

******SPECIAL MEETING******

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
NOVEMBER 22, 2016
6:00 PM**

Special Meeting Date and Time

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: BILL BANKERT VICE CHAIR: DIANA VAVREK
MEMBERS: ROBERT ABBOTT, DAVID MASCARO, HEATHER PHILLIPS, STEVE SCHRAMM**

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 Wave 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."

"The Council Chamber is equipped with an Assistive Listening System. A receiver with headphone or Tel Coil antenna is available from the staff liaison at the meeting. If, due to a disability, other reasonable accommodation is needed to participate in this meeting, please contact the ADA Coordinator 72 hours in advance of the meeting at (925) 671-5221 or via California Relay at 711."

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

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.

PUBLIC HEARING ITEMS

1. MISCELLANEOUS AMENDMENTS TO VARIOUS PROVISIONS OF THE ZONING ORDINANCE (TITLE 18, PHMC), CITYWIDE *(Continued from November 8, 2016 Meeting)*

Public hearing to consider a recommendation to the City Council on proposed miscellaneous amendments to various provisions of the zoning ordinance as noted below:

1. Density Bonus - minor revisions to ensure compliance with State Law – Section 18.20.150.
2. Residential uses subject to use permit approval within the Retail Business (RB) Zoning District – Chapter 18.25.
3. Setback provisions within Planned Unit Development Districts – Section 18.30.050.
4. Bay window clarifications, amend sight obstruction provisions, and clarify underground utility requirements adjacent to sites – Chapter 18.50.
5. Parking design standard modifications to address Electric Vehicle (EV) facilities, parking lot lighting, parking space configuration and access and clarifying parking area improvement provisions – Chapter 18.55.
6. Clarify off-site affordable housing alternatives, duration of affordability restrictions and in-lieu fee provisions – Section 18.20.060 C, F, G.
7. Amend other provisions throughout Title 18 (Zoning Ordinance) to make miscellaneous corrections and clarifications to various provisions of the Zoning Ordinance.

CEQA Determination: Exempt (CEQA Guidelines Section 15061(b)(3), the lead agency has determined with certainty that there is no possibility that the proposed project could have a significant environmental impact, alternatively Categorical Exempt, Class 1, 2 & 3).

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

2. PLN 16-0342, VERIZON WIRELESS - WIRELESS COMMUNICATIONS FACILITY, CONDITIONAL USE PERMIT, 685 CONTRA COSTA BOULEVARD

Public hearing to consider approval of a Conditional Use Permit for a proposal by Ridge Communications Inc., on behalf of Verizon Wireless for a new wireless communications facility at 685 Contra Costa Boulevard. The proposal includes the following:

- Three roof-top mounted antennas, approximately 4.5 feet in height, on tripod ballast mounts & one microwave antenna, screened by FRP (fiberglass) screen walls.

- A generator that would operate the facility & associated equipment located on a vehicular trailer, all to be screened by a non-permanent fence with slats within the existing parking lot.
- A fuel tank (approximately 80 gallons).
- Exceptions to various provisions applicable to wireless communication facilities.

The property is zoned *RB-Retail Business*. Accessor's Parcel Number is 153-250-007.

CEQA Determination: Categorically Exempt (Class 1, Existing Facility).

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

DISCUSSION ITEMS

1. 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.

2. REVIEW OF THE DRAFT AGENDA FOR REGULAR MEETING ON DECEMBER 13, 2016

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

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 December 13, 2016, starting at 6:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.