

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
AUGUST 27, 2019
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: ROBERT ABBOTT VICE CHAIR: ALLEN VINSON
MEMBERS: BILL BANKERT, DAVID MASCARO, STEVE SCHRAMM, DIANA VAVREK, CHADWICK WYLER**

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 and Saturday following the Tuesday meeting at 7:00 p.m. 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.

MINUTES

July 23, 2019

PUBLIC HEARING ITEMS

1. PLN 19-0013 - DIABLO VALLEY PLAZA NEW & REMODELED COMMERCIAL BUILDINGS (LANDSCAPING DETERMINATION & MINOR EXCEPTION) AT 180-280 GOLF CLUB ROAD

The Planning Commission will conduct a public hearing to review a proposal by Merlon-Geier Partners. The request is to allow 4.6% of the minimum required 25% site landscape coverage to consist of decorative hardscape features as required by Condition of Approval 1.12 of the previously approved Architectural Review Permit (PLN 19-0013). The previously approved permit was approved for the replacement/demolition and reconstruction of approximately 76,000 square feet of existing in-line retail buildings with an 80,000 square foot retail building. Alternatively, the applicant submitted a Minor Exception request to allow a 4.6% site landscape coverage reduction (i.e. a proposal of 20.4% site landscape coverage) where a minimum 25% site landscape coverage is required. The two-parcel 8.83-acre project site is zoned *RB Retail Business*. Assessor Parcel Nos. 153-300-003 & 004

CEQA: Class 1, Existing Facilities & Class 4, Minor Alterations to Land

Project Planner: Jeff Olsen, 925-671-5206, jolsen@pleasantillca.org

2. MISCELLANEOUS ZONING ORDINANCE AMENDMENTS (CITY-WIDE)

Public hearing to consider recommendations to the City Council concerning a proposed zoning ordinance amendment to various section of the Pleasant Hill Zoning Ordinance. The proposed amendment includes the following:

- Section 18.10.020 related to applicability of zoning ordinance regulations.
- Section 18.20.020 related to live events as a temporary use (Schedule 18.20.020).
- Sections 18.25.040 and 18.52.030 related to allowance of different materials for landscaping provisions.
- Add a new Section 18.50.170 for electric vehicle provisions in compliance with applicable State Law.
- Sections 18.55.040 and 18.95.020 related to clarifications on review for certain conditional use permits.

- Chapter 18.67 related to clarifications for permitting of wireless telecommunications facilities.
- Section 18.140.010 related to lot/site coverage definition for decks.

Other conforming amendments to the zoning ordinance for the topics listed above.

CEQA: Exempt (Section 15061(b)(3))

Project Planner: Troy Fujimoto, 925-671-5224, tfujimoto@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 SEPTEMBER 10, 2019

The next meeting of the Planning Commission will be on September 10, 2019. 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 September 10, 2019, starting at 6:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.