

CITY OF PLEASANT HILL NOTICE OF PUBLIC HEARING

**** MEETING TO BE HELD VIA TELECONFERENCE ****

**ARCHITECTURAL REVIEW COMMISSION
401 TAYLOR BOULEVARD SMALL LOT SINGLE FAMILY RESIDENTIAL
ARCHITECTURAL REVIEW PERMIT & PLANNED UNIT DEVELOPMENT CONCEPT PLAN
PLN 19-0002
401 TAYLOR BOULEVARD**

NOTICE IS HEREBY GIVEN by the City of Pleasant Hill that the Architectural Review Commission (ARC) will conduct a public hearing on Architectural Review Permit and PUD Concept Plan (Rezoning) PLN 19-0002 submitted by the applicant, CDP Pleasant Hill, LLC. In addition, the project consists of a Rezoning, General Plan Amendment, Major Subdivision, and Development Plan Permit to be considered by the Planning Commission and City Council. The proposed residential project would consist of 46 attached, two and three story, residential townhouse units with a maximum 35-foot building height, with three floor plans ranging in size from 2,101 square feet to 2,791 square feet, each with an attached two-car garage. Each residential unit would be located on separate parcels ranging from 1,763 to 4,146 square feet in area for an average lot size of approximately 2,350 square feet. Twenty-four guest parking spaces and no less than 70,000 square feet of common open space, including the buffer areas, would be provided on the site. The proposed density would be 11.2 dwelling units per net acre. Sixteen of the 46 residential units would provide an accessory dwelling unit. The site is proposed to be rezoned from the existing *PAO (Professional and Administrative Office)* zoning district to a *PUD (Planned Unit District)*, and an accompanying General Plan Amendment is proposed to change the existing General Plan land use designation of the project site from *Office* to *Multi-Family Very Low Density*. The ARC is being requested to make a recommendation of the Architectural Review Permit, PUD Concept Plan and associated Initial Study/Mitigated Negative Declaration, relative to the items under the ARC's purview, to the Planning Commission and City Council.

The 4.96-acre property (consisting of two legal parcels) is located on the southwest corner of the intersection at Lucille Lane and Taylor Boulevard, addressed as 401 Taylor Boulevard, and is zoned *PAO – Professional & Administrative Office*. APN 153-050-057 & 058.

A Draft Initial Study/Mitigated Negative Declaration (IS/MND) was prepared by a third party environmental consultant (Rincon Consultants, Inc.) in association with the lead agency (City of Pleasant Hill), and circulated for public review between April 13, 2020 and May 26, 2020. Subsequent to ARC review, the Planning Commission will also review the draft Initial Study/Mitigated Negative Declaration and associated Mitigation Measure Monitoring and Reporting Program and provide a recommendation to the City Council.

Please note that due to the Contra Costa Health Services and State of California Shelter in Place Orders, options for observing the Architectural Review Commission meeting and for submitting communication regarding the meetings have changed. The Architectural Review Commission will participate remotely via teleconferencing.

THE PUBLIC HEARING will be held by the Architectural Review Commission starting at the **5:00 p.m. on Thursday, May 21, 2020, via Teleconferencing**. More information on how to participate, including providing live comments during the meeting will be provided on the posted Architectural Review Commission Agenda.

NOTICE IS ALSO GIVEN pursuant to Government Code Section 65009(b) that, if this matter is subsequently challenged in Court by you or others, you may be limited to raising only those issues you or someone else has raised at the Public Hearing described in this notice or in written correspondence delivered to the City of Pleasant Hill at, or prior to, the Public Hearing. All interested parties are invited to participate in the hearing and provide comments on the proposed project.

For information on this matter, please call or email Jeff Olsen, Associate Planner at (925) 671-5206 or jolsen@pleasanthillca.org

Troy Fujimoto
Zoning Administrator