

**MEETING AGENDA**  
**CITY OF PLEASANT HILL PLANNING COMMISSION**  
**January 12, 2016**  
**6:30 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](http://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](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, meetings also may be viewed on the City's website at [www.pleasanthillca.org](http://www.pleasanthillca.org) by clicking "Media Center."

The Council Chamber is equipped with an Assistive Listening System. A receiver with headphone or Tel Coil antenna is available from the staff liaison at the meeting. If, due to a disability, other reasonable accommodation is needed to participate in this meeting, please contact the ADA Coordinator 72 hours in advance of the meeting at (925) 671-5221 or via California Relay at 711." (Please be sure to take off "Attention Hearing Aid Wearers").

**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 13, 2015 and October 27, 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 15-0380, FRANKLIN MINOR VARIANCE – SETBACK REDUCTIONS, 125 PLEASANT VIEW DRIVE

Adoption of resolution with findings and conditions reflecting the Planning Commission’s direction to approve the variance, as modified by the applicant, for the following: 1) a one foot reduction in a portion of the required side yard setback (from 5 feet to 4 feet); 2) an 8 foot 8 inch reduction in the required front yard setback (from 20 feet to 11 feet 4 inches); and 3) a two foot six inch reduction in a portion of the required aggregate side yard setback from 15 feet to 12 feet 6 inches (the existing aggregate setback is approximately 14 feet). The site area is approximately 8,670 square feet, zoned *R-10 Single Family Residential*: APN: 149-191-005; located at 125 Pleasant View Drive.

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)

## PUBLIC HEARINGS

1. ZONING ORDINANCE AMENDMENT—DENSITY BONUS (CITY-WIDE)

Public hearing to consider recommendations to the City Council concerning amendments to Section 18.20.150 of the zoning ordinance (Title 18 of the PHMC) to implement State Law pertaining to residential density bonus regulations.

CEQA Determination: Exempt pursuant to Section 15061(b).3 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970.

Project Planner: Troy Fujimoto, 925-671-5224, [tfujimoto@pleasanthillca.org](mailto:tfujimoto@pleasanthillca.org)

## STUDY SESSIONS

## NEW BUSINESS

## **DISCUSSION ITEMS**

1. REVIEW OF 2015 PROJECTS

Staff will provide the Planning Commission with a summary of projects considered in 2015.

2. REVIEW OF PENDING PLANNING DIVISION APPLICATIONS

Staff will provide the Planning 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.

3. REVIEW OF THE DRAFT AGENDA FOR REGULAR MEETING ON JANUARY 26, 2016

The next meeting of the Planning Commission will be on January 26, 2016. 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.

4. 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 January 26, 2016, at 6:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.