

**MEETING AGENDA  
CITY OF PLEASANT HILL  
ZONING ADMINISTRATOR MEETING**

**October 25, 2018  
5:00 P.M.**

[www.pleasanthillca.org](http://www.pleasanthillca.org) (925) 671-5209

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

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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](http://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 16-0342, VERIZON WIRELESS - WIRELESS COMMUNICATIONS FACILITY, CONDITIONAL USE PERMIT AMENDMENT & ARCHITECTURAL REVIEW PERMIT AMENDMENT, 685 CONTRA COSTA BOULEVARD

Staff Report

<u><a href="#">Attachment A</a></u>	Applicant Information
<u><a href="#">Attachment B</a></u>	November 22, 2016 Planning Commission Staff Report and Project Plans (attachments available at the Planning Division)
<u><a href="#">Attachment C</a></u>	November 17, 2016 Architectural Review Commission Staff Report (attachments available at the Planning Division)
<u><a href="#">Attachment D</a></u>	Planning Commission Adopted Resolution
<u><a href="#">Attachment E</a></u>	Architectural Review Commission Action Letter
<u><a href="#">Attachment F</a></u>	Proposed Conditions of Approval (ARP and CUP)
<u><a href="#">Attachment G</a></u>	Public Hearing Notice

Public hearing to consider approval of an amendment to the previously approved Conditional Use Permit & Architectural Review 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 and time extension 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](mailto:tfujimoto@pleasanthillca.org), 925-671-5224.

## **ADJOURNMENT**

Adjourn to the next scheduled meeting of the Zoning Administrator on Thursday, November 8, 2018, at 5:00 P.M., in the Public Works and Community Development Conference Room, 100 Gregory Lane.