

**MEETING AGENDA**  
**CITY OF PLEASANT HILL PLANNING COMMISSION**  
**MAY 24, 2022**  
**6:30 PM**  
**Via Teleconferencing**

For the full agenda packet with all reports: [Full Agenda Packet](#)

For individual staff reports and attachments: [Individual Reports and Attachments](#)

[www.pleasanthillca.org](http://www.pleasanthillca.org) (925) 671-5209

CHAIR: CHADWICK WYLER    VICE CHAIR:  
MEMBERS: CELIA CHIANG, JIHAWNA JOHNSON, ALEX KHALFIN, DIANA VAVREK, ALLEN VINSON

**The meeting will be teleconferenced pursuant to City Council resolution. Options for observing the meeting and participating in public comment are provided below.**

**Meeting Broadcasts:** Click “Watch Meetings” on the City’s website, [www.pleasanthillca.org](http://www.pleasanthillca.org), to watch livestreamed meetings (please note that streaming does not start until the meeting start time) or you may view meetings at youtube.com, at the following link - [www.pleasanthillca.org/planningcom](http://www.pleasanthillca.org/planningcom). Planning Commission meetings are also 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 “Watch Meetings.”

**Public Communication:** The public is welcome to address the Planning Commission on items not listed on the agenda but within the Commission’s jurisdiction during the general Public Comment period. There is an opportunity for the public to comment on other agenda items at the time they are discussed. The public may submit comments by:

1. Emailing comments to [planning@pleasanthillca.org](mailto:planning@pleasanthillca.org); or
2. Delivering written comments to the mailbox inside the lobby of City Hall during regular business hours; or
3. **Public participation in the public hearing has been changed.** Please see the last page of this agenda for instructions for public participation and provide live comments during the meeting. Note that there may be multiple hearing items on the same agenda.

Materials related to an item on this agenda submitted after distribution of the agenda packet are available for public inspection by contacting the Planning Division office at [planning@pleasanthillca.org](mailto:planning@pleasanthillca.org) or calling 925-671-5209. If, due to a disability, a reasonable accommodation is needed to participate in this meeting, please contact the ADA Coordinator 24 hours in advance of the meeting at (925) 671-5221 or via California Relay at 711. 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. An appeal of the decision or conditions of the Planning Commission to the City Council must be filed in writing with the City within 10 calendar days of the mailed notice of decision.

Agendas are Available for Review on the City Hall official noticing bulletin board (100 Gregory Lane) and on the City’s website at [www.pleasanthillca.org/agendas](http://www.pleasanthillca.org/agendas).

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.

## CALL TO ORDER

## 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. There is an opportunity for the public to comment on other agenda items at the time they are discussed. Comments are limited to three minutes per speaker. To participate in the video/teleconference meeting, please see the last page of this agenda for public participation instructions.

## MINUTES

Tentative Minutes – May 10, 2022

## PUBLIC HEARINGS

1. PLN 21-0372, FARRINGTON'S SPORTS BAR COMMERCIAL RECREATION & ENTERTAINMENT USE PERMIT, 1938 CONTRA COSTA BOULEVARD

*(Continued from the May 10, 2022 Meeting Date)*

A request for a Minor Conditional Use Permit PLN 21-0372 to allow a *Commercial Recreation and Entertainment* use (satellite/off-track horse race betting facility) within an existing sports bar business in the Pleasant Hill Plaza shopping center. The proposed use would be located within the existing business and includes an automated facility that would receive horse race bets and distribute monetary winnings. The 3,500 square foot project tenant space is located in the Pleasant Hill Shopping Center, within the *PUD - Planned Unit Development (Ordinance 347)* zoning district, Assessor Parcel Number 127-270-003.

CEQA: Pursuant to section 15061(b.4) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, as amended, CEQA is not applicable to projects that are denied.

