

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
AUGUST 23, 2011
7:30 PM**

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

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| CHAIR: DIANA VAVREK VICE CHAIR: ROBERT ABBOTT MEMBERS: JAMES BONATO, NAOMI CONN, TIMOTHY FLAHERTY, DAVID MASCARO, STEVE WALLACE |
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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.

MINUTES

[July 12](#) (modified), [July 26](#), and [August 9, 2011](#)

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. UP 10-019, T-MOBILE-WIRELESS TELECOMMUNICATION FACILITY, USE PERMIT REQUEST, 801 GOLF CLUB ROAD (Continued from July 26, 2011 Planning Commission meeting)

[Staff Report](#)

Continue to a date uncertain a request 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.

PRESENTATIONS

PUBLIC HEARINGS

1. UP 08-001, OAK PARK CHRISTIAN CENTER, INTERPRETATION OF CONDITION OF APPROVAL NO. 10 FROM USE PERMIT NO 08-001, 2073 OAK PARK BOULEVARD (20 Minutes)

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

Public hearing to review a request of the Zoning Administrator to clarify the intent of Condition No. 10 of Use Permit No. 08-001 relating to the limitation on occurrence of simultaneous activities/uses in conjunction with the approved religious assembly use. The property owner is proposing to conduct classes (for adults as well as children) simultaneously with scheduled worship services but proposes to have two separate services rather than a single service in order to ensure that parking demand would not exceed the available parking supply for the project. The property site is zoned *R-10 – Single Family, 10,000 square foot lots*. Assessor Parcel Number’s: 170-020-042.

Project Planner: Troy Fujimoto, 925-671-5224, tfujimoto@ci.pleasant-hill.ca.us

2. RECONSIDERATION OF THE PLANNING COMMISSION’S PRIOR RECOMMENDATIONS CONCERNING A PROPOSED ZONING ORDINANCE AMENDMENT TO PROVIDE A PROCESS FOR APPROVAL OF MINOR EXCEPTIONS TO SPECIFIED DEVELOPMENT STANDARDS (30 minutes)

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

Public hearing to reconsider the previous Planning Commission recommendation to the City Council made on May 24, 2011, regarding a proposed new chapter in the zoning ordinance (PHMC Title 18), Chapter 18.54, Minor Exceptions, that would provide a process for consideration of minor exceptions to certain zoning ordinance development standards subject to approval of specified findings.

Project Planner: Troy Fujimoto, 925-671-5224, tfujimoto@ci.pleasant-hill.ca.us

STUDY SESSIONS

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 SEPTEMBER 13, 2011](#)

The next meeting of the Planning Commission will be on September 13, 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.

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.

- a. [Review and receive input on a draft customer service survey form.](#)

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 September 13, 2011, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.