

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
OCTOBER 28, 2014
7:30 PM**

COUNCIL CHAMBERS, 100 Gregory Lane, Pleasant Hill, CA 94523 www.ci.pleasant-hill.ca.us (925) 671-5209

**CHAIR: DAVID MASCARO VICE CHAIR: JAMES BONATO
MEMBERS: ROBERT ABBOTT, BILL BANKERT, ALEX GREENWOOD, NADINE THOMAS, DIANA VAVREK**

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.ci.pleasant-hill.ca.us 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 videotaped and broadcast on Comcast Channel 28 and U-Verse Channel 99 on the Thursday following the Tuesday meeting at 7:30pm.

Attention Hearing Aid Wearers: The Council Chambers is equipped with an Assistive Listening System. A receiver with headphone or Tel Coil antenna is available from the ADA Coordinator.

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

[October 14, 2014](#)

STUDY SESSIONS

1. PLN 14-0371, DENOVA HOMES MAJOR SUBDIVISION, SOUTHEAST CORNER OF MERCURY WAY AND TAYLOR BOULEVARD (45 Minutes)

[Staff Report](#)

Attachment A – Reserved

[Attachment B](#) – Location Map

[Attachment C](#) – Proposed Plans

[Attachment D](#) – Zoning Map

[Attachment E](#) – Section 18.20.030 – Zoning Ordinance

[Attachment F](#) – PHMC – Chapter 1830 – PUD District

[Attachment G](#) – Public Notice

The applicant is requesting preliminary input from the Planning Commission for a Major Subdivision associated with an undeveloped 9.89-acre site located in an *R-10 Single Family Residential – Medium Density* zoning district. The 9.89 acre site currently consists of five legal parcels. The applicant intends to submit a lot line adjustment and a rezoning application (to *PUD - Planned Unit District*) in association with the current Major Subdivision proposal. The major subdivision would create 19 new residential parcels, ranging in size from 5,996 s.f. to 12,398 s.f., with an average lot size of 7,536 s.f., each to be developed with a single family detached home and associated open space areas. The 19 parcels and associated open space would be rezoned to a *PUD*. The proposed lot line adjustment would reconfigure and modify two existing legal parcels on the site (both of which would remain in the current R-10 zoning district) resulting in one 0.52 acre parcel and one 0.55 acre parcel, both proposed to be deed restricted as open space. Lastly, two existing parcels (currently 0.71 acres and 0.75 acres) are proposed to remain unaltered and remain in the current R-10 zoning district and available for future development. Assessor's Parcel Numbers 152-070-003, 010, 012, 014, & 016. Since this is a study session, no action will be taken by the Planning Commission on this item.

Project Planner: Jeff Olsen, 925-671-5206, jolsen@ci.pleasant-hill.ca.us

DISCUSSION ITEMS

1. [REVIEW OF PENDING PLANNING DIVISION APPLICATIONS](#)

Staff will provide the 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 18, 2014](#)

The next meeting of the Planning Commission will be on November 18, 2014. 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 18, 2014, at a special early start time of 4:00 P.M., to conduct a site visit at the Contra Costa Country Club, 801 Golf Club Road.