

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
OCTOBER 25, 2016
7:00 PM**

*****SPECIAL START TIME*****

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

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

September 27, 2016

PUBLIC HEARINGS ITEMS

1. PLN 14-0478, NINE GAME ZONE MINOR USE PERMIT CONDITIONS OF APPROVAL COMPLIANCE REVIEW, 548 CONTRA COSTA BOULEVARD, SUITE M (Continued from May 10, 2016)

Public hearing to review compliance with conditions of approval of Use Permit (PLN 14-0478) and consider any necessary modifications of the use permit conditions, for Nine Game Zone Karaoke. The property is zoned *R-B – Retail Business*. Assessor Parcel Number: 153-030-089; 548 Contra Costa Boulevard, Suite M.

CEQA Determination: N/A.

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

2. PLN 14-0371 - DENOVA HOMES SUBDIVISION (18 NEW HOMES) REZONING (TO PUD), MAJOR SUBDIVISION & DEVELOPMENT PLAN PERMIT AT SOUTHEAST CORNER OF MERCURY WAY & TAYLOR BOULEVARD

Public hearing to consider a request by Denova Homes, applicant, to provide recommendations to the City Council for approval of planning application PLN 14-0371 which includes a Major Subdivision (Vesting Tentative Tract Map and Lot Line Adjustment), Planned Unit Development (PUD) Rezoning, PUD Concept Plan and Development Plan Permit. The Major Subdivision would create 18 new residential parcels, ranging in size from 6,004 s.f. to 12,533 s.f., with an average lot size of 8,469 s.f., each to be developed with either one or two-story single family detached homes, associated open space areas, and related landscaping and site improvements. Four of the 18 homes would include secondary dwelling units. A total of 152 trees are proposed to be removed, including 45 native oak species, and 165 new replacement trees would be provided. The overall project site is approximately 9.86 acres, zoned R-10 Single Family Residential – Medium Density. APN Nos.: 152-070-003, 010, 012, 014, & 016.

CEQA Determination: Mitigated Negative Declaration.

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 8, 2016

The next meeting of the Planning Commission will be on November 8, 2016. 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 8, 2016, starting at 6:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.