

**MEETING AGENDA  
CITY OF PLEASANT HILL PLANNING COMMISSION  
JANUARY 13, 2009  
7:30 PM**

COUNCIL CHAMBERS, 100 Gregory Lane, Pleasant Hill, CA 94523 [www.pleasant-hill.ca.gov](http://www.pleasant-hill.ca.gov) (925) 671-5209

<b>CHAIR: LOLA FELLINGER      VICE CHAIR: DAVID MASCARO</b>
<b>MEMBERS: ROBERT ABBOTT, JAMES BONATO, KEN LOMBARDI, DIANA VAVREK, STEVE WALLACE</b>

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.pleasant-hill.ca.us](http://www.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. The Planning Commission meetings are telecast the Friday following the Tuesday meeting from 4 p.m. to 6 p.m. (the 2nd and 4th Fridays of the month).

**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**

[November 18](#), and [December 9, 2008](#)

## PUBLIC HEARINGS

1. MINOR VARIANCE VAR 08-007, LOMBARDI MINOR VARIANCE, 1659 ST. LAWRENCE WAY (5 minutes) (Continued from October 14, 2008 & November 18, 2008)

[Memorandum](#)

This item was continued from the November 18, 2008 meeting. The applicant is requesting approval of a Minor Variance to allow for a nine-foot encroachment into the required 20-foot front yard setback for a master bedroom addition and to exceed the maximum 35% lot coverage to 40% due to the front yard and rear yard building additions. The project site is located in the *R-7 Single-Family Residential* zoning district. Assessor's Parcel Number: 149-260-038. The applicant is requesting another continuance to the February 24, 2009 meeting.

Project Planner: Michelle Umadhay, 925-671-5211, [mumadhay@ci.pleasant-hill.ca.us](mailto:mumadhay@ci.pleasant-hill.ca.us)

2. APPEAL OF ZONING ADMINISTRATOR'S DECISION TO APPROVE MINOR VARIANCE VAR 08-010, GHISE MINOR VARIANCE, 75 FOOTHILL PLACE (30 minutes)

[Staff Report](#)  
[Attachment A](#)  
[Attachment B](#)  
[Attachments C-D](#)  
[Attachments E-F](#)  
[Attachment G](#)  
[Attachment H](#)  
[Attachment I](#)  
[Attachment J part 1](#)  
[Attachment J part 2](#)  
[Attachment J part 3](#)  
[Attachments K-N](#)

A conditional approval of a Minor Variance by the Zoning Administrator has been appealed to the Planning Commission for consideration. The request is to allow an encroachment into the side yard setback by one foot (1') for a balcony and a request to allow an encroachment into the rear yard setback by twelve (12') feet for an expansion of an existing deck. The project site is located in the *Hillside Planned Unit District (HPUD) 542* zoning district, Assessor's Parcel Number is 154-860-007.

Project Planner: Lori Radcliffe, 925-671-5297, [lradcliffe@ci.pleasant-hill.ca.us](mailto:lradcliffe@ci.pleasant-hill.ca.us)

3. MINOR USE PERMIT UP 08-010, BED BATH & BEYOND OUTDOOR DISPLAY, 15 CRESCENT DRIVE (20 minutes)

[Staff Report](#)  
[Attachments A-D](#)  
[Attachments E-H](#)

The applicant is requesting a minor use permit to allow permanent outdoor display of store merchandise outside the front entrance to the retail store. The store is located in the *PUD-DSP (Downtown)* zoning district. The subject site is located southwest corner of Contra Costa Boulevard and Gregory Road. APN: 150-300-002

Project Planner: Michelle Umadhay, 925-671-5211, [mumadhay@ci.pleasant-hill.ca.us](mailto:mumadhay@ci.pleasant-hill.ca.us)

4. ZONING ORDINANCE AMENDMENT – A NEW REASONABLE ACCOMMODATION ORDINANCE RELATED TO FAIR HOUSING ACT REQUIREMENTS, CITY-WIDE (30 minutes)

[Staff Report](#)  
[Attachments](#)

Planning staff is requesting the Planning Commission hold a public hearing to recommend approval to the City Council to adopt a new ordinance related to reasonable accommodation requests. In part the ordinance is required to comply with Fair Housing requirements related to reasonable accommodations for persons with disabilities. In addition, the proposed ordinance will amend other sections of the zoning ordinance related to noticing requirements and clarification for variances related to reasonable accommodation request. The proposed ordinance will apply City-wide.

Project Planner: Troy Fujimoto, 925-671-5224, [tfujimoto@ci.pleasant-hill.ca.us](mailto:tfujimoto@ci.pleasant-hill.ca.us)

## STUDY SESSIONS

1. LEGAL NON CONFORMING SETBACKS FOR EXISTING STRUCTURES STUDY SESSION, CITY-WIDE (5 minutes)(Continued from December 9, 2008)

This item was continued from the December 9, 2008 meeting. Planning staff is requesting the Planning Commission to continue to hold a study session discussion on a past City Council and Planning Commission determination allowing the continuation of legal non-conforming setbacks for existing building and structures, through a building or structure addition, for purposes of preparing a future zoning ordinance amendment. Due to the length of tonight's agenda, Staff recommends that this item be continued to the January 27, 2009 meeting.

Project Planner: Troy Fujimoto, 925-671-5224, [tfujimoto@ci.pleasant-hill.ca.us](mailto:tfujimoto@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 JANUARY 27, 2009](#)

The next meeting of the Planning Commission will be on January 27, 2009. 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 January 27, 2009, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.