

**MEETING AGENDA  
CITY OF PLEASANT HILL PLANNING COMMISSION  
AUGUST 10, 2010  
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

**CHAIR: JAMES BONATO VICE CHAIR: DIANA VAVREK  
MEMBERS: ROBERT ABBOTT, TIMOTHY FLAHERTY, KEN LOMBARDI, DAVID MASCARO, STEVE WALLACE**

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.

**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**

[June 22, 2010](#) (continued from the 7/27/10 meeting)  
[July 27, 2010](#)

## PUBLIC HEARINGS

1. TRP 10-015, PLEASANT HILL RECREATION AND PARK DISTRICT, TREE REMOVAL REQUEST, 2050 OAK PARK BOULEVARD *(Continued from July 27, 2010, 5 Minutes)*

[Staff Report](#)

*The applicant has requested a continuation of this item to the August 24, 2010 Meeting.* The applicant is requesting to remove six trees from an existing park site. The trees proposed to be removed include two Stone pines, three Aleppo pines and one Elm tree. In addition, the Commission is requested to accept the Exemption pursuant to Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, which consists of operation, maintenance, permitting, licensing, of existing features or topographical features involving no expansion of use beyond the existing use. The project site is located in the *R-10 Single Family – 10,000 square foot lots* zoning district. Assessor's Parcel Number: 166-142-003

Project Planner: Jeff Olsen, 925-671-5206, [jolsen@ci.pleasant-hill.ca.us](mailto:jolsen@ci.pleasant-hill.ca.us)

2. VAR 10-003, DUNN EDWARDS PAINTS, SIGN AREA VARIANCE REQUEST, 555 CONTRA COSTA BOULEVARD

[Staff Report](#)  
[Attachments](#)

The applicant is requesting sign variance approval to exceed the maximum allowable wall sign area for the site by 82 square feet, where 120 square feet is allowed by ordinance. The excess wall sign area is for two wall signs located on the east and western building elevations. In addition, the Commission is requested to accept the Exemption pursuant to Section 15303 and 15311 of the California Environmental Quality Act (CEQA) of 1970, as amended, this project is determined to be a Class 3 and/or Class 11 categorical exemption, which consists of construction of limited numbers of new, small structures and construction of minor structures (on-premise signs) accessory to existing commercial facilities. The project site is located in the *RB Retail Business* zoning district. Assessor's Parcel Number: 125-250-021

Project Planner: Jeff Olsen, 925-671-5206, [jolsen@ci.pleasant-hill.ca.us](mailto:jolsen@ci.pleasant-hill.ca.us)

3. UP 10-011, T-MOBILE WIRELESS, USE PERMIT FOR WIRELESS TELECOMMUNICATIONS FACILITY, 321 GOLF CLUB ROAD

[Staff Report](#)

The applicant is requesting a use permit to install 9 antennas and 9 amplifiers on a proposed 80' tall monopine, and equipment cabinets in a new equipment enclosure at Diablo Valley College. In addition, the Commission is requested to accept the Exemption pursuant to Section 15303 of the Guidelines for the Implementation of the California

Environmental Quality Act (CEQA) of 1970, which consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures. The project site is located in the *R-7 Single Family – 7,000 square foot lots* zoning district. Assessor's Parcel Number: 153-040-009

Project Planner: Lori Radcliffe, 925-671-5297, lradcliffe@ci.pleasant-hill.ca.us

## STUDY SESSION ITEMS

1. MISCELLANEOUS ZONING ORDINANCE AMENDMENTS, CITY-WIDE  
(Continued from July 27, 2010) (45 Minutes)

[Staff Report](#)  
[Attachments](#)

Study session to review and provide direction to staff regarding miscellaneous amendments to the following provisions of Chapter 18 of the Pleasant Hill Municipal Code (zoning ordinance):

- a. Chapter 18.15 – Use Classifications.
- b. Chapter 18.20 – Residential Districts (various sections).
- c. Chapter 18.25 – Commercial, Retail Business, Neighborhood Business, Office and Light Industrial Districts (various sections).
- d. Chapter 18.30 – Planned Unit Development (PUD) and Precise Plan Districts (PPD) (various sections).
- e. Chapter 18.35 - Hillside Planned Unit Development District (HPUD) (various sections).
- f. Section 18.50.100 – Additional Site Development Regulations – Sight Obstructions.
- g. Chapter 18.55 – Off-Street Parking and Loading Regulations (various sections).
- h. Section 18.65.030 – Nonconforming Uses, Structures, and Signs – Nonconforming structures.
- i. Section 18.75.020 – General Provisions – Approval Authority and New Indemnification section.
- j. Section 18.90.060 – Development Plans – Lapse of approval – Changes to plans
- k. Section 18.95.060 – Use Permits – Lapse of approval – Changes to plans
- l. Section 18.100.010 – Temporary Use Permit – Requirement.
- m. Section 18.105.060 – Sign Permits – Lapse of approval – Changes to plans - Revocation
- n. Section 18.110.060 – Variances – Lapse of approval – Changes to plans
- o. Section 18.115.010 & 060 – Architectural Review Permits – Purpose and Changes to plans.
- p. Section 18.135.040 – Enforcement – Revocation or modification of discretionary permits.
- q. Section 18.140.010 - Definitions (various sections).
- r. Section 18.145.050 – Measuring Height.

The proposed amendments address miscellaneous corrections, clarifications, and minor substantive revisions to the zoning ordinance for the purpose of improving the clarity and administration of the ordinance. No action will be taken on the item since this is a study session.

Project Planners: Troy Fujimoto, 925-671-5224, [tfujimoto@ci.pleasant-hill.ca.us](mailto:tfujimoto@ci.pleasant-hill.ca.us); Lori Radcliffe, 925-671-5297, [lradcliffe@ci.pleasant-hill.ca.us](mailto:lradcliffe@ci.pleasant-hill.ca.us)

## **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 AUGUST 24, 2010](#)

The next meeting of the Planning Commission will be on August 24, 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.

### 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 August 24, 2010, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.