

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
SEPTEMBER 14, 2010
7:30 PM**

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

<p>CHAIR: JAMES BONATO VICE CHAIR: DIANA VAVREK MEMBERS: ROBERT ABBOTT, TIMOTHY FLAHERTY, KEN LOMBARDI, DAVID MASCARO, STEVE WALLACE</p>

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 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. The Planning Commission meetings are telecast 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.

PUBLIC HEARINGS

1. UP 10-011, T-MOBILE WIRELESS, USE PERMIT FOR WIRELESS TELECOMMUNICATIONS FACILITY, 321 GOLF CLUB ROAD (Continued from August 24, 2010) (20 Minutes)

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

The applicant is requesting a use permit to install 9 antennas and 9 amplifiers on a proposed 80' tall monopine, and equipment cabinets in a new equipment enclosure at Diablo Valley College. 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 square foot lots* zoning district. Assessor's Parcel Number: 153-040-009

Project Planner: Lori Radcliffe, 925-671-5297, lradcliffe@ci.pleasant-hill.ca.us

2. TRP 10-015, PLEASANT HILL RECREATION AND PARK DISTRICT, TREE REMOVAL REQUEST, 2050 OAK PARK BOULEVARD (Continued from August 24, 2010) (20 Minutes)

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

The applicant is requesting to remove six trees from an existing park site. The trees proposed to be removed include two Stone pines, three Aleppo pines and one Elm tree. In addition, the Commission is requested to accept the Exemption pursuant to Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, which consists of operation, maintenance, permitting, licensing, of existing features or topographical features involving no expansion of use beyond the existing use. The project site is located in the *R-10 Single Family – 10,000 square foot lots* zoning district. Assessor's Parcel Number: 166-142-003

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

3. TRP 10-020, RODGERS RANCH TREE REMOVAL REQUEST, 315 CORTSEN ROAD (20 Minutes)

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

The applicant is requesting a tree removal request to remove a eucalyptus (*Eucalyptus globules* – blue gum tree) tree (approx. 49 inch diameter and 85 feet tall) from the historic Rodgers Ranch site. In addition, the Commission is requested to accept the Exemption pursuant to Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, which consists of operation, maintenance, permitting, licensing, of existing features or topographical features involving no expansion of use beyond the existing use. The project site is located in the *Planned Unit Development (PUD) 591* zoning district. Assessor's Parcel Number: 166-380-070.

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

STUDY SESSION ITEMS

(This Study Session will commence at a time certain of 8:45 p.m.)

1. DP 10-001 & UP 10-004, IN-N-OUT BURGER RESTAURANT, 3195 AND 1531 OAK PARK BOULEVARD

[Staff Report](#)
[Attachments A – C](#)
[Attachments D – F](#)
[Attachments G – J](#)
[Attachment K](#)
[Attachments L - O](#)

The applicant is request the Commission hold a study session on a proposed 3,750 square foot In-N-Out Burgers restaurant with a drive-thru. The project site also includes the area of the adjacent Black Angus restaurant and an adjacent existing vacant commercial building. Combined, the site encompasses 2.51 acres. The project would include a reconfigured shared parking lot, to be used by both the new and existing restaurants. In addition, the project proposes removal of a currently vacant 3,070 square foot building adjacent to the Black Angus restaurant to provide for additional parking & landscaping. The project site is located within the *RB-Retail Business* zoning district. The Assessor's Parcel Numbers are 170-092-050, 054, 055, 057 & 058. No action will be taken on this item.

Project Planner: Jeff Olsen, 925-671-5206, jolsen@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 SEPTEMBER 28, 2010](#)

The next meeting of the Planning Commission will be on September 28, 2010. 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 September 28, 2010, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.