

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
MAY 24, 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 (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 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 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.

PUBLIC HEARINGS

1. PLN 16-0034, DE CARLO MINOR EXCEPTION, 2984 DOROTHY DRIVE (Continued from May 10, 2016 Meeting)

Public hearing to consider a Minor Exception to reduce the front yard setback from 20' to 16'10" for a building projection (11'6" in length) and to 18'6" for a building projection (9'8" in length). The site is approximately 22,410 square feet, zoned *R-10 Single Family Residential*. Assessor Parcel Number: 170-142-030; 2984 Dorothy Drive.

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

Project Planner: Lori Radcliffe, lradcliffe@pleasanthillca.org, 925-671-5297.

2. PLN 15-0069 PLEASANT HILL BASEBALL ASSOCIATION NEW UTILITY BUILDING (USE PERMIT AND DEVELOPMENT PLAN PERMIT) AT 0 SANTA BARBARA ROAD (PLEASANT OAKS PARK) (Continued from the January 26, 2016 Meeting)

Public hearing to consider a request by the Pleasant Hill Baseball Association (PHBA), for approval of a Use Permit and Development Plan Permit PLN 15-0069 (amending the previously approved Use Permit and Development Plan, PLN 12-0325), for a new utility building and associated site improvements at Pleasant Oaks Park. The proposed project includes: (1) a new 1,800 square foot utility building with a maximum height of 20.5-feet; (2) minor landscape/parking modifications; and (3) new wall-mounted site lighting. The proposed site improvements would amend previously approved plans and permits for the recently completed Pleasant Oaks Park outdoor sports/recreation campus renovation, including providing pedestrian access to proposed points of access to the building, designating three parking spaces for exclusive use by PHBA and/or PHR&PD employees. The site is approximately 11 acres, zoned R-10 Single Family – 10,000 square foot lots; Assessor Parcel Number: 149-230-009, located at 0 Santa Barbara Road.

CEQA Determination: Pursuant to Section 15070 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), the City of Pleasant Hill previously relied on a Mitigated Negative Declaration prepared for this project by the Pleasant Hill Recreation and Parks District, which remains adequate for the proposed project, and the proposed project would not require preparation of a subsequent or supplemental environmental document pursuant to CEQA Guidelines Sections 15162 and 15163.

Project Planner: Jeff Olsen, 925-671-5224, jolsen@pleasanthillca.org

3. 2016-2021 CAPITAL IMPROVEMENT PLAN DETERMINATION OF CONFORMANCE WITH CITY OF PLEASANT HILL GENERAL PLAN

In accordance with Government Code Section 65401, the Planning Commission is requested to review the projects proposed for the two-year budget (FY 2016/2017 and FY 2017/2018) of the 2016-2021 Capital Improvement Plan and make a determination that the proposed projects would be consistent with the City of Pleasant Hill General Plan. The City Council will adopt the two year budget of the CIP and the related environmental document at a later City Council meeting.

CEQA Determination: Not applicable. A finding of consistency with the General Plan is not considered a project under CEQA pursuant to CEQA Guidelines Section 15378.

Project Engineer: Eric Hu, 925-671-5203, ehu@pleasanthillca.org

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 JUNE 14, 2016

The next meeting of the Planning Commission will be on June 14, 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 June 14, 2016, at 6:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.