

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
DECEMBER 8, 2015
6:30 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, meetings also may be viewed on the City's website at www.pleasanthillca.org by clicking "Media Center."

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

November 10, 2015

PUBLIC HEARINGS

1. ZONING ORDINANCE AMENDMENT, INDOOR MARIJUANA CULTIVATION, CITY-WIDE

Public hearing to consider a recommendation to the City Council for approval of an ordinance amendment related to indoor marijuana cultivation. The proposed amendment would clarify provisions related to marijuana cultivation, including amendments to sections within Chapter 18.50 (Additional Site Development Regulations).

CEQA Determination: Exempt pursuant to Section 15061(b).3 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970.

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

2. PLN 15-0380, FRANKLIN MINOR VARIANCE – SETBACK REDUCTIONS, 125 PLEASANT VIEW DRIVE

Public hearing to consider approval of a minor variance submitted by Jay Franklin for the following: 1) a one foot reduction in a portion of the required side yard setback (from 5 feet to 4 feet); 2) a 10 foot 8 inch reduction in the required front yard setback (from 20 feet to 9 feet 4 inches); and 3) a one foot reduction in a portion of the required aggregate side yard setback from 15' to 12 feet 6 inches (the existing aggregate setback is approximately 14 feet). The site area is approximately 8,670 square feet, zoned *R-10 Single Family Residential*; APN: 149-191-005; located at 125 Pleasant View Drive.

CEQA Determination: Categorically Exempt, Class 1 and Class 5 (Existing Facilities and Minor Alterations in Land Use Limitations).

Project Planner: Lori Radcliffe, 925-671-5297, lradcliffe@pleasanthillca.org

3. PLN 15-0387, CONDITIONAL USE PERMIT - AT&T WIRELESS COMMUNICATION FACILITY, 400 TAYLOR BOULEVARD (CALIFORNIA CANCER & RESEARCH INSTITUTE)

Public hearing to consider approval of a Conditional Use Permit submitted by AT&T for installation of a new roof-mounted wireless telecommunication facility and associated ground-mounted equipment at an existing multi-story medical office building, including exceptions for location less than 200 feet from a parcel located in a residential zone district and for roof-mounted antennas with a setback (from edge of roof) that is less than the height of the antenna. Assessor parcel number is 153-050-059.) The site area is approximately 4.5 acres, zoned *Professional and Administrative Offices*, APN 153-050-059, located at 400 Taylor Drive.

Note: This project was previously considered and conditionally approved by the Planning Commission on February 11, 2014 (Resolution No. 3-14 to conditionally approve Use

Permit PLN 13-0202). The previous approval expired and the applicant is requesting approval of a new Use Permit for the same project that was previously approved.

CEQA Determination: Categorically Exempt, Class 3 (New Construction or Conversion of Small Structures)

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

DISCUSSION ITEMS

1. ACKNOWLEDGEMENT OF THE 2016 SCHEDULED MEETING DATES

The Commission will review the dates of scheduled meetings for the upcoming year.

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 JANUARY 12, 2016

The next meeting of the Planning Commission will be on January 12, 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.

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 January 12, 2016, at 6:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.