

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
JULY 10, 2012
7:30 PM**

COUNCIL CHAMBERS, 100 Gregory Lane, Pleasant Hill, CA 94523 www.ci.pleasant-hill.ca.us (925) 671-5209

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

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.ci.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.

Meeting Broadcasts: Planning Commission meetings are videotaped and broadcast on Comcast Channel 28 and U-Verse Channel 99 on the Thursday following the Tuesday meeting at 7:30pm.

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.

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. DP10-005, UP10-014 & VAR11-002, OASIS CHRISTIAN FELLOWSHIP CHURCH EXPANSION – 12-MONTH TIME EXTENSION, 2551 PLEASANT HILL ROAD (5 Minutes)

[Staff Report](#)

[Attachment A](#)

[Attachment B pt. 1](#)

[Attachment B pt. 2](#)

[Attachments C-D](#)

The property owner is requesting a 12-month time extension of Development Plan DP10-005, Use Permit UP10-014 and Variance VAR 11-002 which was previously approved by the Planning Commission to allow for the expansion of the existing Oasis Christian Fellowship Church at 2551 Pleasant Hill Road (Assessor Parcel Number: 150-101-012). The project includes the following:

1. Demolish and remove an existing circular building that is located to the north of the existing two-story portion of the church and construction of a new 7,231 square foot two-story addition to the north of the remaining existing building (the expansion has since been reduced in size to 4,731 square feet) and a new freestanding sign;
2. Expand the existing parking lot on the west end of the site and construct a new parking lot on the eastern end of the site for a combined capacity of 68 parking spaces and install drainage improvements and add new landscaping within the parking lots, around the building and on the periphery of the parking lots;
3. A use permit to eliminate the requirement for a 50 foot long parking lot entrance landscape median strip;
4. A variance for deviation from the following standards; 1) Perimeter landscaping requirement between at-grade parking lots and public streets require a 10-foot planting area, 2) 10-foot wide planting area between parking lots and “R” districts, 3) The provision of an eight-foot tall solid wall between the parking lot area and “R” zoning districts.

CEQA Determination: Categorically Exempt, Class 1 and 32 (Existing Facilities, Infill Development Projects).

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

PUBLIC HEARINGS

1. PLN 12-0148, SPRINT WIRELESS – CONDITIONAL USE PERMIT, 559 CONTRA COSTA BOULEVARD (20 Minutes)

[Staff Report](#)
[Attachments A-B](#)
[Attachment C](#)
[Attachment D](#)
[Attachment E](#)
[Attachments F-I](#)

Public hearing to consider approval of a use permit to allow for the modification of an existing roof-mounted Sprint wireless communication facility use. The proposed modifications would consist of: (1) replacement of three of the six existing panel antennas and removal the other three antenna panels; (2) installation of six new RRU's (remote radio units); and (3) installation of new associated support equipment (all support equipment to be placed within commercial building). In addition, two of the three existing sectors would be relocated on the roof-top and accommodate one antenna panel each. A use permit is also required to address the applicant's request for the following exceptions to the ordinance: (1) location of the wireless communication facility within an airport safety zone (Buchanan Airfield); and (2) a reduction in the required setback for roof-top antennas from the edge-of-the-roof. The project site is located in the *RB-Retail Business* zoning district. Assessor's Parcel Number 125-250-021.

CEQA Determination: Categorically Exempt, Class 3 (New Construction or Conversion of Small Structures).

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

2. PLN 12-0195, JAGUAR BILLARDS - MINOR USE PERMIT, 508 CONTRA COSTA BOULEVARD #L1 & L2 (20 Minutes)

[Staff Report](#)
[Attachments A-E](#)
[Attachment F](#)
[Attachment G](#)

Public hearing to consider approval of a minor use permit to allow a commercial recreation and entertainment use (billiard/pool hall) within an existing building. The applicant proposes to establish a pool hall with up to seven pool tables. Proposed hours of operation would be from 2:00pm through 10:00pm daily. The applicant also operates the karaoke establishment adjacent to the proposed pool hall use and is proposing to internally connect the new pool hall with the existing adjacent karaoke facility. The project site is located in the *RB-Retail Business* zoning district. Assessor's Parcel Number 125-050-028.

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

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 JULY 24, 2012](#)

The next meeting of the Planning Commission will be on July 24, 2012. 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 July 24, 2012, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.