

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
NOVEMBER 13, 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, ALEX GREENWOOD, DAVID 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. 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.

MINUTES

[October 23, 2013](#)

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. PLN 12-0198, BLUE DEVILS BINGO USE PERMIT, 508 CONTRA COSTA BOULEVARD, SUITE S *(Continued from October 23, 2012, 5 Minutes)*

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

Consider adoption of a resolution to deny the use permit for a commercial recreation and entertainment use (bingo). The applicant proposes to open a bingo gaming facility for the benefit of a non-profit organization (Blue Devils) that would be open from 11:00 am through 10:00 pm Sunday through Thursday and 11:00 am through 12:00 am Friday and Saturday. 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.

2. DETERMINATION OF CONFORMANCE WITH CITY OF PLEASANT HILL GENERAL PLAN FOR A PROPOSED VACATION AND DISPOSITION OF CONTRA COSTA WATER DISTRICT PROPERTY AT LITTLE LANE AND PASO NOGAL COURT *(5 Minutes)*

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

Consider adoption of a resolution to determine (pursuant to Government Code Section 65402) that a proposal by the Contra Costa Water District to vacate and dispose by sale properties of on Little Lane (APN#152-352-048) and Paso Nogal Court (APN#154-870-021) can be found consistent with the General Plan.

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

PUBLIC HEARINGS

1. TRP 10-020, RODGERS RANCH TREE REMOVAL REQUEST, 315 CORTSEN ROAD *(This item was previously considered by the Planning Commission on September 28, 2010 and deferred pending receipt of further information from the Pleasant Hill Recreation and Park District, 30 Minutes)*

[Staff Report](#)
[Exhibit A](#)
[Exhibits B-H](#)

Public hearing to consider a request to remove a large eucalyptus tree (*Eucalyptus globules* – blue gum tree, approximately 49 inch diameter and 85 feet tall) at the historic Rodgers Ranch site. The project site is located in the *Planned Unit Development (PUD) 591* zoning district. Assessor’s Parcel Number: 166-380-070.

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

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

2. PLN 12-0280, ROEHRIG MINOR EXCEPTION, 2125 AHNEITA DRIVE
(Continued from September 11, 2012 & October 9, 2012 Meeting Date, 30 Minutes)

[Staff Report](#)

[Resolution Draft A](#) and [Conditions](#)

[Resolution Draft B](#) and [Conditions](#)

Attachment A – 10/23/12 [Staff Report](#)

[Attachments A-C](#)

[Attachments D-E](#)

Public hearing to consider a referral from the Zoning Administrator of a request for a Minor Exception for approval of a 20% reduction in the required 20-foot front yard setback to accommodate an expanded master bedroom and addition of an accompanying bathroom (149 square feet). This section of the house currently complies with setback requirements (front yard setback of 24 feet); however, the Minor Exception request would result in a 16-foot front yard setback. The project site is located in the *R-7 Single Family, 7,000 square foot lots* zoning district. Assessor's Parcel Number 127-121-016.

CEQA Determination: Categorically Exempt, Class 1 and 5 (Existing Facilities and Minor Alterations in Land Use Limitations).

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

3. PLN 12-0221, SPRINT WIRELESS COMMUNICATION USE PERMIT, 2255 CONTRA COSTA BOULEVARD (30 Minutes)

[Staff Report](#)

[Attachments](#)

Public hearing to consider approval of a Use Permit to modify an existing wireless communication facility on the roof of a 44.5 foot tall office building. The existing 10" diameter radome is proposed to be removed and replaced with a new three foot diameter radome that would house three 6-foot tall panel antennas. Additionally, three equipment cabinets, four RRUs, and one GPS antenna would also be installed. As proposed, the equipment would have a maximum height of 67.5 feet above grade. The existing facility (to be removed) is installed at the same height as the proposed. The project site is located in the *PUD-DSP-Planned Unit Development Downtown Specific Plan*. Assessor's Parcel Number 150-300-015.

CEQA Determination: Categorically Exempt, Class 3 (Small Facilities).

Project Planner: Lori Radcliffe, 925-671-5219, 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 NOVEMBER 27, 2012](#)

The next meeting of the Planning Commission will be on November 27, 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 November 27, 2012, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.