

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
JULY 14, 2015
7:30 PM**

Note that access to the agenda with attachments has changed.
Please click on the link below to access the agenda with
individual staff reports and attachments here:
[Agenda with Attachments](#)

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

**CHAIR: JAMES BONATO VICE CHAIR: BILL BANKERT
MEMBERS: ROBERT ABBOTT, DAVID MASCARO, 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 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 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

June 9, 2015 Joint Meeting with Architectural Review Commission
June 9, 2015

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 14-0033, CORBETT MINOR EXCEPTION AND MINOR VARIANCE PERMIT – 721 GRAYSON ROAD (*Continued from June 23, 2015 Meeting*)

Adoption of a resolution conditionally approving a Minor Exception to allow a one foot increase in allowed fence height in the front and corner side yard setback areas and to allow a one foot eight inch encroachment by the same fence into the required five foot corner side yard fence setback. The site is zoned *R-10 Single Family Residential*. Assessor Parcel Number: 166-081-014, located at 721 Grayson Road.

CEQA Determination: Categorically Exempt Class 3 (New Construction or Conversion of Small Structures) and Class 5 (Minor Alterations in Land Use Limitations).

Project Planner: Lori Radcliffe, 925-671-5297, lradcliffe@pleasanthillca.org

PUBLIC HEARINGS

1. PLN 15-0209, LAS TRAMPAS INC. ZONING PERMIT (REASONABLE ACCOMMODATION) - 9 SHEILA COURT (*Continued from June 23, 2015 Meeting, 20 Minutes*)

Public hearing to consider a request of Las Trampas Inc., to consider PLN 15-0209 for a reasonable accommodation, pursuant to PHMC Chapter 18.112, to allow two temporary ADA pedestrian access ramp/railing structures, one each in the front and rear yard setbacks, to be installed in a residential group home facility (care facility, small, state licensed) for six or fewer individuals, on property zoned *R-10 Single Family Residential*. Assessor Parcel Number: 170-131-014, located at 9 Sheila Court.

CEQA Determination: Categorically Exempt, Class 3 (New Construction or Conversions of Small Structures).

Project Planner: Jeff Olsen, 925-671-5206, jolsen@pleasanthillca.org

2. PLN 15-0223, LEVESQUE REASONABLE ACCOMMODATION – 135 BYRON COURT

Public hearing to consider a request of Juliana Levesque to consider PLN 15-0223 for a Reasonable Accommodation, pursuant to PHMC Chapter 18.112, to allow a parking reduction/modification for a garage conversion, constructed by the previous owner without a

building permit, to remain for physical rehabilitation purposes for a disabled person; also, to allow a proposed new carport designed to accommodate two cars in a tandem configuration to substitute for the required two car enclosed garage; and, to allow the cumulative square footage for accessory structures to exceed the maximum amount allowable; on property zoned *R-10 Single Family Residential*. Assessor Parcel Number: 149-195-011, located at 135 Byron Court.

CEQA Determination: Categorically Exempt, Classes 1 & 3 (Minor Alterations and New Construction or Conversions of Small Structures).

Project Planner: Lori Radcliffe, 925-671-5297, lradcliffe@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 JULY 28, 2015

The next meeting of the Planning Commission will be on July 28, 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 July 28, 2015, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.