

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

**November 5, 2020
5:00 P.M.**

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

[Agenda with Attachments](#)

City Offices, 100 Gregory Lane, Pleasant Hill, CA 94523 www.pleasanthillca.org (925) 671-5209

CHAIR: BEN JOHANSON

VICE CHAIR: KARLA MOSELEY

MEMBERS: STEVE MILLER, WILLIAM NELSON, RICHARD STANTON

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 meetings and for submitting communication regarding the meetings have changed. The Architectural Review Commission will participate remotely via teleconferencing.

Architectural Review Commission Broadcasts. The Architectural Review Commission meeting will be broadcast live (please note that streaming does not start until the meeting start time) on Youtube.com, you may visit Youtube.com using the web link: www.pleasanthillca.org/pharc.

Public Communication. The public is welcome to address the Architectural Review Commission on items not listed on the agenda but within the Commission;s jurisdiction during the general Public Comment period. There is an opportunity for the public to comment on other agenda items at the time they are discussed.

The public may submit comments by:

1. Emailing comments to planning@pleasanthillca.org; or
2. Delivering written comments to the mailbox inside the lobby of City Hall during regular business hours; or
3. Participating in the teleconference by calling (925) 671-5285. Note that there may be multiple hearing items on the same agenda. For more information on how to participate with providing live comments during the meeting, please visit:

[Instructions for Public Participation](#)

Materials related to an item on this agenda submitted after distribution of the agenda packet are available for public inspection by contacting the Planning Division office at planning@pleasanthillca.org or calling 925-671-5209. If, due to a disability, a reasonable accommodation is needed to participate in this meeting, please contact the ADA Coordinator 24 hours in advance of the meeting at (925) 671-5237 or via California Relay at 711. 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. 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.

Agendas are Available for Review on the City Hall official noticing bulletin board (100 Gregory Lane) and on the City's website at www.pleasanthillca.org/agendas.

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT

The public is welcome at this time to address the Architectural Review Commission on any item, with the exception of items scheduled for Public Hearing. There is an opportunity for the public to comment on other agenda items at the time they are discussed. Comments are limited to three minutes per speaker. To participate in the teleconferenced meeting, you may call by phone to share your comments live at 925-671-5285. Speakers are encouraged to call 10 minutes before the meeting due to a live-streaming lag-time, and will be placed on hold until the Public Comment period.

MINUTES

October 15, 2020

PUBLIC HEARINGS

1. PLN 20-0002, THE FUTON SHOP WALL SIGN, 548 CONTRA COSTA BLVD.

A Sign Permit request, submitted by Signs Par Excellence, for a new wall sign on the south facing building elevation, above the Futon Shop tenant space. The proposed sign is approximately 26.4 square feet in size. The subject site is at 548 Contra Costa Blvd, in the "Lamps Plus" Shopping Center, on the west side of Contra Costa Boulevard. The property is zoned *RB – Retail Business*. Assessor Parcel Number: 153-030-089.

CEQA: Class 11 Exemption – installation of on-premise sign in an existing commercial shopping center.

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

2. PLN 20-0359, ELLINWOOD APARTMENTS EXTERIOR MODIFICATIONS, 200-800 LONGBROOK WAY.

An Architectural Review Permit request for exterior modifications to the Ellinwood Apartments multi-family residential complex. The proposal includes adding solid lap siding to the existing ground-level patio enclosure walls, which currently have lattice panels. The proposal also includes modification to the existing pool area, including adding additional concrete patio area, installing two built-in barbeques, installing a fire pit, adding additional tables and seating and installing LED string lights from new steel posts. The subject site is the Ellinwood Apartments at 200-800 Longbrook Way. The property is zoned *MRH – Multiple Family - High Density*. Assessor Parcel Number: 127-210-014

CEQA: Class 1 Exemption – existing building façades with no expansion of existing use.

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

3. PLN 18-0445, 490 GOLF CLUB ROAD PROJECT AT 490 GOLF CLUB ROAD - (Choice in Aging, Choice in Learning and Satellite Affordable Housing Association - New Facilities)

Public hearing for a proposed PUD Concept/Specific Plan (Rezoning) associated with application no. PLN 18-0445 for a PUD Concept/Specific Plan (Rezoning) PLN 18-0445 submitted by the applicants (Choice In Aging/Choice In Learning and Satellite Affordable Housing Association). In addition, the project consists of a Rezoning, General Plan Amendment, Development Plan Permit and Use Permit to be considered by the Planning Commission and City Council. The Rezoning request is to change the current *R-7 Single Family Residential – High Density* zoning district to a *PUD Planned Unit District/Specific Plan* on the entirety of the 4-acre project site. The Concept/Specific Plan would include the following:

- The existing Choice in Aging (adult day care facility) and Choice in Learning (Montessori pre-school facility) would be relocated on the site.
- Development of an 82-unit (4-story) affordable senior housing project that would have a resulting proposed density of approximately 56 dwelling units per net/gross acre.
- Development of a medical clinic and three-story assisted living facility.
- Site improvements including new landscaping, 125 on-site parking spaces, site lighting, and retention basin areas.

The ARC is being requested to make a recommendation of the PUD Concept/Specific 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 subject site is located at 490 Golf Club Road. The property is currently zoned *R-7 Single Family Residential – High Density*. Assessor Parcel Numbers: 153-030-004.

CEQA: A Draft Initial Study/Mitigated Negative Declaration (IS/MND) was prepared by a City selected environmental consultant and circulated for public review between September 10, 2020 and October 13, 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.

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

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to the next scheduled meeting of the Architectural Review Commission on Thursday, November 19, 2020 at 5:00 P.M.