

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

**August 15, 2019
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 (925) 671-5209

CHAIR: RICHARD STANTON

VICE CHAIR: BEN JOHANSON

MEMBERS: JILL BERGMAN, JOHN HART, KARLA MOSELEY

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

July 18, 2019

PUBLIC HEARINGS

1. PLN 19-0125, Hendren Single Family Home Two Year Time Extension at 2060 Lisa Lane

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

CEQA: Pursuant to Section 15378 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, as amended, the proposed time extension is an administrative activity of government that will not result in direct or indirect physical changes in the environment.

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

NEW BUSINESS

1. PLN 19-0013 – DIABLO VALLEY PLAZA REMODEL & NEW COMMERCIAL BUILDING – 180-280 GOLF CLUB ROAD

The Commission is requested to verify compliance with a previously approved condition of approval for the project. Specifically, the condition of approval contained in the adopted Planning Commission Resolution (No. 7-19) requires the Architectural Review Commission (ARC) to approve revised materials and/or colors for the Major 2 building. The two-parcel 8.83-acre project site is zoned *RB Retail Business*. Assessor Parcel Nos. 153-300-003 & 004. Note: *The Planning Commission conditionally approved a Development Plan Permit, Architectural Review Permit and a Sign Permit to allow site improvements, remodel of the Shops A building, demolition of approximately 76,100 square feet of existing commercial building area and construction of a new 79,700 square foot commercial building.*

CEQA: Class 1 (Existing Facilities), Class 2 (Replacement or Reconstruction), Class 4 (Minor Alterations) and also exempt pursuant to CEQA Guidelines Section 15061 b.3. (“common sense” exemption).

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

STUDY SESSION

1. PLN 19-0188, 81 GREGORY LANE COMMERCIAL REMODEL, 81 GREGORY LANE

A study session to provide design review feedback on preliminary architecture and site improvements for the following: (1) no modifications to the existing three-story commercial/office building that will remain, (2) replacement of two existing single-story commercial buildings (each most recently occupied by a restaurant use and bank use) with two new three-story commercial buildings, and (3) construction of a new two-level parking structure. Proposed site improvements include new landscape, an outdoor dining area and 143 parking spaces. The 1.4-acre subject site is located at 81 Gregory Lane (northwest corner of the intersection at Gregory Lane and Contra Costa Boulevard). The property is

zoned *PUD – Planned Unit Development (Ordinance 347)*. Assessor Parcel Number 150-150-080.

CEQA: N/A

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

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT