

*****SPECIAL MEETING*****

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
MARCH 25, 2014
4:30 PM**

The Planning Commission will initially convene at 4:30 PM at the Contra Costa Country Club Clubhouse at 801 Country Club Road, Pleasant Hill to conduct a site visit and receive a presentation from the applicant regarding the proposed golf course renovation project. Then, the Planning Commission will recess for a dinner break and reconvene its regular meeting at City Hall at the City Council Chambers, 100 Gregory Lane, Pleasant Hill at a special early start time of 7:00 PM.

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

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.

SITE VISIT AND STUDY SESSIONS

1. PLN 13-0409 - CONTRA COSTA COUNTRY CLUB GOLF COURSE RENOVATION AT 801 GOLF CLUB ROAD (DEVELOPMENT PLAN PERMIT & VARIANCE)

[Staff Report](#)

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| <u>Attachment A</u> | Reserved for Staff Recommended Resolution |
| <u>Attachment B</u> | Location Map |
| <u>Attachment C</u> | Project Plans and Applicant's Project Description |
| <u>Attachment D</u> | Development Plan Permit Analysis, Variance Analysis and Environmental Information Form |
| <u>Attachment E</u> | Applicant's Geotechnical Report and Written Statement |
| <u>Attachment F</u> | Draft Arborist Report |
| <u>Attachment G</u> | Letters from Outside Agencies |
| <u>Attachment H</u> | Planned Unit District Development Standards |
| <u>Attachment I</u> | Zoning Map |
| <u>Attachment J</u> | Public Hearing Notice |
| <u>Attachment K</u> | Applicant's <i>Restricted Materials Permit</i> Attachment L Letters (1) from Public |
| <u>Attachment L</u> | Letters (1) from Public |

A "special meeting" to conduct a site visit and study session (*convened initially at the project site and subsequently continued at City Hall*) on a proposal by the Contra Costa Country Club for a renovation of the existing 18-hole golf course (*park and recreation facility use*), to include: (1) tree removal and tree replacement, (2) modifications to fairways/greens/tee-boxes, and (3) the re-shaping of two holes. In addition, the proposal includes a Variance request for expansion of the driving range (excess height for 50-foot high netting support poles) to increase the number of hitting stalls two-fold.

The 159-acre project site is located at 801 Golf Club Road. The site is zoned *PUD – Planned Unit District – Ordinance 723*. Assessor Parcel Number: 154-150-024 (primary assessor parcel number).

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

MINUTES

[February 25, 2014](#)

NEW BUSINESS

1. SELECTION OF COMMISSIONER FOR THE PLEASANT HILL LIBRARY TASK FORCE

The City Council has requested the Planning Commission select one member to represent the Planning Commission on a joint task force that will explore the need and feasibility for construction of a new library building serving the residents of Pleasant Hill.

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'S FOR A SPECIAL & REGULAR MEETING ON APRIL 1 AND APRIL 8, 2014 RESPECTIVELY

The next meetings of the Planning Commission will be on April 1, 2014 and April 8, 2014. Draft agendas for both meetings, listing the scheduled agenda items, hearings, and discussion items, are 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 special meeting of the Planning Commission on April 1, 2014, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.