

*****SPECIAL MEETING AND START TIME*****

**MEETING AGENDA
CITY OF PLEASANT HILL PLANNING COMMISSION
NOVEMBER 18, 2014
4:00 PM**

The Planning Commission will initially convene at 4:00 PM at the Contra Costa Country Club Clubhouse at 801 Country Club Road, Pleasant Hill to conduct a site visit and receive a status update from the applicant regarding the 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 6:00 PM.

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

**CHAIR: DAVID MASCARO VICE CHAIR: JAMES BONATO
MEMBERS: ROBERT ABBOTT, BILL BANKERT, ALEX GREENWOOD, NADINE THOMAS, 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

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

[October 28, 2014](#)

SITE VISIT (4:00 PM at the Contra Costa Country Club)

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

A site visit to view the status of the approved Contra Costa Country Club 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. 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). No action will be taken.

PUBLIC HEARINGS (6:00 PM at the City Council Chambers at City Hall)

1. PLN 14-0307, PAHWA VARIANCE (ASSOCIATED WITH MINOR SUBDIVISION REQUEST), 281 BOYD ROAD

[Staff Report](#)

Attachment A	Staff Recommended Resolution
Attachment B	Location Map
Attachment C	Proposed Plans
Attachment D	Applicant's Variance Analysis (to include Applicant's Map of Substandard Size Lots in the Vicinity) and Environmental Information Form
Attachment E	Letters Received from Outside Agencies
Attachment F	Zoning Administrator Letter of Action for MS 05-004
Attachment G	Zoning Map Indicating 16 Substandard Lots in General Vicinity
Attachment H	Public Notice

Hearing on a request for a Variance to allow creation of a substandard size lot. The Variance is related to a minor subdivision application to subdivide a 14,935 square foot parcel into two single-family residential lots of 7,000 square feet (sf) and 6,242 sf (net) where the applicable *R-7 Single-Family Residential- 7,000 sq. ft. lots* zoning district requires a minimum lot size of 7,000 square feet (net). The site is zoned *R-7 Single-Family Residential – 7,000 sq. ft. lots*. Assessor Parcel Number: 150-201-032.

CEQA Determination: Statutory Exemption pursuant to CEQA Guidelines Section 15270 (b): CEQA is not required for projects that a public agency rejects or disapproves.

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 DECEMBER 9, 2014](#)

The next meeting of the Planning Commission will be on December 9, 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 regular meeting of the Planning Commission on December 9, 2014, at 7:30 P.M., in the City Hall Council Chambers, 100 Gregory Lane.