

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
AUGUST 25, 2015
7:30 PM**

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: JAMES BONATO VICE CHAIR: BILL BANKERT
MEMBERS: ROBERT ABBOTT, DAVID MASCARO, STEVE SCHRAMM, 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.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 Astound Channel 29 on the Thursday following the Tuesday meeting at 7:30pm. In addition, a video recording of the Planning Commission meeting will also be available for viewing on the City website at www.pleasanthillca.org shortly after the meeting.

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 14, 2015 and August 11, 2015

PUBLIC HEARINGS

1. PLN 14-0439, VERIZON WIRELESS TELECOMMUNICATION FACILITY, CONDITIONAL USE PERMIT, 1 SANTA BARBARA ROAD

Public hearing to consider a Conditional Use Permit for a proposed wireless telecommunications facility submitted by GTE Mobilnet of California Limited Partnership dba. Verizon Wireless. The project includes the following:

- A free-standing cell tower, approximately 70 feet in height, designed to appear as an outdoor field light pole for the existing athletic field. The tower would have six TBD antennas, nine RRH antennas and two surge protectors attached to the light pole.
- A 25'x 40' square foot lease area, and an accompanying 10'x10' square foot lease area.
- A concrete block screen wall (eight feet in height), with a four foot high chain link fence above, for a combined height of 12 feet.
- An equipment shelter (within the screen wall area) up to 11 feet in height.
- An above-ground 132 gallon fuel storage tank for the back-up generator.

The proposed project would also require three exceptions to provisions of the wireless telecommunication's ordinance involving the allowable number of facilities on a single parcel, the visibility of the facility from public view and appearance of the facility. The proposed height of the facility also requires use permit approval.

The property is located at 1 Santa Barbara Road, APN: 149-230-008 and is zoned R-10 – Single Family, 10,000 square foot lots.

CEQA Determination: Pursuant to Section 15070 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), an Initial Study and Negative Declaration has been prepared for the project.

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

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 8, 2015

The next meeting of the Planning Commission will be on September 8, 2015. 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 September 8, 2015, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.