

**\*\*\*SPECIAL MEETING\*\*\*  
MEETING AGENDA  
CITY OF PLEASANT HILL PLANNING COMMISSION  
NOVEMBER 29, 2011  
7:30 PM**

*Note Special Meeting Date*

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

<b>CHAIR: DIANA VAVREK VICE CHAIR: ROBERT ABBOTT MEMBERS: JAMES BONATO, NAOMI CONN, TIMOTHY FLAHERTY, DAVID MASCARO, STEVE WALLACE</b>
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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 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**

[November 8, 2011](#)

**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. AMENDMENTS TO THE PLEASANT HILL DOWNTOWN SPECIFIC PLAN PERTAINING TO SPECIAL EVENTS AND USES (5 Minutes)

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

Public hearing to consider amendments to the Pleasant Hill Downtown Specific Plan specifically related 1) modifications to provisions related to temporary and accessory uses – special events and uses; 2) clarification of use permit requirements for certain eating and drinking establishments; and 3) miscellaneous clarifications and corrections to various provisions pertaining to commercial uses. In addition, the Commission is requested to accept the exemption for this project pursuant to Section 15061(b).3 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, as amended, as there is no possibility that the proposed activity will have a significant effect on the environment as the proposed amendments are intended to make clarifications to the specific plan (commercial uses), require eating and drinking establishments with live entertainment to acquire a conditional use permit and modify a table related to temporary and accessory uses. The project site is located in the *PUD-DSP* zoning district, Downtown Pleasant Hill.

Project Planner: Troy Fujimoto, 925-671-5224, [tfujimoto@ci.pleasant-hill.ca.us](mailto:tfujimoto@ci.pleasant-hill.ca.us)

**PUBLIC HEARINGS**

1. UP 11-006, AT&T WIRELESS TELECOMMUNICATION FACILITY, USE PERMIT REQUEST, 321 GOLF CLUB ROAD (30 Minutes)

[Staff Report](#)  
[Attachments A-J](#)  
[Attachments K - M](#)

Public hearing to consider approval of a Conditional Use Permit for the installation of a wireless communication facility use, consisting of nine panel antennas (51” tall x 12” wide x 6” deep), installed on a new 100 foot tall light pole that would replace an existing 100 foot tall light pole at the Diablo Valley College athletic stadium. In addition, the applicant is proposing to place equipment inside a fully enclosed accessory structure (approximately 11.5’ wide by 20’ long by 11’ high) within an eight-foot tall chain link fence area. Lastly the project includes a request for exceptions to ordinance requirements related to visibility of the facility from public places, screening/camouflaging of the facility, and number of antennas on a single parcel. 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; and the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure. In

this case the project includes replacement of an existing 100' tall light pole with a new 100' tall light pole designed to accommodate telecommunications equipment and construction of a new accessory building within a fenced area to house associated equipment. The project site is located in the *R-7 Single Family – 7,000 square foot lots* zoning district.  
Assessor's Parcel Number: 153-040-009.

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

2. REQUEST FOR RECONSIDERATION OF THE PLANNING COMMISSION'S ACTION RECOMMENDING APPROVAL OF AMENDMENTS TO THE SIGN ORDINANCE PERTAINING TO TEMPORARY SIGNS (10 Minutes)

Request by Commissioner Bonato for reconsideration of the Planning Commission's action on November 8, 2011, recommending City Council approval for amendments to the provisions of the sign ordinance related to temporary signs (Chapter 18.60 and Section 18.140.010), particularly provisions pertaining to signage for non-commercial speech and messages, to ensure conformance with applicable State or Federal laws. Note: If the Planning Commission concurs with Commissioner Bonato's request for reconsideration, this matter will be noticed for public hearing on January 10, 2012 (or on a later date as specified by the Planning Commission).

Project Planner: Greg Fuz, 925-671-5218, [gfuz@ci.pleasant-hill.ca.us](mailto:gfuz@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 DECEMBER 13, 2011

The next meeting of the Planning Commission will be on December 13, 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 December 13, 2011, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.