

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
OCTOBER 22, 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: ROBERT ABBOTT VICE CHAIR: ALLEN VINSON
MEMBERS: BILL BANKERT, DAVID MASCARO, STEVE SCHRAMM, DIANA VAVREK, 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.

PUBLIC HEARING ITEM

1. PLN 18-0367 - PROVIDENCE DEVELOPMENT, NEW SINGLE FAMILY HOMES – VESTING TENTATIVE PARCEL MAP AND ARCHITECTURAL REVIEW PERMIT AT MC KISSICK STREET

Public Hearing to consider PLN 18-0367, submitted by Providence Development Corporation, for a Vesting Tentative Parcel Map and an Architectural Review Permit for four new single-family two-story homes with 3,388 square feet of living space (27% to 31% floor area ratio) and lot coverage between 23% and 27%. The two existing undeveloped parcels are proposed to be subdivided into four lots resulting in net lot areas between 10,549 and 12,262 square feet. The site is zoned *R-10 Single Family – 10,000 sf lots*. Assessor Parcel Numbers 149-061-026 & 149-061-033.

CEQA: Negative Declaration

Project Planner: Lori Radcliffe, 925-671-5297, lradcliffe@pleasanthillca.org

STUDY SESSION ITEM

1. PLN 19-0101 - PLEASANT HILL RECREATION & PARK DISTRICT NEW UTILITY BUILDING AT PLEASANT OAKS PARK - USE PERMIT & DEVELOPMENT PLAN PERMIT AT 2 SANTA BARBARA ROAD

The Planning Commission is requested to conduct a study session on Use Permit and Development Plan Permit PLN 19-0101 for a new utility building and associated site improvements at Pleasant Oaks Park as proposed by the Pleasant Hill Recreation & Park District (PHRPD). The proposed project includes: (1) a new 2,196 square foot utility building with a maximum height of 18-feet 11-inches, (2) minor landscape modifications, and (3) new wall-mounted site lighting. The proposed site improvements would amend previously approved plans and permits for the recently completed Pleasant Oaks Park outdoor sports/recreation campus renovation constructed by the Pleasant Hill Recreation & Parks District. The Development Plan permit is required for an additional/new facility associated with a recently approved project, with an occupancy of 30 persons or more. A Use Permit is also required as an amendment to the land use of the existing *park and recreation* facility and for the displacement of 10 of the site's 133 parking spaces. No new additional parking spaces are currently proposed with this project. The property is zoned *R-10 Single Family Residential – 10,000 sf lots*. Assessor Parcel Number: 149-230-009.

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 NOVEMBER 12, 2019

The next meeting of the Planning Commission will be on November 12, 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 November 12, 2019, starting at 6:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.