

**MEETING AGENDA**  
**CITY OF PLEASANT HILL PLANNING COMMISSION**  
**April 26, 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 Wave 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."

**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 22, 2016

**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. RESOLUTION RECOMMENDING CITY COUNCIL ADOPTION OF THE STATE CEQA GUIDELINES (SECTIONS 15000 – 15387, CALIFORNIA CODE OF REGULATIONS, TITLE 14, CHAPTER 3) TO SERVE AS THE CITY OF PLEASANT HILL’S CEQA GUIDELINES AND REPEALING RESOLUTION 52-91.

CEQA Determination: Exempt (CEQA Guidelines Section 15061(b)(3), the lead agency has determined with certainty that there is no possibility that the proposed project could have a significant environmental impact).

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

## **PUBLIC HEARINGS**

1. PLN 14-0307 ( PAHWA TWO LOT MINOR SUBDIVISION), ABUTS 281 BOYD ROAD TO THE WEST (NO STREET ADDRESS CURRENTLY ASSIGNED)

Public hearing to consider Minor Subdivision (PLN 14-0307), submitted by Indy Pahwa. The Minor Subdivision proposes dividing the existing, vacant, 14,935 square foot (gross) parcel, into two parcels of 7,000 square feet (net) and 6,242 square feet (net); the project also includes a request for a 10.8% reduction in the required minimum net lot area for Parcel B, in accordance with Section 18.20.040B.1 of the Zoning Ordinance, where the applicable residential zoning district (R-7) requires a minimum lot size of 7,000 square feet (net). Access to the parcel is provided from the north side of Boyd Road. The property is zoned *R-7 – Single Family Residential – High Density*. Assessor Parcel Number: 150-201-032; abutting 281 Boyd Road to the west.

CEQA Determination: Categorically Exempt (Class 15, Minor Subdivision & Class 32, Infill).

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

2. PLN 16-0058 (JOHANSON MINOR VARIANCE), 99 OAKVUE ROAD

Public hearing to consider a Minor Variance (PLN 16-0058), submitted by Benjamin Johanson, for an 11 foot reduction into the required corner side yard setback (from 15 feet to 4 feet) as a result of an existing 22 foot wide by approximately 126 foot long access easement encompassing approximately 2,790 square feet of project site area along the southern border of the project site. This access easement renders the project site a corner lot with a required corner side yard setback of 15 feet from the edge of the access easement. The variance is requested to accommodate a proposed 521 square foot addition (278 square feet of which are adjacent to the corner side yard) to the existing home. The site is approximately 10,367 square feet gross (7,577 square feet net), zoned *R-10 Single Family Residential*. Assessor Parcel Number: 149-062-002; located approximately 210 feet north of the intersection of Mc Grath Court and Oakvue Road.

CEQA Determination: Categorically Exempt (Class 1, Existing Facilities & Class 5, Minor Changes to Land Use Limitations).

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

3. MISCELLANEOUS AMENDMENTS TO VARIOUS PROVISIONS OF THE ZONING ORDINANCE (TITLE 18, PHMC), CITYWIDE

Public hearing to consider a recommendation to the City Council on proposed miscellaneous amendments to various provisions of the zoning ordinance including the following:

1. Section 18.15.040 and Section 18.25.020, and any related provisions, concerning permitted and conditionally permitted uses in the RB (Retail Business) zone district and clarifying commercial use classifications.
2. Chapter 18.30, and any related provisions, concerning procedures for consideration of planned unit developments and related development applications.
3. Chapter 18.35, and any related provisions, concerning procedures for consideration of hillside planned unit developments and related development applications.
4. Schedule 18.55.030 (A), Section 18.55.140 (B), and any related provisions, concerning commercial parking requirements and parking lot development standards.
5. Section 18.55.190 pertaining to adjustments to parking design standards.

CEQA Determination: Exempt (CEQA Guidelines Section 15061(b)(3), the lead agency has determined with certainty that there is no possibility that the proposed project could have a significant environmental impact).

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

## **DISCUSSION ITEMS**

### 1. 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.

### 2. REVIEW OF THE DRAFT AGENDA FOR REGULAR MEETING ON MAY 10, 2016

The next meeting of the Planning Commission will be on May 10, 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.

### 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 10, 2016, at 6:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.