

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
FEBRUARY 22, 2011
7:30 PM**

COUNCIL CHAMBERS, 100 Gregory Lane, Pleasant Hill, CA 94523 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
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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 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

[February 8, 2011](#)

CONSENT CALENDAR 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 Commission discussion of these items unless requested by a Commissioner prior to the time Commission votes on the motion to adopt.

1. MINOR USE PERMIT UP 07-011 – TIME EXTENSION, 100% OFFICE USE ON THE GROUND FLOOR USE PERMIT, 1936 LINDA DRIVE

[Staff Report](#)
[Attachment A](#)
[Attachment B](#)
[Attachment C](#)

The property owner is requesting a 3rd one-year time extension for Minor Use Permit 07-011 which was originally approved to allow 100% office use on the ground floor of the existing building located in the *RB Retail Business* zoning district where the Zoning Ordinance allows up to 25% office use on the ground floor unless approved through a use permit. Assessor Parcel Number: 150-101-012.

Project Planner: Troy Fujimoto, 925-671-5224, tfujimoto@ci.pleasant-hill.ca.us

2. APPOINTMENT OF SUBCOMMITTEE MEMBERS

The Planning Commission Chair requests the Planning Commission approve the appointment of Chair Bonato and Commissioner Mascaro to be members of the newly created joint City Council and Planning Commission Subcommittee for Economic Development and appointment of Vice Chair Vavrek and Commissioner Wallace to be members of the newly created joint City Council and Planning Commission Subcommittee for Housing, Neighborhoods and Planning.

PUBLIC HEARINGS

1. UP 10-024, AT&T WIRELESS– WIRELESS TELECOMMUNICATION FACILITY, USE PERMIT REQUEST, 0 PASO NOGAL

[Staff Report](#)
[Attachments A-D](#)
[Attachments E-H](#)
[Attachments I-M](#)

Public hearing to consider approval of a Use Permit to install a wireless telecommunication facility on a new 35 foot tall faux tree, including associated electronic equipment, on an undeveloped, vacant parcel. 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 sq ft lots* residential zoning district. Assessor’s Parcel Number: 154-220-015.

Project Planner: Jeff Olsen, 925-671-5206, jolsen@ci.pleasant-hill.ca.us

STUDY SESSION ITEMS

1. WATER EFFICIENT LANDSCAPE ORDINANCE, CITY-WIDE

[Staff Report](#)
[Attachment A-1](#)
[Attachment B-1](#)
[Attachment C-1](#)

Study session to review and discuss revised language for a proposed water efficient landscape ordinance to implement requirements of State law. The proposed ordinance is intended to be “at least as effective” as the State of California Model Water Efficient Landscape Ordinance and has been revised based on input and direction from the Commission and review and input from the City Attorney’s office. The new ordinance is intended to comply with State law, while simplifying State regulations as allowed. No action will be taken on this item.

Project Planner: Troy Fujimoto, 925-671-5224, tfujimoto@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 MARCH 8, 2011

The next meeting of the Planning Commission will be on March 8, 2011. 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 March 8, 2011, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.