

**MEETING AGENDA  
CITY OF PLEASANT HILL PLANNING COMMISSION  
MAY 28, 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](http://www.pleasanthillca.org) (925) 671-5209

**CHAIR: STEVE SCHRAMM VICE CHAIR: ROBERT ABBOTT  
MEMBERS: BILL BANKERT DAVID MASCARO, DIANA VAVREK, ALLEN VINSON, 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](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 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](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**

April 9, 2019 and April 23, 2019

**CONSENT CALENDAR** 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 Commission discussion of these items unless requested by a Commissioner prior to the time Commission votes on the motion to adopt.

1. REVIEW OF THE ANNUAL HOUSING ELEMENT AND GENERAL PLAN IMPLEMENTATION REPORT AND ADOPTION OF A RESOLUTION RECOMMENDING ACCEPTANCE OF THE REPORT BY THE CITY COUNCIL

Annual report on the status of implementation of the General Plan, including the Housing Element, for review and recommendation for approval prior to transmittal to the State Department of Housing and Community Development and Office of Planning and Research as required by Government Code Section 65400. This update will include a report on the status of various programs contained with the current General Plan, including the status of the Housing Element update.

CEQA Determination: Statutorily Exempt (Section 15262, Planning and Feasibility Studies)

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 April 9, 2019 Planning Commission Meeting)

**This item is recommended for continuance to the June 25, 2019 Planning Commission meeting.**

Public hearing to discuss a referral from the Zoning Administrator. The referral request is 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 19-0013 DIABLO VALLEY PLAZA REMODEL AND NEW COMMERCIAL BUILDING AT 180-280 GOLF CLUB ROAD

The Planning Commission will conduct a public hearing to review a proposal by Merlon-Geier Partners (Development Plan Permit, Architectural Review Permit and Sign Permit) for replacement/demolition and reconstruction of approximately 76,100 square feet of existing

in-line retail buildings with an 79,700 square foot retail building. In addition, the project would include: (1) remodeling the storefronts of existing tenant spaces (Shops A), (2) restriping the parking lot to provide 90-degree parking, (3) new landscape/irrigation, (4) new site lighting, (5) a new dog park and new creek side trail, and (6) an amendment to an existing master sign program. 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 2 – Replacement of a commercial structure, Class 4 – Minor Alterations to Land, Class 11 – On-premise signage, and Exempt (Section 15061 b.3.).

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

## **DISCUSSION ITEMS**

### 1. GENERAL PLAN ADVISORY COMMITTEE APPOINTMENT - COMMISSIONER RECOMMENDATIONS

The City Council has requested that the Planning Commission recommend two Planning Commissioners that would be part of the five person General Plan Advisory Committee (GPAC) that would provide general oversight and direction for the coming General Plan Update.

### 2. 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.

### 3. REVIEW OF THE DRAFT AGENDA FOR REGULAR MEETING ON JUNE 11, 2019

The next meeting of the Planning Commission will be on June 11, 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.

### 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 June 11, 2019, starting at 6:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.