

**MEETING AGENDA**  
**CITY OF PLEASANT HILL PLANNING COMMISSION**  
**April 23, 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.

## **PUBLIC HEARING ITEMS**

1. UP 03-003 ESCOBAR USE PERMIT (REVOCATION HEARING) AT 1649 OAK PARK BOULEVARD *(Continued from the March 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](mailto:jolsen@pleasanthillca.org)

## **STUDY SESSION ITEMS**

1. PLN 18-0359, BLAKE-GRIGGS MULTI-FAMILY RESIDENTIAL (APARTMENTS) FACILITY AT 85 CLEVELAND ROAD

Study session to review a proposal by Gemdale USA Corporation (owner) and Blake-Griggs Properties, Inc. (applicant) for a Rezoning (Specific Plan amendment) to modify the project site's: (1) density, (2) maximum allowance for building height and number of stories, (3) maximum allowed Floor Area Ratio (FAR), (4) allowed uses, and (5) minimum parking requirements and other miscellaneous development standards. The project will also require a Development Plan Permit, Architectural Review Permit and General Plan Amendment to modify the project site's maximum allowed density and FAR. Since this is a study session only, no action will be taken by the Commission.

The project proposes to develop up to 210 apartment units, including underground parking, with 10% of the units designated as "affordable to lower-income households." The buildings along Cleveland Road would include 3 to 4 stories, stepping up to 5 stories moving toward the rear portion of the site. Buildings would vary from 33.5-feet to 61.25-feet in height. Parking would consist of 293 underground resident parking spaces (1.39 spaces per dwelling unit) and 50 guest parking spaces. The proposed density would be approximately 90.3 dwelling units per net/gross acre. The 2.33-acre property is zoned as a Planned Unit Development (PUD) – *Downtown Specific Plan*. APN 150-210-059.

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 MAY 14, 2019

The next meeting of the Planning Commission will be on May 14, 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 May 14, 2019, starting at 6:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.