

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
AUGUST 23, 2016
6:30 PM**

Note that access to the agenda with attachments has changed.
Please click on the link below to access the agenda with
individual staff reports and attachments here:
[Agenda with Attachments](#)

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

July 12, 2016

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 14-0439, VERIZON WIRELESS TELECOMMUNICATION FACILITY –
CONDITONAL USE PERMIT, 12 MONTH TIME EXTENSION, 1 SANTA BARBARA
ROAD

Public hearing to consider a 12 Month Time Extension for a previously approved Conditional Use Permit for a proposed wireless telecommunications facility submitted by GTE Mobilnet of California Limited Partnership dba. Verizon Wireless. The project includes the following:

- A free-standing cell tower, approximately 70 feet in height, designed to appear as an outdoor field light pole for the existing athletic field. The tower would have six TBD antennas, nine RRH antennas and two surge protectors attached to the light pole.
- A 25’x 40’ square foot lease area, and an accompanying 10’x10’ square foot lease area.
- A concrete block screen wall (eight feet in height), with a four foot high chain link fence above, for a combined height of 12 feet.
- An equipment shelter (within the screen wall area) up to 11 feet in height.
- An above-ground 132 gallon fuel storage tank for the back-up generator.

The property is located at 1 Santa Barbara Road, APN: 149-230-008 and is zoned R-10 – Single Family, 10,000 square foot lots.

CEQA Determination: For purposes of CEQA, a project is the activity to be undertaken, not the various individual government approvals – such as extensions – associated with the project. The proposed extension is not a project within the meaning of Section 15378 of the State CEQA Guidelines. In-depth review of the project has occurred, that project has been approved, and no changes are being proposed. If the proposed extension is a project under CEQA, it is subject to the exemption contained in CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty to have no possibility of a significant effect on the environment as the project has already been approved and this is merely a one year extension.

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

PUBLIC HEARINGS ITEMS

1. PLN 16-0241, GHAEMI MINOR EXCEPTION, 1785 SHIRLEY DRIVE

[This item will be continued to the September 13, 2016 Planning Commission Meeting]

Public hearing to consider approval of a Minor Exception submitted by Bahram Ghaemi associated with a proposed new 120 square foot, single story, residential addition that would result in a front yard setback of 16, where the minimum required setback is 20 feet. The site area is approximately 7,500 square feet, zoned R-7, Single Family Residential; APN 153-223-011 located at 1785 Shirley Drive.

Note: This application has been referred to the Planning Commission by the Zoning Administrator because the proposal would reduce a conforming front yard setback (for 18 linear feet on the front elevation) to less than the existing front setback maintained by the existing residence and garage.

CEQA Determination: Categorically Exempt (Class 1, Existing Facilities & Class 5, Minor Changes to Land Use Limitations).

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

STUDY SESSION ITEMS

1. PLN 15-0339, STRINGER-BATES, GENERAL PLAN AMENDMENT, PUD REZONING, DEVELOPMENT PLAN, MAJOR SUBDIVISION & USE PERMIT FOR A 44 UNIT RESIDENTIAL DEVELOPMENT, AT 100 MAYHEW WAY

A study session is requested to review a proposal for rezoning the project site from the existing *PAO (Professional and Administrative Office)* zoning district to a *PUD (Planned Unit District)*, to accommodate the proposed residential use, and an accompanying General Plan Amendment to change the existing General Plan land use designation of the project site from *Office* to *Multi-Family Low Density* to allow development of a proposed new residential project consisting of 44 detached, three story, residential townhouse units with a maximum height of 35 feet. The units would range in size from 1,814 square feet to 2,148 square feet, each with an attached two-car garage. The proposed density would be approximately 13.17 dwelling units per gross acre and 13.92 dwelling units per net acre. The site is 3.3-acres, Assessor Parcel Number: 148-070-004. No action will be taken.

Project Planner: Jeff Olsen, 925-671-5206, jolsen@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 SEPTEMBER 13 2016

The next meeting of the Planning Commission will be on September 13, 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 September 13, 2016, at 6:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.