

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

**April 19, 2012
5:00 P.M.**

Large Community Room, 100 Gregory Lane, Pleasant Hill, CA 94523 www.ci.pleasant-hill.ca.us (925) 671-5209

CHAIR: GEORGE CORRIGAN

VICE CHAIR: THOR SCORDELIS

MEMBERS: JILL BERGMAN, JOHN HART, RICHARD STANTON

Members of the audience wishing to speak on any matter must fill out a card and turn it in to the secretary. 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.

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

[March 1, 2012](#)

PUBLIC HEARINGS

1. PLN 11-0268, ZIMANY NEW SINGLE FAMILY RESIDENCE, 281 BOYD ROAD
(Continued from April 5, 2012 Meeting, 10 Minutes)

[Staff Report](#)
[Attachments A – B](#)
[Attachment C](#)

The applicant is requesting approval for a new Mediterranean style 3,304 square foot single family single-story residence with a 652 square foot attached garage. Additionally, the project includes front-yard landscaping. The proposed lot coverage is 26% and proposed floor area ratio is 0.22. Assessor's Parcel Number: 150-201-032.

CEQA Determination: Categorically Exempt, Class 3 (construction of one single-family residence in a residential zone).

Project Planner: Lori Radcliffe, 925-671-5297, lradcliffe@ci.pleasant-hill.ca.us

2. PLN 11-0117, CONTRA COSTA INTERFAITH HOUSING, COMMUNITY BUILDING EXPANSION, 2387 LISA LANE (30 Minutes)

[Staff Report](#)
[Attachments A – D](#)
[Attachments E - G](#)

The applicant is requesting approval for the expansion of the existing community building from 1,200 square feet to 3,938 square feet and adding a second-story caretakers residence, thus, adding an additional dwelling unit for potential residents (for a total of 29 dwelling units). Assessor's Parcel Number: #148-010-029.

CEQA Determination: Categorically Exempt, Class 1 (minor alterations to existing facilities) and Class 32 (infill project).

Project Planner: Troy Fujimoto, 925-671-5224, tfujimoto@ci.pleasant-hill.ca.us

3. PLN 12-0095 CONTRA COSTA CENTER SPECIFIC PLAN AMENDMENT – PLANNED UNIT DEVELOPMENT #809 AMENDMENT REQUEST, 2306-2344 MONUMENT BLVD & 2465 BUSKIRK AVENUE (30 Minutes)

The Commission is requested to make a recommendation to the Planning Commission for a Specific Plan Amendment and Planned Unit Development Amendment application. The proposed amendment would include the following modifications to the Contra Costa Center Specific Plan:

1. Clarify and update parking requirements applicable to all Subareas of the Specific Plan (I, II and III), including consideration of a 20% reduction in parking requirements to not less than 3.2 parking spaces per 1000 square feet of development, consistent with the parking requirement currently applicable to the adjacent Crossroads Shopping Center;
2. Reduce the minimum square footage target of development in Subarea II from 115,000 sf. to 70,000 sf.;
3. Clarify provisions pertaining to Buskirk Avenue road improvements;
4. Clarify development thresholds for additional road/frontage improvements;
5. Specify that building heights, including architectural features, within Subarea II shall not exceed a height of 50 feet;
6. Clarify provisions pertaining to minimum landscape requirements and specify that no more than 10% of any Subarea shall be required to be landscaped, as requested by the applicant;
7. Establish new provisions addressing signage for Subarea II;
8. Update the Specific Plan as needed to reflect changes that have occurred within the Plan Area;

9. Miscellaneous corrections and clarifications as needed to more accurately reflect the current intent of the Specific Plan.

Assessor Parcel Numbers #148-041-020, 021, 024, 028, 029, 030, 148-042-005 & 008.

CEQA Determination: The proposed project is consistent with and within the scope of the previously certified Final SEIR and that none of the conditions requiring a subsequent or a supplemental environmental impact report stated in Section 21166 of the Public Resources Code or in Sections 15162 and 15163 of the CEQA Guidelines apply to the project.

Project Planner: Troy Fujimoto, 925-671-5224, tfujimoto@ci.pleasant-hill.ca.us

4. PLN 12-0066, CROWLEY NEW SINGLE FAMILY RESIDENCE, 65 MCKISSICK STREET (20 Minutes)

[Staff Report](#)
[Attachments](#)

The applicant is requesting approval from the Architectural Review Commission to construct a new ranch/Craftsman style 2,699 square foot single family single-story residence with a 495 square foot attached garage. Additionally, the project includes front-yard landscaping. The proposed lot coverage is 25% and floor area ratio is 0.20. Assessor's Parcel Number: 149-061-018.

CEQA Determination: Categorically Exempt, Class 3 (construction of one single-family residence in a residential zone).

Project Planner: Lori Radcliffe, 925-671-5297, lradcliffe@ci.pleasant-hill.ca.us

STUDY SESSIONS

1. PLN 12-0089, LANE SINGLE FAMILY RESIDENCE REMODEL, 1951 MARTA DRIVE (15 Minutes)

[Staff Report and Attachments](#)

Study session to provide comments and direction regarding a proposed single family residential addition/remodel. The proposed project would include a first and second floor addition of approximately 1,173 square feet to an existing 1,386 square foot single story home. Assessor's Parcel Number: 127-094-003.

Project Planner: Lori Radcliffe, 925-671-5297, lradcliffe@ci.pleasant-hill.ca.us

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to the regular meeting of the Architectural Review Commission on May 3, 2012, at 5:00 P.M., in the Large Community Room, 100 Gregory Lane, Pleasant Hill.