

MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
FEBRUARY 23, 2021
6:30 PM
Via Teleconferencing

For the full agenda packet with all reports:

<http://pleasanthillca.iqm2.com/Citizens/FileOpen.aspx?Type=1&ID=2060&Inline=True>

For individual staff reports and attachments:

http://pleasanthillca.iqm2.com/Citizens/Detail_Meeting.aspx?ID=1753

www.pleasanthillca.org (925) 671-5209

CHAIR: ALLEN VINSON VICE CHAIR: CHADWICK WYLER
MEMBERS: ROBERT ABBOTT, BILL BANKERT, DAVID MASCARO, STEVE SCHRAMM, DIANA VAVREK

Please note that due to the Contra Costa Health Services and State of California Shelter in Place Orders, options for observing the Planning Commission meetings and for submitting communication regarding the meetings have changed. The Planning Commission will participate remotely via teleconferencing.

Meeting Broadcasts: Click “Watch Meetings” on the City’s website, www.pleasanthillca.org, to watch livestreamed meetings (please note that streaming does not start until the meeting start time) or you may view meetings at youtube.com, at the following link - www.pleasanthillca.org/planningcom. Planning Commission meetings are also 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 “Watch Meetings.”

Public Communication: The public is welcome to address the Planning Commission on items not listed on the agenda but within the Commission’s jurisdiction during the general Public Comment period. There is an opportunity for the public to comment on other agenda items at the time they are discussed. The public may submit comments by:

1. Emailing comments to planning@pleasanthillca.org; or
2. Delivering written comments to the mailbox inside the lobby of City Hall during regular business hours; or
3. **Public participation in the public hearing has been changed.** Please see the last page of this agenda for instructions for public participation and provide live comments during the meeting. Note that there may be multiple hearing items on the same agenda.

Materials related to an item on this agenda submitted after distribution of the agenda packet are available for public inspection by contacting the Planning Division office at planning@pleasanthillca.org or calling 925-671-5209. If, due to a disability, a reasonable accommodation is needed to participate in this meeting, please contact the ADA Coordinator 24 hours in advance of the meeting at (925) 671-5237 or via California Relay at 711. 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. An appeal of the decision or conditions of the

Planning Commission to the City Council must be filed in writing with the City within 10 calendar days of the mailed notice of decision.

Agendas are Available for Review on the City Hall official noticing bulletin board (100 Gregory Lane) and on the City's website at www.pleasanthillca.org/agendas.

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.

CALL TO ORDER

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. There is an opportunity for the public to comment on other agenda items at the time they are discussed. Comments are limited to three minutes per speaker. To participate in the video/teleconference meeting, please see the last page of this agenda for public participation instructions..

MINUTES

Approval of Minutes - January 12, 2021

PUBLIC HEARING

1. PLN 18-0359, RESOLUTION TO DENY A GENERAL PLAN AMENDMENT, REZONING - NEW PLANNED UNIT DEVELOPMENT (PUD) SPECIFIC PLAN/CONCEPT PLAN (DOWNTOWN CLEVELAND MULTI-FAMILY SPECIFIC PLAN & AMENDMENT TO THE PUD-DSP (DOWNTOWN SPECIFIC PLAN), DEVELOPMENT PLAN, ARCHITECTURAL REVIEW PERMIT, TREE REMOVAL PERMIT, 85 CLEVELAND ROAD, 85 CLEVELAND ROAD

A continued public hearing to consider a draft resolution, as directed by the Planning Commission, on recommendations to the City Council concerning PLN 18-0359, consisting of a General Plan Amendment, Development Plan Permit, Architectural Review Permit and PUD Concept Plan (Rezoning), and amendment to the existing Downtown Specific Plan, for a 189-unit multifamily residential development submitted by Blake Griggs Properties. In addition, at the initial public hearing, the Planning Commission reviewed the accompanying environmental document Final Environmental Impact Report (FEIR).

CEQA: An Environmental Impact Report (EIR) has been prepared for the project.

Project Planner: Daniel Hortert, dhortert@pleasanthillca.org

STUDY SESSION

1. PLN 20-0463, STUDY SESSION FOR HOOKSTON MANOR RESIDENTIAL PROJECT, 60 W HOOKSTON, 50 W HOOKSTON, AND 2583 JEWELL LANE, 60 W HOOKSTON MANOR

A study session on a proposed project that proposes to develop up to 21 apartment units, including 30 surface parking spaces, with units designated as “affordable to lower-income households.” The project proposes three buildings on the site and includes three-stories and a maximum height of 35’. The proposed density would be approximately 39 dwelling units per net acre. The proposed project would likely require development deviations including (1) maximum allowance for building height and number of stories, (2) amount of open space per unit, and (3) minimum required parking space provisions. The 0.53-acre project site includes properties addressed as 50 W. Hookston, 60 W. Hookston, and 2583 Jewell Lane, and are currently zoned Planned Unit Development District (PUD) #406. The proposal would likely include a Rezoning (Planned Unit Development), Development Plan Permit, Tree Removal Permit, and Architectural Review Permit. (APNs) 149-110-030, 149-110-031, and 149-110-043.

CEQA: N/A

Project Planner: Daniel Hortert, dhortert@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. 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

Adjourn to a regular meeting of the Planning Commission on March 9, 2021, starting at 6:30 PM, via teleconference.



City of Pleasant Hill

INSTRUCTIONS FOR PARTICIPATION IN PUBLIC COMMENTS DURING ZOOM VIDEO/TELECONFERENCED PLANNING COMMISSION MEETINGS

The public is welcome to address the Planning Commission on items on the Consent Calendar or other items not listed on the agenda but within the Commission's jurisdiction during the general Public Comment period. There is an opportunity for the public to comment on other agenda items at the time they are discussed.

Please note the meeting link below is to **join this meeting only** (other meetings will have different IDs and Passcodes) to provide live remote public comments. Please try to join the Zoom video conference meeting when the public comment period is opened for the item for which you would like to comment.

Planning Commission Meeting
February 23, 2021 @ 6:30PM
Meeting Link – www.zoom.us
Webinar ID: **981 8112 3502**
Passcode: **251863**

To supplement a PC, Mac, tablet or device without audio, please join by phone at **(669) 900-6833**.

When it is your turn to speak, City Staff will invite you. You must mute your speakers if you are watching the meeting via livestream (Youtube or City Website) or there will be feedback during the meeting. Please note that comments are limited to **three minutes per speaker**.

We ask that when you're making a public comment, that you:

- 1) Try to be in a room or space without a lot of background noise.
- 2) Have a strong, reliable internet connection or cell phone signal.
- 3) Use the "Raise Hand" feature in Zoom so we know you wish to speak. (If you are calling on a telephone, please press *9 to virtually raise your hand in Zoom)
- 4) **Please wait your turn and once brought into the meeting, we ask that you state your name and city of residence for the record.**

The public may also submit written comments on any item within the Planning Commission's jurisdiction by 4:00PM the day of the meeting, by dropping comments off at City Hall (100 Gregory Lane) or emailing comments to planning@pleasanthillca.org.

If you only wish to watch the meeting live, you can find it on our website at www.pleasanthillca.org and clicking on the large orange button labeled "Watch Meetings" or visit www.pleasanthillca.org/planningcom.

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