

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
FEBRUARY 13, 2018
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: DIANA VAVREK VICE CHAIR: STEVE SCHRAMM
MEMBERS: ROBERT ABBOTT, BILL BANKERT DAVID MASCARO, HEATHER PHILLIPS, ALLEN VINSON**

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.

MINUTES

January 9, 2018

PUBLIC HEARINGS

1. PLN 17-0200, A SMALL WORLD INFANT & TODDLER CENTER, CONDITIONAL USE PERMIT AT 1641 OAK PARK BLVD.

Public hearing to consider an amendment to an existing conditional use permit (PLN 17-0020) to increase the number of children for an existing day care center from 32 to 50. The applicant is also seeking approval of a 491 square foot addition to an existing building, exterior improvements including new roof, paint, landscaping and parking lot striping, as well as adjustments to parking lot development standards to allow for reduced perimeter landscape widths and to allow cars to back up into the public right-of-way. The subject site is 1641 Oak Park Boulevard. The property is zoned PAO – Professional and Administrative Office. Assessor Parcel Number: 170-091-018.

CEQA: Exempt, (Class 1 – Existing Facilities and Class 3 – New Construction or Conversion of Small Structures).

Project Planner: Andrew Shiflet, 925 671-5211, ashiflet@pleasanthillca.org

2. PLN 16-0380, FOUNTAINHEAD DAY CARE, DEVELOPMENT PLAN PERMIT, CONDITIONAL USE PERMIT & VARIANCE AT 1715 & 1725 OAK PARK BLVD.

Public Hearing to consider approval of PLN 16-0380 for a Development Plan Permit, Conditional Use Permit & Variance, submitted by AD Architects Inc., for a general day care (Fountainhead) use for up to 72 children. The project includes the removal of two existing buildings that were used for two separate day cares and the construction of new building (approximately 5,000 square feet) with new site landscaping (including tree removals), parking areas, and outdoor play areas. In addition, the applicant requests a variance for increased fence height in the front yard (to allow up to five feet in height) and to have front yard landscaping comprise less than 50% of the front setback area. Lastly, the applicant is requesting adjustments related to parking lot development standards including landscape widths and depths, fencing and access. The site is zoned R-10 Single Family Residential. Assessor's Parcel Numbers 170-071-008 & 009.

CEQA: Exempt, (Class 2 – Replacement and Reconstruction, Class 3 – New Construction or Conversion of Small Structures and Class 32 – Infill Development).

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 FEBRUARY 27, 2018

The next meeting of the Planning Commission will be on February 27, 2018. 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 27, 2018, starting at 6:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.