

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
JANUARY 14, 2014
7:30 PM**

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

CHAIR: STEVE WALLACE VICE CHAIR: DAVID MASCARO MEMBERS: ROBERT ABBOTT, BILL BANKERT, JAMES BONATO, ALEX GREENWOOD, DIANA VAVREK
--

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.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

[November 12, 2013](#)

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. HOUSING ELEMENT IMPLEMENTATION UPDATE (5 Minutes)

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

Status report on progress to-date toward implementation of the City of Pleasant Hill Housing Element.

Project Planner: Troy Fujimoto, 925-671-5224, tfujimoto@ci.pleasant-hill.ca.us

PUBLIC HEARINGS

1. PLN 13-0202, AT&T WIRELESS COMMUNICATION FACILITY, USE PERMIT, 400 TAYLOR BOULEVARD (45 Minutes, Continued from December 10, 2013 Meeting that was Cancelled)

[Staff Report](#)
[Attachment A – Resolution](#)
[Attachments B – G](#)
[Attachments H - N](#)

[Memo to Commissioners re Attachment K](#)
Attachment K – [Kramer memo dated November 12, 2013](#)
[Kramer memo dated January 10, 2014](#)
[Kramer memo dated January 13, 2014](#)

Public hearing to consider approval of a Use Permit for a new roof-mounted AT&T wireless communication facility use consisting of:

- Sixteen antenna panels;
- 20 new RRU’s (remote radio units) and 2 new GPS antennas;
- One new ground-mounted support equipment enclosure on the west side of the site, and
- Relocation of two existing roof-mounted microwave antenna dishes.

All new and existing roof-mounted equipment would be placed behind a new eight foot screen wall on the east end of the existing three-story office building. The top of the proposed eight foot screen wall would be 61’ 3” above grade level, and would be placed on an existing penthouse facility that is 53’ 3” above grade level. A use permit is required for any antenna structure constructed by or for a service provider, and/or when within 200 feet of a residential parcel, and/or when the antenna structure would exceed the maximum allowable building heights for a structure in the applicable zone district. For this specific project, a use permit is also required for two exception requests, consisting of: (1) placement of the facility approximately 160 feet (within 200 feet) from the nearest residential property line, and (2) for seven antenna panels/dishes to be setback, from edge of roof, at a distance that is less than that of their total height above top of roof. The subject site is located at 400

Taylor Boulevard, within the *PAO Professional & Administrative Office* zoning district, Assessor Parcel No.: 153-050-059.

CEQA Determination: Categorically Exempt, Class 3 (Small Facilities or Structures).

Project Planner: Jeff Olsen, 925-671-5206, jolsen@ci.pleasant-hill.ca.us

2. PLN 13-0347, 9 GAMES ZONE BILLIARDS AND KARAOKE, MINOR USE PERMIT, 548 CONTRA COSTA BOULEVARD, SUITE M (30 Minutes)

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

Public hearing to consider approval for a minor use permit to allow a commercial recreation and entertainment use (billiard/pool hall/karaoke) and live entertainment (karaoke). The applicant proposes business hours from 12:00PM to 2:00AM daily. The applicant does not propose to serve any alcohol at the facility. The subject site is located at 548 Contra Costa Boulevard, Suite M, within the *RB Retail Business* zoning district, Assessor Parcel No.: 153-030-089.

CEQA Determination: Categorically Exempt, Class 1 (Existing Facilities).

Project Planner: Troy Fujimoto, 925-671-5224, tfujimoto@ci.pleasant-hill.ca.us

NEW BUSINESS

1. [SELECTION OF COMMISSIONERS FOR THE HOUSING ELEMENT COMMITTEE](#)

The City Council has requested the Planning Commission select two of its members to represent the Planning Commission on the joint committee that will guide the preparation of the upcoming Housing Element update in 2014-2015.

DISCUSSION ITEMS

1. [DISCUSSION ON BASKETBALL HOOPS WITHIN FRONT YARD SETBACKS \(20 Minutes, Continued from December 10, 2013 Meeting that was Cancelled\)](#)

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

Staff received a request from a citizen to consider an amendment to the Zoning Ordinance to allow permanent basketball hoops within the front yard setback (currently, permanent basketball hoops are not permitted within the front yard setback because they are considered accessory structures subject to a three foot limitation within the front yard setback). This matter is presented to the Commission for discussion and direction.

Project Planner: Troy Fujimoto, 925-671-5224, tfujimoto@ci.pleasant-hill.ca.us

2. 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.

3. REVIEW OF THE DRAFT AGENDA FOR REGULAR MEETING ON JANUARY 28, 2014

The next meeting of the Planning Commission will be on January 28, 2014. 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.

4. 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.

A. [Recap of Planning Division projects considered in 2013.](#)

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 January 28, 2014, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.