

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
OCTOBER 14, 2008
7:30 PM**

COUNCIL CHAMBERS, 100 Gregory Lane, Pleasant Hill, CA 94523 www.pleasanthill.ca.gov (925) 671-5209

CHAIR: LOLA FELLINGER VICE CHAIR: DAVID MASCARO
MEMBERS: ROBERT ABBOTT, JAMES BONATO, KEN LOMBARDI, DIANA VAVREK, 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 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. (the 2nd and 4th Fridays of the month).

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

[September 9, 2008](#)

PUBLIC HEARINGS

1. UP 05-010, T-MOBILE WIRELESS, 1 SANTA BARBARA ROAD (PLEASANT HILL MIDDLE SCHOOL)

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

The applicant is requesting approval to install a wireless communications facility consisting of six antenna panels on two separate brackets mounted to a new (replacement) 100 foot tall stadium light pole at an existing athletic track. The request includes associated ground mounted equipment which will be located approximately six feet west of the stadium light pole and screened by a six foot high CMU painted block wall with a security screen on top to deter vandalism. Assessor's Parcel Number: 149-230-008.

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

2. UP 08-005, GROCERY OUTLET OUTDOOR DISPLAY, 1671 CONTRA COSTA BOULEVARD

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

The applicant is requesting approval of a Minor Use Permit to allow additional outdoor display of merchandise in an alcove area adjacent to the main entrance of the retail store. The proposed additional outdoor display will include two to four 42-inch wide by 48-inch long transport platforms (pallets) directly in front of the storefront's window system and three 42-inch wide by 48-inch long pallets be placed alongside the curb in front of the store. Assessor's parcel number: 150-052-009.

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

3. VAR 08-007, LOMBARDI MINOR VARIANCE, 1659 ST. LAWRENCE WAY

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

The applicant is requesting approval of a Minor Variance to allow for a nine-foot encroachment into the required 20-foot front yard setback for a master bedroom addition and to exceed the maximum 35% lot coverage to 40% due to the front yard and rear yard building additions. Assessor's Parcel Number: 149-260-038.

Project Planner: Michelle Umadhay, (925) 671-5211, mumadhay@ci.pleasant-hill.ca.us

DISCUSSION ITEMS

1. [ACKNOWLEDGEMENT OF THE 2009 SCHEDULED MEETING DATES](#)

The Commission will review the dates of scheduled meetings for the upcoming year.

2. [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.

3. [REVIEW OF THE DRAFT AGENDA FOR REGULAR MEETING ON OCTOBER 28, 2008](#)

The next meeting of the Planning Commission will be on October 28, 2008. 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.

4. [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 October 28, 2008, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.