Project Planner: Jeff Olsen, 925-671-5206, JOlsen@pleasanthillca.org

2. PLN 21-0363, FOUNTAINHEAD DAY CARE USE PERMIT, 1715 OAK PARK BLVD.

Public Hearing to consider Use Permit, PLN 21-0363, submitted by AD Architects. The applicant is requesting Use Permit approval to increase the enrollment capacity of an existing day care facility, Fountainhead Montessori, and an associated parking reduction. The request includes an increase in capacity of 27 children (from 72 to 99) and an

associated three-space parking reduction. A Use Permit is required for a *Day Care, General* facility located in R-10 (*Single Family – 10,000 sq. ft. lots*) zone districts. The site is approximately 19,000 sq. ft. in area and is zoned R-10. APNs: 170-071-008 & 009.

CEQA: Class 1 Exemption - Negligible expansion of an existing use.

Project Planner: Andrew Shiflet, 925-671-5211, AShiflet@pleasanthillca.org

## STUDY SESSIONS

1. URBAN LOT SPLITS (SECTION 18.20.097) AND TWO UNIT PROJECTS (SECTION 18.20.105), ZONING ORDINANCE AMENDMENT,

The Planning Commission is requested to hold a study session to provide preliminary input and feedback on amendments to two sections of the Zoning Ordinance resulting from recent State Legislation (Senate Bill 9) related to urban lot splits (Section 18.20.097) and two unit projects (Section 18.20.105).

CEQA: N/A

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

## DISCUSSION ITEMS

1. ECONOMIC DEVELOPMENT COMMITTEE APPOINTMENT

The Planning Commission is requested to select a replacement Planning Commissioner that would be part of the Economic Development Committee that provides input for City economic development activities.

2. 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.

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 14, 2022, starting at 6:30 PM, via teleconference.



City of Pleasant Hill

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## INSTRUCTIONS FOR PARTICIPATION IN PUBLIC COMMENTS DURING ZOOM VIDEO/TELECONFERENCED PLANNING COMMISSION MEETINGS

The public is welcome to address the Planning Commission on items on the Consent Calendar or other items not listed on the agenda but within the Commission's jurisdiction during the general Public Comment period. There is an opportunity for the public to comment on other agenda items at the time they are discussed.

Please note the meeting link below is to **join this meeting only** (other meetings will have different IDs and Passcodes) to provide live remote public comments. Please try to join the Zoom video conference meeting when the public comment period is opened for the item for which you would like to comment.

Planning Commission Meeting  
**May 24, 2022 @ 6:30PM**  
Meeting Link – [www.zoom.us](http://www.zoom.us)  
Webinar ID: **851 1997 3082**  
Passcode: **073851**

To supplement a PC, Mac, tablet or device without audio, please join by phone at **(669) 900-6833**.

When it is your turn to speak, City Staff will invite you. You must mute your speakers if you are watching the meeting via livestream (Youtube or City Website) or there will be feedback during the meeting. Please note that comments are limited to **three minutes per speaker**.

We ask that when you're making a public comment, that you:

- 1) Try to be in a room or space without a lot of background noise.
- 2) Have a strong, reliable internet connection or cell phone signal.
- 3) Use the "Raise Hand" feature in Zoom so we know you wish to speak. (If you are calling on a telephone, please press \*9 to virtually raise your hand in Zoom)
- 4) **Please wait your turn and once brought into the meeting, we ask that you state your name and city of residence for the record.**

The public may also submit written comments on any item within the Planning Commission's jurisdiction by 4:00PM the day of the meeting, by dropping comments off at City Hall (100 Gregory Lane) or emailing comments to [planning@pleasanthillca.org](mailto:planning@pleasanthillca.org).

If you only wish to watch the meeting live, you can find it on our website at [www.pleasanthillca.org](http://www.pleasanthillca.org) and clicking on the large orange button labeled "Watch Meetings" or visit [www.pleasanthillca.org/planningcom](http://www.pleasanthillca.org/planningcom).

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