

**MEETING AGENDA  
CITY OF PLEASANT HILL PLANNING COMMISSION  
AUGUST 28, 2012  
7:30 PM**

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

<b>CHAIR: ROBERT ABBOTT VICE CHAIR: STEVE WALLACE MEMBERS: JAMES BONATO, TIMOTHY FLAHERTY, DAVID MASCARO, DIANA VAVREK</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.ci.pleasant-hill.ca.us](http://www.ci.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**

[August 14, 2012](#)

## **PUBLIC HEARINGS**

1. PLN 12-0170, SPRINT WIRELESS – CONDITIONAL USE PERMIT, 2800 PLEASANT HILL ROAD

[Staff Report](#)  
[Attachments A – C](#)  
[Attachments D - G](#)

Public hearing to consider approval of a Use Permit to modify an existing roof-mounted wireless telecommunication facility and to modify/replace existing mechanical equipment located within the commercial building on which the facility is situated. The proposal would include the following:

- Removal and Replacement, or new installation of, four (4) mechanical cabinets
- Removal of three (3) of the six (6) existing Sprint antenna panels
- Replacement of three (3) of the six (6) existing Sprint antenna panels (resulting in a total of one antenna panel per Sector)
- Installation of six (6) new remote radio units (RRU's)
- Each of three (3) new antennas would extend 6' 6" above the existing parapet (26' 6" above grade level) resulting in a total height of 33' above grade level. Existing slatted-wood screen walls, painted to match the existing building color, would screen the antenna panels.
- Existing 8-foot high fiber re-enforced plastic (FRP) screen wall structures would remain unchanged.

This use permit application also includes a request for an exception to allow the facility to be placed approximately 69 feet (within 200 feet) from the nearest residential property line.

The project site is located in the *PAO-Professional & Administrative Office* zoning district. Assessor's Parcel Number 152-023-024.

CEQA Determination: Categorically Exempt, Class 3 (New Construction or Conversion of Small Structures).

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

2. UP 10-026, OAK PARK CHRISTIAN CHURCH – USE PERMIT AMENDMENT, 2073 OAK PARK BOULEVARD

[Staff Report](#)  
[Exhibit A](#)                      [Exhibit B](#)  
[Exhibit C](#)                      [Exhibit D](#)  
[Exhibit E](#)                      [Exhibit F](#)  
[Exhibit G](#)                      [Exhibit H](#)  
[Exhibits I – N](#)                [Exhibit O - T](#)

Public hearing to consider approval of an amendment to previously approved Use Permits (UP 06-007 & UP 08-001). The proposed amendment would modify the conditions of approval for the project to:

1. Limit the maximum number of sanctuary and balcony seats to 696, where the original project approvals conditionally provided for a maximum of 808 sanctuary and balcony seats;
2. Increase the existing number of sanctuary seats from 566 (existing) to 696 (proposed) by allowing installation of 128 new seats in the balcony;
3. Remove the existing requirement to provide additional on-site parking in the future by allowing existing modular classroom buildings to remain where the expanded on-site parking was originally required to be developed;
4. Establish a second, temporary, off-site shared parking facility for approximately 61 additional parking spaces on property owned by the Pleasant Hill Recreation & Park District (Old Schoolhouse site, 2050 Oak Park Blvd.) for a period of 10 years and resulting in an increase of on-site/off-site parking spaces from 220 existing spaces to 281 spaces;
5. Eliminate the requirement for a “phased-in” valet parking plan, except in the event that all remedies to resolve any potential parking problems/complaints, have been exhausted; and
6. Other related modifications to the conditions of approval.

The project site is located in the *R-10 Single Family – 10,000 sq. ft. lots* zoning district. Assessor’s Parcel Number’s: 170-020-042 (OPCC) & 166-142-003 (District’s old schoolhouse site).

CEQA Determination: In accordance with Section 15162 and 15163 of the Guidelines for the Implementation of CEQA, the proposed Use Permit does not propose a change in the scope of the original project to where a new significant impact would occur and there have been no substantial changes to the project or environmental setting to warrant preparation of a subsequent environmental document. Therefore, the originally adopted Initial Study and Mitigated Negative Declaration remain adequate for the proposed project.

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

## **DISCUSSION ITEMS**

1. MINOR EXCEPTION ORDINANCE REVIEW

[Staff Report](#)  
[Attachments A - B](#)

Staff will provide the Commission with an update and review of the minor exception permit applications that have been processed by the City since the ordinance was adopted in September 2011.

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

2. WIRELESS TELECOMMUNICATION FACILITIES UPDATE

[Staff Report](#)  
[Attachment A](#)

Staff will provide the Commission with an update concerning recent Federal Legislation pertaining to wireless facilities as contained in the Middle Class Tax Relief and Job Creation Act of 2012. Staff will provide an update on the Act and its impact on City review for certain wireless telecommunication facilities.

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

3. 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.

4. REVIEW OF THE DRAFT AGENDA FOR REGULAR MEETING ON SEPTEMBER 11, 2012

The next meeting of the Planning Commission will be on September 11, 2012. 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.

5. 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 11, 2012, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.