

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
MAY 22, 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 (925) 671-5209

**CHAIR: DIANA VAVREK VICE CHAIR: STEVE SCHRAMM
MEMBERS: ROBERT ABBOTT, BILL BANKERT DAVID MASCARO, HEATHER PHILLIPS, 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 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 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 24, 2018

PUBLIC HEARING ITEMS

1. FY 2018-2023 CAPITAL IMPROVEMENT PLAN DETERMINATION OF CONFORMANCE WITH CITY OF PLEASANT HILL GENERAL PLAN CITYWIDE

Public hearing on the proposed City of Pleasant Hill's FY 2018/2023 Capital Improvement Plan (CIP) for Fiscal Years 2018/2023 to determine conformance with the City of Pleasant Hill General Plan. The CIP includes a range of roadway improvements, maintenance of public facilities projects, storm water drainage improvements, and other miscellaneous projects including a new city library. The proposed projects are located throughout the City of Pleasant Hill.

CEQA: Exempt, Section 15378(b)(4)

Project Contact: Eric Hu, 925-671-5203, ehu@pleasanthillca.org

2. PLN 17-0013 – RELIEZ TERRACES MAJOR SUBDIVISION, PLANNED UNIT DEVELOPMENT DISTRICT REZONING AND CONCEPT PLAN, 2150 & 2189 PLEASANT HILL ROAD (Continued from the April 24, 2018 Meeting)

A public hearing to consider a request by Mt. Diablo View Associates LLC for approval of a Rezoning, Planned Unit Development District & Concept Plan, and Major Subdivision for a 17 unit detached single family residential subdivision on an approximately 4.42-acre site (former Molino property). The site is proposed to be rezoned from the existing R-10 Single Family – 10,000 square foot lots zoning district to a PUD (Planned Unit Development District) zoning district. Project improvements would include stormwater treatment and retention facilities, new pedestrian pathways, and open space, residential lots would range in size from 8,055 to 13,368 square feet. The project would construct an on-site private road with a circular turnaround that would include 18 on-street parking spaces. The project site would be developed with one- and two-story homes, all with two and three car garages, with six floor plan options. Four of the 17 units would have accessory dwelling units with separate entrances. The applicant is also requesting a waiver from requirements to underground existing above ground utility poles along the Pleasant Hill Road frontage of the project site. Assessor Parcel Number 149-051-002, 003, 004, 009, 011.

CEQA: Mitigated Negative Declaration

Project Planner: Troy Fujimoto, 925-671-5224, tfujimoto@pleasanthillca.org

3. PERMIT STREAMLING ORDINANCE AMENDMENT, CITY-WIDE

Public hearing to consider a recommendation to the City Council concerning a proposed zoning ordinance amendment related to Sign Permit and Architectural Review Permit procedures (Section 18.105.030, 18.115.030). The proposed amendment is intended to streamline the appeal process to better consolidated project appeals when multiple permits are requested and multiple review bodies are required to review the request.

CEQA: Exempt, Section 15061(b)(3)

Project Planner: Troy Fujimoto, 925-671-5224, tfujimoto@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 12, 2018

The next meeting of the Planning Commission will be on June 12, 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. 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 12, 2018, starting at 6:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.