

MEETING AGENDA CITY OF PLEASANT HILL ZONING ADMINISTRATOR MEETING

March 8, 2018
5:00 P.M.

www.pleasanthillca.org (925) 671-5209

Public Works and Community Development Conference Room, 100 Gregory Lane, Pleasant Hill, CA 94523

Members of the audience wishing to speak on any matter are requested to fill out a card and turn it in to the Zoning Administrator. 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 Zoning Administrator 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 Zoning Administrator 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 subject to staff's ability to post the documents before the meeting. An appeal of the decision or conditions of the Zoning Administrator to the Planning Commission must be filed in writing with the City within 10 calendar days of the mailed notice of decision.

Attention: If, due to a disability, a 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

PUBLIC COMMENT

The public is welcome at this time to address the Zoning Administrator on any item, with the exception of items scheduled for Public Hearing. Comments are limited to three minutes per speaker. Persons wishing to speak under this opportunity should identify themselves to the Zoning Administrator prior to the start of the meeting.

PUBLIC HEARINGS

1. PLN 16-0223, ZONING PERMIT MODIFICATION OF CONDITIONS OR PERMIT REVOCATION, SHAMROCK AUTOMOTIVE SALES AT 200 GREGORY LANE, #202-B *(Continued from February 8, 2018 Zoning Administrator public hearing)*

Staff Memo

Attachment A-1

Memo to the Zoning Administrator dated February 8, 2018.

Public hearing to consider modifications to the conditions of approval, or revocation of, Zoning Permit PLN 16-0223. Zoning Permit PLN 16-0223 was approved in June 2016 to allow an "Automobile, vehicle/equipment broker" use providing assistance to third parties seeking to buy or sell vehicles or equipment. It has been determined that the applicant has been storing and displaying vehicles at the property, in conflict with the use classification that does not allow for on-site storage, display or maintenance of vehicles. Automobile sales is also not a permitted use in the PAO zone district. The subject site is 200 Gregory Lane, #202B. The property is zoned PAO – Professional and Administrative Office. Assessor Parcel Number: 150-290-002 & 005.

CEQA: Categorically Exempt, (Enforcement Actions by Regulatory Agencies - Class 21)

Project Planner: Andrew Shiflet, 925 671-5211, ashiflet@pleasanthillca.org

2. PLN 18-0014, MINOR USE PERMIT, FOR BOWKER FITNESS STUDIO (EVERFIT MOTION TRAINING) AT 1630 CONTRA COSTA BOULEVARD SUITE C

[Staff Memo](#)

- [Attachment A](#) Staff Recommended Findings and Conditions of Approval (includes Engineering Conditions of Approval)
[Attachment B](#) Location Map
[Attachment C](#) Project Plans (including site photos)
[Attachment D](#) Applicant's Use Permit Analysis
[Attachment E](#) Public Hearing Notice

Public Hearing to consider approval of Minor Use Permit PLN 18-0014, submitted by Chris Bowker, for a *fitness studio* use (Everfit Motion Training Facility). The proposed *fitness studio* use would occupy 1,534 square feet within an existing 34,187 gross square foot two-story multi-tenant building. Proposed operation hours: Monday through Friday, 5:00 am to 9:00 pm, Saturday, 7:00 am to 2:00 pm, and Sunday, 7:00 am to 12:00 pm. The two-parcel site is approximately 2.47 acres, and is zoned RB Retail Business; APNs: 127-081-047 and 127-081-048.

CEQA: Exempt, (Class 1– Existing Facilities) because the project involves no expansion to the existing building.

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

3. PLN 16-0342, VERIZON WIRELESS - WIRELESS COMMUNICATIONS FACILITY, CONDITIONAL USE PERMIT, 685 CONTRA COSTA BOULEVARD

[Staff Memo](#)

- [Attachment A](#) Applicant Information
[Attachment B](#) November 22, 2016 Planning Commission Staff Report and Project Plans (attachments available at the Planning Division)
[Attachment C](#) Planning Commission Action Letter and Adopted Resolution
[Attachment D](#) Proposed Conditions of Approval
[Attachment E](#) Public Hearing Notice

Public hearing to consider approval of an amendment to the previously approved Conditional Use Permit for a proposal by Ridge Communications Inc., on behalf of Verizon Wireless for a new wireless communications facility at 685 Contra Costa Boulevard. The approval was for the following:

- Three roof-top mounted antennas, approximately 4.5 feet in height, on tripod ballast mounts & one microwave antenna, screened by FRP (fiberglass) screen walls.
- A generator that would operate the facility & associated equipment located on a vehicular trailer, all to be screened by a non-permanent fence with slats within the existing parking lot.
- A fuel tank (approximately 80 gallons).
- Exceptions to various provisions applicable to wireless communication facilities.

The proposed amendment would extend the date by which the facility was to be removed to allow for the installation of the permanent facility. The property is zoned *RB-Retail Business*. Accessor's Parcel Number is 153-250-007.

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

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

4. PLN 16-0392, VERIZON WIRELESS TELECOMMUNICATION FACILITY, TIME EXTENSION FOR A PREVIOUSLY APPROVED CONDITIONAL USE PERMIT, 685 CONTRA COSTA BOULEVARD

[Staff Memo](#)

- [Attachment A](#) Applicant Information
- [Attachment B](#) March 28, 2017 Planning Commission Staff Report and Project Plans (attachments available at the Planning Division)
- [Attachment C](#) Planning Commission Action Letter and Adopted Resolution
- [Attachment D](#) Proposed Conditions of Approval
- [Attachment E](#) Public Hearing Notice

Public hearing to consider a request for a time extension for a previously approved Conditional Use Permit for a proposed wireless telecommunications facility submitted by Ridge Communications Inc. (on behalf of Verizon Wireless). The project includes the following:

- Four roof-top mounted antennas (approx. 9 to 10 feet in height) arrays installed on the roof of the JCPenney store building, including multiple radio repeater units (RRU's), screened on three sides of each array by FRP (fiberglass) screen walls that would be painted to complement the building.
- A new ground enclosure that would contain a generator with an internal 54 gallon fuel tank, four electronic cabinets, RRU's, telco box and surge suppressors. The enclosure would be a concrete masonry wall (CMU) wall that would match the existing building exterior appearance.
- Removal of four trees and the installation of new landscaping to replace the lost landscaping as a result of the new ground enclosure.
- The request also includes exception requests for lighting and allowed noise levels.

The property is located at 685 Contra Costa Boulevard, APN: 153-250-007 and is zoned *RB-Retail Business*.

CEQA Determination: Exempt, Class 1

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

ADJOURNMENT

Adjourn to the next scheduled meeting of the Zoning Administrator on Thursday, March 22, 2018, at 5:00 P.M., in the Public Works and Community Development Conference Room, 100 Gregory Lane.