

**MEETING AGENDA
CITY OF PLEASANT HILL
ARCHITECTURAL REVIEW COMMISSION**

**March 16, 2017
5:00 P.M.**

Large Community Room, 100 Gregory Lane, Pleasant Hill, CA 94523 www.pleasanthillca.org (925) 671-5209

CHAIR: FRANK HERNANDEZ

VICE CHAIR: KARLA MOSELEY

MEMBERS: JILL BERGMAN, JOHN HART, RICHARD STANTON

Members of the audience wishing to speak on any matter are requested to fill out a card and turn it in to the Chair. 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 Architectural Review 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.

The Large Community Room is equipped with an Assistive Listening System. A receiver with headphone or Tel Coil antenna is available from the staff liaison at the meeting. If, due to a disability, other 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.

An appeal of the decision or conditions of the Architectural Review Commission to the City Council must be filed in writing with the City within 10 calendar days of the mailed notice of decision.

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT

The public is welcome at this time to address the Architectural Review Commission on any subject, with the exception of scheduled items. Comments are limited to three minutes per speaker.

MINUTES

[February 16, 2017](#)

PUBLIC HEARING ITEMS

1. PLN 16-0318, ARCHITECTURAL REVIEW PERMIT, RECONSIDERTION OF BARBOUR SINGLE FAMILY RESIDENCE REMODEL/ADDITION AT 1958 OAK PARK BOULEVARD (Continued from February 16, 2017 and March 2, 2017)

[Staff Memo](#)

[Attachment A](#)

[Attachment B](#)

Attachment C

Draft Resolution

Engineering Comments (dated October 3, 2016)

ARC Staff Report (dated March 2, 2017) – Includes ARC Study Session Staff Report (dated October 20, 2016) and ARC Staff

Reports (dated November 17, 2016 and February 16, 2017)

Attachment C: [Part 1](#) [Part 2](#) [Part 3](#)

[Attachment D](#)

Correspondence

Public hearing to re-consider an Architectural Review permit submitted by Doris Barbour for a substantial remodel/addition to an existing single-story 1,479 square foot home (1,011 square feet of living space, 414 square foot garage area, and 54 square feet of covered porch area). This project was referred back to the ARC by the City Council on January 23, 2017, for consideration of the proposed balcony (details and privacy concerns), landscape, and completion of the project submittals.

The site is approximately 9,200 square feet, zoned R-10; APN: 149-284-004 located at 1958 Oak Park Boulevard.

CEQA: Exempt, (Class 3 – New Construction or Conversion of Small Structures)

Project Planner: Lori Radcliffe, 925 671-5297, lradcliffe@pleasanthillca.org

2. PLN 17-0024, ARCHITECTURAL REVIEW PERMIT, CALLAHAN SINGLE-FAMILY HOME ADDITION/REMODEL AT 1624 OAK PARK BOULEVARD

[Staff Report](#)

[Attachment A](#) Conditions of Approval
[Attachment B](#) Project Plans
[Attachment C](#) Engineering Comments
[Attachment D](#) Public Notice

Public hearing to consider PLN 17-0024 Architectural Review Permit submitted by Daniel Hromatko for a substantial remodel/addition to an existing 2,320 square foot home (1,920 square feet of living space, 361 square foot garage and 38 square feet of covered porch area). The resulting two-story home would consist of 4,393 square feet (3,246 square foot first floor living area, 594 square foot second story living area, 450 square foot garage, 38 square feet of covered porch area and 65 square foot roof overhang). The site is approximately 17,712 square feet, zoned R-7; APN 149-260-014, located at 1964 Oak Park Boulevard.

CEQA: Exempt, (Class 1 – Addition to existing structure resulting in an increase less than 10,000 square feet)

Project Planner: Andrew Shiflet, (925) 671-5211, ashiflet@pleasanthillca.org

3. PLN 16-0348, ARCHITECTURAL REVIEW PERMIT & SIGN PERMIT, TACO BELL RESTAURANT AT 500 CONTRA COSTA BOULEVARD

[Staff Report](#)

[Attachment A](#) Staff Recommended Conditions of Approval
[Attachment B](#) Location Map
[Attachment C](#) Project Plans

- [Attachment D](#) Site Photos (Provided by City Staff)
- [Attachment E](#) Applicant's Photos of Existing Remodeled Taco Bell
- [Attachment F](#) Comment Letters from Outside Agencies (3)
- [Attachment G](#) Public Hearing Notice

Public hearing to consider an Architectural Review Permit and Sign Permit submitted by Taco Bell to provide an exterior remodel to an existing restaurant (with a drive-through facility) to include a color change, construction of a new trash enclosure, and the provision of minor site improvements and site new signage. The project site is located on the southwest corner, of the intersection at Second Avenue South and Contra Costa Boulevard, and is zoned *RB Retail Business*. Assessor's Parcel Number: 125-050-013.

CEQA: Exempt, (Class 1 & 11 – Minor Modifications to Existing Facility and New On-Premise Signage)

Project Planner: Jeff Olsen, 925 671-5206, jolsen@pleasanthillca.org

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to a regular meeting of the Architectural Review Commission on April 6, 2017, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.