

**MEETING AGENDA**  
**CITY OF PLEASANT HILL PLANNING COMMISSION**  
**JULY 14, 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: DAVID MASCARO      VICE CHAIR: JAMES BONATO</b> <b>MEMBERS: ROBERT ABBOTT, LOLA FELLINGER, KEN LOMBARDI, DIANA VAVREK, STEVE WALLACE</b>
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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**

[June 9, 2009](#)

## **PUBLIC HEARINGS**

1. DP 09-001 & UP 09-004, DEVELOPMENT PLAN AND USE PERMIT FOR ST. ANDREWS PRESBYTERIAN CHURCH NEW MULTI-PURPOSE FACILITY AND SHARED PARKING AGREEMENT, 1601 MARY DRIVE

[Staff Report](#)

[Attachment A – Location Map](#)

[Attachment B – Development Plans](#)

[Attachment C – Environmental Information Form](#)

[Attachment D – Use Permit Analysis Form](#)

[Attachment E – Development Plan Permit Analysis Form](#)

[Attachment F – Draft Shared Parking Agreement \(25 yr term\)](#)

[Attachment G – Operation Plan](#)

[Attachment H – ARC staff report 4-16-09 \(report only\)](#)

[Attachment I – ARC Letter of Approval](#)

[Attachment J – Public Notice](#)

[Attachment K – Staff Recommended Resolution](#)

The applicant is requesting approval to construct a new 5,960 square foot single-story multi-purpose building at the existing church site. In addition, the applicant is requesting use permit approval of a shared parking agreement with the adjacent school property for shared use of the school parking lot. The project site is located in the *R-7 Single Family Residential* zoning district. Assessor's Parcel Number 153-050-047.

Project Planner: Jeff Olsen, 925-671-5206, jolsen@ci.pleasant-hill.ca.us

## **STUDY SESSION**

1. DISCUSSION REGARDING POTENTIALLY MODIFYING RELEVANT SECTIONS OF THE ZONING ORDINANCE RELATED TO BOARDING AND LODGING, THE DEFINITION OF FAMILY, AND ADDING A DEFINITION FOR BED AND BREAKFAST FACILITIES

[Staff Report](#)

[Attachment A part 1](#)

[Attachment B part 2](#)

The focus for this study session is to consider modifications to the zoning ordinance to clarify the definition and development standards related to boarding and lodging and to create a new definition for Bed and Breakfast Facilities for purposes of excluding such uses from residentially zoned areas of the City.

Project Planner: Lori Radcliffe, 925-671-5297, lradcliffe@ci.pleasant-hill.ca.us

## **DISCUSSION ITEMS**

1. [REVIEW OF MEETING CALENDAR FOR UPCOMING MAJOR PROJECTS](#)

Staff will present and discuss with the Commission a proposed meeting calendar that includes major projects that will likely be considered by the Commission in the coming months.

2. [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.

3. [REVIEW OF THE DRAFT AGENDA FOR REGULAR MEETING ON JULY 28, 2009](#)

The next meeting of the Planning Commission will be on July 28, 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.

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 July 28, 2009, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.