

**MEETING AGENDA  
CITY OF PLEASANT HILL PLANNING COMMISSION  
JUNE 28, 2011  
7:30 PM**

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

**CHAIR: JAMES BONATO VICE CHAIR: DIANA VAVREK  
MEMBERS: ROBERT ABBOTT, TIMOTHY FLAHERTY, DAVID MASCARO, 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](http://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.

**Meeting Broadcasts:** Planning Commission meetings are videotaped and broadcast on Comcast Channel 26 the Friday following the Tuesday meeting from 4 p.m. to 6 p.m.

**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**

[May 24, 2011](#) and [June 14, 2011](#)

## PUBLIC HEARINGS

1. UP 10-024, AT&T WIRELESS– WIRELESS TELECOMMUNICATION FACILITY, USE PERMIT REQUEST, 0 PASO NOGAL (*Originally heard by the Commission on February 22, 2011*)

[Staff Report](#)  
[Exhibit A – E](#)  
[Exhibit F](#)  
[Exhibit G - J](#)

Additional Correspondence Received 6/24 and 6/27/11  
[Recreation and Park District Letter](#)  
[Resident Paul Bittner - letter regarding Petition](#)  
[Resident Paul Bittner - letter regarding opposition / Photos](#)

Public hearing to consider approval of a Use Permit to install a wireless telecommunication facility on a new 35 foot tall artificial tree, including associated electronic equipment, on an undeveloped, vacant parcel. This item was originally reviewed at the February 22, 2011 meeting. In addition, the Commission is requested to accept the Exemption pursuant to Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, which consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures. The project site is located in the *R-7 Single Family – 7,000 sq. ft. lots* residential zoning district. Assessor's Parcel Number: 154-220-015.

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

2. UP 10-019, T-MOBILE-WIRELESS TELECOMMUNICATION FACILITY, USE PERMIT REQUEST, 801 GOLF CLUB ROAD

**NOTE: STAFF IS RECOMMENDING CONTINUANCE OF THIS ITEM TO JULY 26, 2011.**

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

Public hearing to consider approval of a Use Permit to install a wireless telecommunication facility consisting of 6 panel antennas (60" tall x 14" wide x 4" deep), installed on an 85 foot tall artificial pine tree. In addition, the proposed project would include four equipment cabinets (4'-6" wide x 5' tall x 3' deep), inside a fenced area (15' long x 32' wide). In addition, the Commission is requested to accept the Exemption pursuant to Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, which consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures. The project site is located at 801 Golf Club Road (Contra Costa Country Club). The 153 acre site is located in Planned Unit District PUD 723. Assessor's Parcel Number: 154-150-024.

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

3. DP 10-005, UP 10-014 & VAR 11-022, OASIS CHRISTIAN FELLOWSHIP CHURCH EXPANSION, DEVELOPMENT PLAN, USE PERMIT AND VARIANCE REQUEST, 2551 PLEASANT HILL ROAD

[Staff Report](#)  
[Attachments A – C](#)  
[Attachments D – I](#)  
[Attachment J Pt. 1](#)  
[Attachment J Pt. 2 and K](#)

Public hearing to consider approval of a Development Plan, Use Permit and Variance for the following project:

- a) Demolition and removal of an existing 1,150 square foot circular building, currently used for various children's activities, that is located to the north of the existing two-story portion of the church, and construction of a new 7,231 square foot two-story addition that would contain a relocated and enlarged sanctuary, offices, bathrooms and kitchen, to the north of the remaining existing building;
- b) Expansion of the existing parking lot on the west end of the site and construction of a new parking lot on the eastern end of the site for a combined capacity of 68 parking spaces and installation of drainage improvements and new landscaping within the parking lots, around the building and on the periphery of the parking lots;
- c) Expansion of the religious facility and a request to reduce/eliminate the requirement for a 50 foot long parking lot entrance landscape median strip.
- d) A variance request for the following: 1) reduce perimeter landscaping requirement between at-grade parking lots and public streets from the 10 foot wide buffer strip required to a one foot wide buffer strip; 2) reduce the required 10 foot wide planting area between parking lots and adjacent "R" districts to five feet in width; 3) reduce interior parking lot landscaping from 10% of the parking lot area to 4.8%; 4) waiver of the required eight foot tall solid wall between a parking lot area and "R" zoning districts; and 5) waiver of a required landscape planter at the end of a parking stall row in the eastern parking lot.

In addition, the Commission is requested to accept the Exemption pursuant to Section 15301 and 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, which consists of permitting or minor alteration of existing structures/facilities and development of an in-fill project, in this case a building addition less than 10,000 square feet with adequate public services and facilities available, consistent with the City General Plan and Zoning Ordinance, on a site less than 5 acres surrounded by urban uses, not in an environmentally sensitive areas, and with no significant effects pertaining to traffic, noise, air and water quality. The project site is located at 2551 Pleasant Hill Road, southern corner of Pleasant Hill Road and Taylor Boulevard. The property is zoned *R-10 – Single Family – 10,000 sq. ft. lots*. Assessor Parcel Number's: 164-030-005 & 008.

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 REGULAR MEETING ON JULY 12, 2011](#)

The next meeting of the Planning Commission will be on July 12, 2011. 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 July 12, 2011, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.