

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
AUGUST 9, 2016
6:30 PM**

COUNCIL CHAMBERS, 100 Gregory Lane, Pleasant Hill, CA 94523 www.pleasanthillca.org (925) 671-5209

**CHAIR: BILL BANKERT VICE CHAIR: DIANA VAVREK
MEMBERS: ROBERT ABBOTT, DAVID MASCARO, HEATHER PHILLIPS, STEVE SCHRAMM, NADINE THOMAS**

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.pleasanthillca.org 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 recorded and broadcast on Comcast Channel 28, U-Verse Channel 99, and Wave Channel 29 on the Thursday following the Tuesday meeting at 7:30pm. In addition, meetings also may be viewed on the City's website at www.pleasanthillca.org by clicking "Media Center."

"The Council Chamber is equipped with an Assistive Listening System. A receiver with headphone or Tel Coil antenna is available from the staff liaison at the meeting. If, due to a disability, other reasonable accommodation is needed to participate in this meeting, please contact the ADA Coordinator 72 hours in advance of the meeting at (925) 671-5221 or via California Relay at 711."

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

June 28, 2016

July 12, 2016

PUBLIC HEARING ITEMS

1. PLN 16-0133, APPEAL OF ZONING ADMINISTRATOR'S DECISION TO DENY ZONING PERMIT FOR BAART, 2100 MONUMENT BOULEVARD

(Staff is recommending a continuance of the public hearing to the September 13, 2016 Planning Commission Meeting)

Public hearing to consider an appeal of the Zoning Administrator's decision to deny Zoning Permit Application PLN 16-0133 for BAART Programs, Inc. The Zoning Administrator determined that the proposed facility is not explicitly included in the "Medical Office" use classification and is more similar to a Care/Health Care facility, thus, requiring approval of a use permit. The site is approximately 1.6 acres, zoned *RB - Retail Business*; Assessor Parcel Number: 148-010-023.

CEQA Determination: Pursuant to Section 15270, CEQA does not apply to projects which a public agency rejects or disapproves.

Project Planner: Lori Radcliffe, 925-671-5297, lradcliffe@pleasanthillca.org.

2. PLN 16-0204, TOTAL WINE WALL SIGN, 3250-B BUSKIRK AVENUE

Public hearing to consider approval of a Use Permit and Major Sign Adjustment for a proposal by Total Wine to install a new 316.3 square foot, internally illuminated, wall sign (consisting of individually illuminated channel letters reading, in two rows, "Total [logo] Wine" on top and "Spirits-Beer & More" on the bottom) over the entrance at 3250-B Buskirk Avenue. The adjustment request would allow more than the maximum 95 square feet of wall sign area allowed by the ordinance. The property is zoned *RB-Retail Business*. Assessor's Parcel Number is 148-100-059.

CEQA Determination: Categorically Exempt (Class 1, Existing Facilities & Class 11, On-premise Signage).

Project Planner: Andrew Shiflet, 925-671-5211, ashiflet@pleasanthillca.org.

3. PLN 16-0105, USE PERMIT, DEVELOPMENT PLAN, AND ADJUSTMENT TO PARKING LOT/LANDSCAPE DESIGN STANDARDS FOR MC DONALD'S RESTAURANT, 624 CONTRA COSTA BOULEVARD

Public hearing to consider approval of PLN 16-0105 submitted by McDonald's for a Development Plan and Use Permit (drive-thru and adjustment to parking lot/landscape design standards) for a proposed new McDonald's Restaurant (3,819 square feet), with drive through service at the current site of the vacant Carrow's Restaurant, (proposed building height is 20'4"). The site area is approximately 1.56 acres, zoned *RB - Retail Business*; APN: 153-270-011.

CEQA Determination: Categorically Exempt (Class 2, Replacement, Class 3, New Construction & Class 32, Infill)

Project Planner: Lori Radcliffe, 925-671-5297, lradcliffe@pleasanthillca.org.

4. WIRELESS COMMUNICATIONS FACILITIES ORDINANCE AMENDMENT, CITY-WIDE

Public hearing to consider a recommendation to the City Council for a proposed zoning ordinance amendment to Section 18.15.30 ('Public and Semi-Public Use Classifications'), Section 18.20.020 ('Land Use Regulations for all Residential Districts'), Section 18.25.020 ('Land Use Regulations for all Commercial, Retail Business, Neighborhood Business, Office, and Light Industrial Districts'), and amending Chapters 18.75 ('General Provisions') and 18.85 ('Zoning Permits'); deleting Section 18.50.010 ('Wireless Telecommunication Facilities') of Title 18 ('Planning And Land Use'); and adding Chapter 18.67 ('Wireless Telecommunication Facilities'). The amendments are proposed to comply with recent changes in State and Federal law related to these types of facilities and to provide clarifications to zoning permit provisions in light of the proposed amendment.

CEQA Determination: Exempt pursuant to Section 15061(b).3 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970.

Project Planner: Troy Fujimoto, 925-671-5224, tfujimoto@pleasanthillca.org.

DISCUSSION ITEMS

1. REVIEW OF PENDING PLANNING DIVISION APPLICATIONS

Staff will provide the Planning 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 AUGUST 23, 2016

The next meeting of the Planning Commission will be on August 23, 2016. 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 23, 2016, at 6:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.