

**MEETING AGENDA  
CITY OF PLEASANT HILL PLANNING COMMISSION  
DECEMBER 11, 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**

November 13, 2018

## **SCOPING MEETING ITEM**

### **1. OAK PARK/MONTICELLO SITE PROGRAM AT 1700 & 1750 OAK PARK BOULEVARD (LIBRARY, PARK/SPORT FIELDS, RESIDENTIAL SUBDIVISION)**

A public scoping meeting will be held by the Planning Commission, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15082. The scoping meeting is conducted to solicit written and oral comments from interested parties, responsible agencies and any other interested persons, organization or agencies regarding the scope and content of the Draft Environmental Impact Report (DEIR) that will be prepared for the project. No action will be taken on the project.

The project includes: a) demolition of the existing library and administrative offices; b) construction of a new approximately 23,500 square-foot public library with approximately 100 on-site surface parking spaces; c) a 34-unit single family detached residential development with 7 accessory dwelling units; d) a public park including two sports fields which may be lighted for evening use; e) associated public and private infrastructure improvements needed to serve the project; and f) the conveyance of properties from Contra Costa County and the Mount Diablo Unified School District to the City, the Recreation & Park District, and to a private party in order to implement the project. The approximately 15 acre project site is located at 1700 & 1750 Oak Park Boulevard (APN: 149-271-014, 149-230-005 & 008), is currently zoned R-10 Single Family Residential 10,000 square foot lots & Planned Unit Development District No. 410.

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 January 8, 2019 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)

## **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 JANUARY 8, 2019**

The next meeting of the Planning Commission will be on January 8, 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 January 8, 2019, starting at 6:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.