

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
JUNE 11, 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: 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 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

May 28, 2019

PUBLIC HEARING ITEM

1. UP 03-003 ESCOBAR USE PERMIT (REVOCATION HEARING) AT 1649 OAK PARK BOULEVARD (*Continued from the April 12, 2019 Planning Commission Meeting*)

The Zoning Administrator is requesting Planning Commission review of an approved Use Permit application for a general day care use for up to 36 children, for possible revocation of the Use Permit or modification of the conditions of approval, due to lack of full compliance with the conditions of approval granted by the Zoning Administrator in late 2004. In addition, to date, there is not full compliance with the associated site improvements cited on the site plan approved by the Zoning Administrator. The applicant currently operates a day care for up to 14 children (large family day care). The project site is zoned R-10, Residential Single Family, 10,000 square foot minimum lot size; Assessor Parcel Number 170-082-012.

CEQA: Categorically Exempt (Class 21, enforcement actions by regulatory agencies, i.e. revocation or modification of permits)

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

STUDY SESSION ITEM

1. PLN 19-0002 – 401 TAYLOR BOULEVARD GENERAL PLAN AMENDMENT (SMALL LOT SINGLE FAMILY RESIDENTIAL)

The Planning Commission will conduct a study session to review a General Plan Amendment request by CDP Pleasant Hill LLC to modify the project site's existing *Office* General Plan designation to a General Plan designation of *Multi-Family Low Density*. More specifically, the applicant intends to develop the site with small lots (i.e. 1,874 to 5,804 square feet) to accommodate 48 detached two-story and three-story single family residential units. In addition, the development would include site improvements such as new landscape, tree preservation where applicable, guest parking, site lighting, open space, affordable housing units and retention basin areas. The proposed density would be approximately 9.8 dwelling units per gross acre and 12.9 dwelling units per net acre. The 4.86-acre property (consisting of two legal parcels) is addressed as 401 Taylor Boulevard, and is zoned *PAO – Professional & Administrative Office*. APN 153-050-057 & 058.

CEQA: N/A

Project Planner: Jeff Olsen, 925-671-5206, 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 JUNE 25, 2019

The next meeting of the Planning Commission will be on June 25, 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 June 25, 2019, starting at 6:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.