

**MEETING AGENDA  
CITY OF PLEASANT HILL PLANNING COMMISSION  
DECEMBER 8, 2009  
7:30 PM**

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

<b>CHAIR: DAVID MASCARO VICE CHAIR: JAMES BONATO MEMBERS: ROBERT ABBOTT, LOLA FELLINGER, KEN LOMBARDI, DIANA VAVREK, STEVE WALLACE</b>
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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](http://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. The Planning Commission meetings are telecast the Friday following the Tuesday meeting from 4 p.m. to 6 p.m.

**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**

[October 13, 2009](#)  
[\(Transcript of St. Theresa's item\)](#)

## PUBLIC HEARINGS

1. DP 09-002 & UP 09-012, IN-N-OUT BURGER RESTAURANT DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT AND FINDING OF CONSISTENCY WITH THE CONTRA COSTA COUNTY AIRPORT LAND USE COMPATIBILITY PLAN, 570-572 CONTRA COSTA BOULEVARD  
(45 Minutes)

The applicant is requesting approval of a Development Plan and Conditional Use Permit to allow a new 3,832 square foot fast food restaurant including a drive-thru facility with queuing for 15 cars and an outdoor eating area with 36 seats. The project also includes a modified site plan including a revised parking lot with queuing for 15 cars to serve the drive-thru and associated landscaping. The project site is located in the *RB-Retail Business* zoning district. Assessor's Parcel Number 153-030-106.

Project Planner: Jeff Olsen, 925-671-5297, [jolsen@ci.pleasant-hill.ca.us](mailto:jolsen@ci.pleasant-hill.ca.us)

[Staff Report](#)  
[Attachments A – C](#)  
[Attachments D – F](#)  
[Attachments G – I](#)  
[Attachments J – L](#)  
[Attachments M – O](#)  
[Attachments P – R](#)  
[Attachment S](#)

2. UP 09-009, CLEARWIRE WIRELESS ANTENNA USE PERMIT, 2255 CONTRA COSTA BOULEVARD (20 Minutes)

[Staff Report](#)  
[Attachments A – C](#)  
[Attachments D – F](#)  
[Attachments G – I](#)  
[Attachments J - L](#)

The applicant is requesting approval of a Use Permit to allow a wireless communication facility on the roof of an existing office building consisting of an equipment cabinet, three 4-foot tall panel antennas, three microwave dishes, and three radio head units. As installed, the equipment will have a maximum height of 67.5 feet on top of an existing 44.5 foot tall building. The project site is located in the *PUD-DSP-Planned Unit Development Downtown Specific Plan*. Assessor's Parcel Number 150-300-015.

Project Planner: Lori Radcliffe, 925-671-5219, [lradcliffe@ci.pleasant-hill.ca.us](mailto:lradcliffe@ci.pleasant-hill.ca.us)

3. UP 09-010, CLEARWIRE WIRELESS ANTENNA USE PERMIT, 2551 PLEASANT HILL ROAD (20 Minutes)

[Staff Report](#)  
[Attachments A – C](#)  
[Attachments D – F](#)  
[Attachments G – I](#)  
[Attachments J - K](#)

The applicant is requesting approval of a Use Permit to allow a wireless communication facility on an existing 60-foot tall artificial pine tree, consisting of an equipment cabinet, three 4-foot tall panel antennas, one microwave dishes, and three radio head units. The project site is located in the *R-10 Single Family Residential*. Assessor's Parcel Number's 164-030-005 and 164-030-008.

Project Planner: Lori Radcliffe, 925-671-5219, [lradcliffe@ci.pleasant-hill.ca.us](mailto:lradcliffe@ci.pleasant-hill.ca.us)

## **DISCUSSION ITEMS**

1. [ACKNOWLEDGEMENT OF THE 2010 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, 2010](#)

The next meeting of the Planning Commission will be on January 12, 2010. 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, 2010, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.