

**MEETING AGENDA  
CITY OF PLEASANT HILL PLANNING COMMISSION  
AUGUST 12, 2014  
7:30 PM**

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

**CHAIR: DAVID MASCARO VICE CHAIR: JAMES BONATO  
MEMBERS: ROBERT ABBOTT, BILL BANKERT, ALEX GREENWOOD, DIANA VAVREK, STEVE WALLACE**

Members of the audience wishing to speak on any matter are requested to 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](http://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**

[July 15, 2014 Special Meeting](#)

**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](#)  
[Attachment C](#)  
[Attachment D Part 1](#)  
[Attachment D Part 2](#)  
[Attachment E](#)

The property owner is requesting a third 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: 164-030-005 & 008). The project includes the following:

- a. 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 4,731 square foot two-story addition to the north of the remaining existing building and a new freestanding sign;
- b. 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;
- c. A use permit to eliminate the requirement for a 50 foot long parking lot entrance landscape median strip;
- d. 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](mailto:tfujimoto@ci.pleasant-hill.ca.us)

## STUDY SESSION

1. STUDY SESSION CONCERNING POTENTIAL CHANGES TO VIEW AND PRIVACY REGULATIONS, CITY-WIDE (30 Minutes, previously discussed at July 15, 2014 Meeting)

[Staff Report](#)  
[Staff Report – PC Meeting 7/15/14](#)  
[Attachment A-1 – ARC Staff Report](#)  
[Attachment A](#)  
[Attachment B](#)  
[Attachment C](#)  
[Attachment D](#)

Study session regarding potential improvements or modifications that can be considered to the Zoning Ordinance and/or Residential Design Guidelines to address residential privacy and view concerns, at the direction of the City Council. No action will be taken on the item since this is a study session.

Project Planner: Troy Fujimoto, 925-671-5224, [tfujimoto@ci.pleasant-hill.ca.us](mailto: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 A REGULAR MEETING ON AUGUST 26, 2014

The next meeting of the Planning Commission will be a meeting on August 26, 2014. 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 26, 2014, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.