

**MEETING AGENDA  
CITY OF PLEASANT HILL PLANNING COMMISSION  
NOVEMBER 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](http://www.pleasanthillca.org) (925) 671-5209

**CHAIR: STEVE SCHRAMM VICE CHAIR: ROBERT ABBOTT  
MEMBERS: BILL BANKERT DAVID MASCARO, HEATHER PHILLIPS, DIANA VAVREK, 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](http://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](http://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

October 23, 2018

### STUDY SESSION ITEMS

1. CHOICE IN AGING & SATELLITE AFFORDABLE HOUSING ASSOCIATED (SAHA) PROPOSED PROJECT, 490 GOLF CLUB ROAD

A Study Session to receive preliminary feedback on a preliminary proposal by Choice In Aging (CiA) and SAHA Satellite Affordable Housing Associates for redevelopment of the existing CiA facilities including new facilities for a proposed Choice in Aging Program (Adult Day Care Programs) and Choice in Learning Preschool program and 82 new affordable senior housing residential units. The affordable housing portion is proposed to be three and four stories (up to 47 feet in height). The approximately four acre site is located behind the Diablo Valley College overflow parking lot and is zoned R-10 Single Family Residential. Assessor's Parcel Number 153-030-004. No action will be taken.

CEQA: N/A

Project Planner: Troy Fujimoto, 925-671-5224, [tfujimoto@pleasanthillca.org](mailto:tfujimoto@pleasanthillca.org)

### PUBLIC HEARING ITEMS

1. PROPOSED HERITAGE OAK TREE TRIMMING, 23 DELLWOOD COURT  
(Continued from the October 23, 2018 Planning Commission Meeting)

\*\*\*To be Continued to December 11, 2018 Planning Commission Meeting\*\*\*

Public hearing to discuss a referral from the Zoning Administrator to determine if the proposed trimming of a heritage Valley Oak tree should be considered to be "excessive trimming", in accordance with Section 18.50.110 (Tree Preservation) of the Zoning Ordinance, and thus require submittal of a Tree Removal Permit. The proposal was initiated by Pacific Gas & Electric (PG&E), to trim a major limb on a City-designated Heritage Valley Oak tree, due to the limb's proximity to an adjacent PG&E low-voltage utility pole. The utility pole is located within a shared utility easement between PG&E and the owners of 15 and/or 19 Dellwood Court. The 8,316 square foot site is located on the north side of Dellwood Court and is zoned R-7 Single Family Residential – High Density. Assessor's Parcel Number 152-161-022.

CEQA: N/A

Project Planner: Jeff Olsen, 925-671-5206, [jolsen@pleasanthillca.org](mailto:jolsen@pleasanthillca.org)

2. PLN 18-0100, VERIZON SMALL CELL WIRELESS, PUBLIC RIGHT-OF-WAY ADJACENT TO 2919 & 2925 DOROTHY DRIVE

Public hearing to consider a new small cell wireless facility to be installed on an existing wooden PG&E pole, in the public right-of-way, adjacent to 2919 & 2925 Dorothy Drive. Section 18.67.120.A. & B of the Zoning Ordinance provides that an architectural review permit, minor use permit and encroachment permit are required for a wireless facility use in the public right-of- way. The existing pole has a height of 43'5"; the proposed project would result in a maximum height of 54'3" above grade. The site is in the public right-of-way and zoned, R-10, Single Family Residential.

CEQA: Exempt, (Class 3 – construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures form one use).

Project Planner: Lori Radcliffe, (925) 671-5297, [lradcliffe@pleasanthillca.org](mailto:lradcliffe@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 NOVEMBER 27, 2018

The next meeting of the Planning Commission will be on November 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. ACKNOWLEDGEMENT OF THE 2019 SCHEDULED MEETING DATES

The Commission will review the dates of scheduled meetings for the upcoming year.

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 November 27, 2018, starting at 6:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.