

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
APRIL 22, 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
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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 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

[March 11, 2014](#) and [March 25, 2014](#)

PRESENTATIONS

1. CODE COMPLIANCE OVERVIEW

The City's Code Enforcement Investigator will provide an informational presentation to the Planning Commission concerning the Code Compliance program.

PUBLIC HEARINGS

1. PLN 13-0409 CONTRA COSTA COUNTRY CLUB RENOVATION – DEVELOPMENT PLAN AND VARIANCE - 801 GOLF CLUB ROAD

Staff Report

Attachment A	Staff Recommended Resolution
Attachment B	Location Map
Attachment C	Project Plans and Applicant's Written Statement dated "Received April 2, 2014"
Attachment D	Development Plan Permit Analysis, Variance Analysis and Environmental Information Form
Attachment E	Applicant's Geotechnical Report and Written Statement on Site Preparation (Methods of Grass Removal, etc.)
Attachment F	Draft Arborist Report Prepared by Valley Crest Tree Care Services dated "Received "April 2, 2014" Note: <i>Due to size of the site, tree removal maps and tree replacement maps are not included as attachments to the staff report.</i>
Attachment G	Letters from Outside Agencies
Attachment H	Planned Unit District (Ordinance 723) – Development Standards
Attachment I	Zoning Map
Attachment J	Public Hearing Notice
Attachment K	Applicant's <i>Restricted Materials Permit</i> (County Agriculture Department) for Use/ Application of Basamid (one signed and one unsigned version of the permit)
Attachment L	Public Letters (4)
Attachment M	Planning Commission Summary Letter dated March 26, 2014

Tree removal/Greens Maps

The Planning Commission will conduct a public hearing to consider a Development Plan permit for various site improvements on the 159-acre site. The project site is currently developed as an outdoor sports and recreational facility (golf course). Specifically, the existing use classification is a *park and recreation facility*, and is located in a *PUD Planned Unit District (Ordinance 723)* zoning district. The Development Plan permit is required for a new/modified facility with an occupancy of 30 persons or more, and associated site improvements. In addition, a Development Plan permit is required for property zoned PUD.

The improvements are proposed to enhance the existing golf course and would result in improved facilities, modifications to various tee boxes/fairways/greens and the re-shaping of two holes. An expansion of the existing driving range is also proposed which includes a request for a Variance related to the height of the poles that support the netting around the

driving range. The current capacity of the driving range is 12 hitting stalls and the proposed capacity would be 25 to 30 hitting stalls. More specifically, the existing 40-foot high netting structure would be increased in height by approximately 10-feet. The proposed netting would consist of 36 support poles (of both 35' and 50' heights) and a total length of 1,782 linear feet. A total of 181 trees are proposed to be removed (to include 17 oak trees) and 185 replacement trees (to include 110 oak trees) are proposed to be planted. The estimated earthwork (cut & fill) total for the project is 14,195 cubic yards balanced on-site. Assessor Parcel Number: 154-150-024 (primary APN covering 153.4 acres).

CEQA Determination: Exempt. Pursuant to Section 15061(b.3) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, as amended, the lead agency has determined, with certainty, that the proposed activity will not have the potential for causing a significant effect on the environment. More specifically, the project description includes features/provisions to ensure that appropriate practices and mitigation measures will be taken to avoid impacts on the environment. In addition, the project will comply with all applicable local, State and Federal regulations and ordinances which will further ensure that no significant environmental impacts would occur either individually, or cumulatively.

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

2. TREE PRESERVATION ORDINANCE AMENDMENTS, CITY-WIDE

[Staff Report](#)

<u>Exhibit A</u>	Revised Draft Ordinance (Color Coded)
<u>Exhibit B</u>	Current Tree Preservation Ordinance
<u>Exhibit C</u>	Planning Commission Staff Report dated July 23, 2013
<u>Exhibit D</u>	Resolution and Proposed Ordinance
<u>Exhibit E</u>	Planning Commission Minutes for July 23, 2013 (please reference the video of this meeting available at www.ci.pleasant-hill.ca.us for meeting details)
<u>Exhibit F</u>	ANSI Standards
<u>Exhibit G</u>	Article Titled "22 Benefits of Urban Street Trees"

Public hearing to consider a recommendation to the City Council on a proposed ordinance to amend Section 18.50.110 (Tree preservation) of the Pleasant Hill Zoning Ordinance (Title 18 of the Municipal Code) to establish additional tree preservation provisions.

CEQA Determination: Exempt. Pursuant to Section 15061(b.3) of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, as amended, the lead agency has determined, with certainty, that the proposed ordinance amendment will not have the potential for causing a significant effect on the environment as it is intended to establish and update tree preservation requirements and therefore would not result in any physical changes nor cause any significant impacts on the environment. In addition, pursuant to CEQA Guidelines Section 15308, actions taken by regulatory agencies for the protection of the environment are also categorically exempt from review under CEQA.

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 SPECIAL MEETING ON MAY 6, 2014](#)

The next meeting of the Planning Commission will be a special meeting on May 6, 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.

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 May 6, 2014, at 6:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.