

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
FEBRUARY 9, 2010
7:30 PM**

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

**CHAIR: DAVID MASCARO VICE CHAIR: JAMES BONATO
MEMBERS: ROBERT ABBOTT, LOLA FELLINGER, KEN LOMBARDI, DIANA VAVREK, STEVE WALLACE**

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 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.

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

[January 12, 2010](#) and [January 26, 2010](#)

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. APPROVAL OF COMMISSIONER ABSENCE FROM PLANNING COMMISSION MEETINGS

[Staff Report and Attachments](#)

The Commission will consider approval for valid cause of successive absences for Commissioner Lombardi (PHMC §3.05.100).

PUBLIC HEARING

1. [VAR 09-006, DELMONTANYA/MAUPIN VARIANCE, 280 STEVENSON DRIVE](#)

[Staff Report](#)

[Attachment A – Staff Recommended Resolution](#)

[Attachment B – Location Map](#)

[Attachment C – Plans of Proposed Project](#)

[Attachment D – Variance Analysis](#)

[Attachment E – Photos submitted by Applicant](#)

[Attachment F – Arborist Report](#)

[Attachment G – Peer Review Arborist Report](#)

[Attachment H – Staff Photos](#)

[Attachment I – Public Hearing Notice](#)

The applicant is requesting approval of a Minor Variance to allow a front-yard building addition, a portion of which will encroach approximately 4 feet into the required 20-foot front yard setback, resulting in an approximate 16-foot front yard setback. The project site is located in the *R-10 Single Family Residential* zoning district. Assessor's Parcel Number 149-304-024.

Project Planner: Lori Radcliffe, 925-671-5219, lradcliffe@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 FEBRUARY 23, 2010](#)

The next meeting of the Planning Commission will be on February 23, 2010. 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 February 23, 2010, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.