Olsen, 925-671-5206, [jolsen@pleasanthillca.org](mailto:jolsen@pleasanthillca.org)

## **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 MAY 26, 2015**

The next meeting of the Planning Commission will be on May 26, 2015. 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 May 26, 2015, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.