

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

**August 2, 2018  
5:00 P.M.**

Please click on the link below to access the agenda with individual staff reports and attachments here:

[Agenda with Attachments](#)

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

**CHAIR: KARLA MOSELEY**

**VICE CHAIR:**

**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](http://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**

June 21, 2018

## **PUBLIC HEARING ITEMS**

### 1. PLN 14-0092, HARRISON SINGLE FAMILY HOME, 450 LITTLE ROAD

Public hearing to consider approval for a two year Time Extension of Architectural Review Permit PLN 14-0092, submitted by Randell and Tirza Harrison, for a new two-story single family home that includes a five car garage. The requested time extension would expire on August 3, 2020. The proposed second story would consist of 1,457 square feet; 767 square feet of living space and 690 square feet of unimproved space, and the first floor would consist of 1,457 square feet of garage area. A one year time extension was granted in July 2017. The gross area of the parcel is 11,724 square feet with a net area of 9,890 square feet and is zoned R-10, APN 152-070-026.

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

Project Planner: Lori Radcliffe, (925) 671-5297, [lradcliffe@pleasanthillca.org](mailto:lradcliffe@pleasanthillca.org).

### 2. PLN 17-0386, HENDREN SINGLE FAMILY HOME, 2060 LISA LANE

Public hearing to consider approval of PLN 17-0386, an Architectural Review Permit submitted by Ivan Hendren for approval of one new 2,325 square foot (1<sup>st</sup> floor of 1,192 sf. and 2<sup>nd</sup> floor of 1,133 sf.) two-story single-family home with an attached 1,003 sf. accessory dwelling unit (1<sup>st</sup> floor of 652 sf. and 2<sup>nd</sup> floor of 351 sf.). The project also includes a 520 sf. attached garage and a covered porch of 154 sf. The project also proposed new landscape improvements. The site is approximately 8,132 square feet, zoned R-7; APN: 148-061-020, located at 2060 Lisa Lane.

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

Project Planner: Lori Radcliffe, (925) 671-5297, [lradcliffe@pleasanthillca.org](mailto:lradcliffe@pleasanthillca.org).

### 3. PLN 18-0231 – BURLINGTON COAT FACTORY REMODEL AT 568 CONTRA COSTA BOULEVARD

A public hearing to consider approval of PLN 18-0231, an Architectural Review Permit, submitted by Regency Centers, to remodel the currently vacant stand-alone building. The remodel consists of: (1) façade improvements to the east (front) elevation of the building, including the removal of an existing vestibule and installation of main entrance feature, (2) color change to the entire building, (3) new trash enclosure, and (4) a new landscape area along the north end of the east (front) building elevation. The property is zoned *RB – Retail Business*. Assessor Parcel Number: 153-030-106.

CEQA: Class 2 categorical exemption (Reconstruction of existing commercial building).

Project Planner: Jeff Olsen, 925 671-5206, [jolsen@pleasanthillca.org](mailto:jolsen@pleasanthillca.org)

## **STUDY SESSION ITEMS**

1. PLN 18-0061 – DUNKIN DONUTS – NEW DRIVE-THRU RESTAURANT FACILITY AT 61 CHILPANCINGO PARKWAY

A study session to provide preliminary input and feedback on conceptual architecture/ site design for a new 778 square foot drive-thru restaurant with no indoor seating; however, the proposal includes 8 outdoor seats. The project site is approximately 15,300 square feet, zoned *RB Retail Business* district. Assessor Parcel Number: 153-270-001. No action will be taken on the project since this is a study session only.

Project Planner: Jeff Olsen, 925 671-5206, [jolsen@pleasanthillca.org](mailto:jolsen@pleasanthillca.org)

## **NEW BUSINESS ITEMS**

1. ANNUAL ELECTION OF OFFICERS

The Commission will elect a new Chair and Vice Chair for the coming year. The newly elected Chair and Vice Chair will preside over the regular meeting of August 16, 2018.

## **STAFF COMMUNICATIONS**

## **UPCOMING PROJECTS AND FUTURE MEETINGS**

## **ADJOURNMENT**