

*****SPECIAL*****
MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
December 18, 2007
7:30 PM

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

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| CHAIR: STEVE WALLACE VICE CHAIR: LOLA FELLINGER MEMBERS: ROBERT ABBOTT, JAMES BONATO, KEN LOMBARDI, DAVID C. MASCARO, DIANA VAVREK |
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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.

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 Clerk within ten 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. (the 2nd and 4th Fridays of the month).

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.

PUBLIC HEARING

1. UP 07-008 AND MITIGATED NEGATIVE DECLARATION FOR THE PLEASANT HILL ONCOLOGY CENTER OFFICE BUILDING EXPANSION, 400 TAYLOR BOULEVARD

Pleasant Hill Oncology Center is requesting a Use Permit for *Reduced Parking For Single Uses* in accordance with Section 18.55.050 of the Zoning Ordinance. The applicant is requesting a 41 space parking reduction (295 spaces required and 254 spaces

proposed) and 1 loading space reduction to accommodate a change of use from general office to medical office (for a portion of the building) and a 2,800 square foot first floor expansion, consisting of radiation therapy vaults for an integrated cancer treatment center. In addition, a project related proposed Mitigated Negative Declaration is requested to be certified. Assessor parcel number: 153-050-059.

Project Planner: Jeff Olsen, 671-5206, jolsen@ci.pleasant-hill.ca.us

[Staff Report](#)

[Attachment A](#) – Location Map

[Attachment B](#) – Initial Study, Mitigated Neg. Dec, etc.

[Attachment C](#) – Development Plans

[Attachment D](#) – Applicant’s Use Permit Analysis

[Attachment E](#) – Applicant’s Environmental Information

[Attachment F](#) – Applicant’s Traffic Study

[Attachment G](#) – Applicant’s Noise Study

[Attachment H](#) – Comments from CC Co. Flood Control District

[Attachment I](#) – Letter from Adjacent Property Owner – Oct. 29

[Attachment J](#) – Letter from Adjacent Property Owner – Nov. 13

[Attachment K](#) – ARC Staff Report – Nov. 15

[Attachment L](#) – ARC Letter of Action – Nov. 19

[Attachment M](#) – Staff Recommended Resolution and Cond. Of Approval

[Attachment N](#) – Public Notice

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 THE MEETING ON JANUARY 8, 2008](#)

The next meeting of the Planning Commission will be on January 8, 2008. 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.

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 8, 2008, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.