

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
JULY 26, 2011
7:30 PM**

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

**CHAIR: DIANA VAVREK VICE CHAIR: ROBERT ABBOTT
MEMBERS: JAMES BONATO, TIMOTHY FLAHERTY, DAVID MASCARO, STEVE WALLACE**

Members of the audience wishing to speak on any matter must 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.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.

CONSENT CALENDAR 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 Commission discussion of these items unless requested by a Commissioner prior to the time Commission votes on the motion to adopt.

1. VAR 11-001, MEYER MINOR VARIANCE – REDUCED INTERIOR GARAGE DIMENSIONS, 330 MARYAL ROAD (*Remanded to the Planning Commission for review by the City Council and Continued from the July 12, 2011 Planning Commission meeting*)

[Staff Report](#)
[Attachment A](#)
[Attachment B](#)
[Attachment C](#)

Adopt resolution denying a variance request for a reduction in the required interior dimensions of an existing legal nonconforming garage to accommodate construction of an approximate 52 square foot vestibule structure within the garage. The existing garage has nonconforming interior dimensions of 19'x22' where 20'x22' is required. The proposal would result in a garage with one parking space with unobstructed dimensions of eight and a half feet wide by 22 feet deep, and a second parking space with unobstructed dimensions of 10.5 feet wide by 16 feet deep. The project site is located in the *R-6 Single Family, 6,000 sq. ft. lots* zoning district. Assessor's Parcel Number: 164-133-011.

Project Planner: Lori Radcliffe, 925-671-5297, lradcliffe@ci.pleasant-hill.ca.us

2. UP 10-019, T-MOBILE-WIRELESS TELECOMMUNICATION FACILITY, USE PERMIT REQUEST, 801 GOLF CLUB ROAD (*Continued from June 28, 2011 Planning Commission meeting*)

[Staff Report](#)
[Attachments](#)

Continue the public hearing to August 23, 2011 to consider approval of a Use Permit to install a wireless telecommunication facility consisting of 6 panel antennas (60" tall x 14" wide x 4" deep), installed on an 85 foot tall artificial pine tree. In addition, the proposed project would include four equipment cabinets (4'-6" wide x 5' tall x 3' deep), inside a fenced area (15' long x 32' wide). The project site is located at 801 Golf Club Road (Contra Costa Country Club). The 153 acre site is located in Planned Unit District PUD 723. Assessor's Parcel Number: 154-150-024.

Project Planner: Lori Radcliffe, 925-671-5297, lradcliffe@ci.pleasant-hill.ca.us.

PUBLIC HEARINGS

1. DP 11-001 & UP 11-010, PLEASANT HILL RECREATION AND PARKS DISTRICT NEW COMMUNITY CENTER, DEVELOPMENT PLAN AND USE PERMIT REQUEST, 320 CIVIC DRIVE (*60 minutes*)

[Staff Report](#)
[Attachments A and B](#)
[Attachments C and D](#)
[Attachments E and F](#)
[Attachments G and H](#)
[Attachment I Part 1](#)
[Attachment I Part 2](#)

[Attachment I Part 3](#)
[Attachments J and K](#)
[Attachments L and M](#)

Public hearing to consider approval of a proposed new 21,950 square foot, single-story, Community Center (UP 11-010 and DP 11-001) submitted by the Pleasant Hill Recreation & Parks District (“District”). The application includes a request for a shared parking facility and various tree removals. In addition, the Commission is requested to accept the Final Mitigated Negative Declaration prepared by the Recreation and Park District and determine, pursuant to Section 15162 and 15163 of the Guidelines of the Implementation of the California Environmental Quality Act (CEQA) of 1970, that no subsequent environmental document is necessary for the proposed project. The 2.25 acre project site is located at 320 Civic Drive and is zoned *PAO Professional & Administrative Office*. Assessor Parcel Number: 153-050-064.

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

STUDY SESSIONS

DISCUSSION ITEMS

1. PROPOSED MINOR EXCEPTION ORDINANCE AMENDMENT DISCUSSION

[Staff Report](#)
[Attachments](#)

At the July 12, 2011 Planning Commission meeting, the Commission requested a discussion item be added to the July 26, 2011 meeting agenda, to revisit the Planning Commission’s recommendations concerning the Minor Exception Ordinance Amendment that was discussed at a previous meeting and provide further direction to staff.

2. 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.

3. REVIEW OF THE DRAFT AGENDA FOR REGULAR MEETING ON AUGUST 9, 2011

The next meeting of the Planning Commission will be on August 9, 2011. 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.

4. 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 August 9, 2011, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.