

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

**December 6, 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: THOR SCOREDELIS

VICE CHAIR: JOHN HART

MEMBERS: JILL BERGMAN, GEORGE CORRIGAN, 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

[November 1, 2012](#) and [November 15, 2012](#)

PUBLIC HEARINGS

1. PLN 11-0119, CANDAU SINGLE FAMILY HOME – TIME EXTENSION, 10 DONKEY FLATS (5 Minutes)

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

Public hearing to consider a request to approve a one year time extension for a previously approved architectural review permit for a new home. The previous approval was for a new 3,336 square foot two-story home with an attached garage of 641square feet and a porch area of 327 square feet. Proposed lot coverage is 14% and proposed floor area ratio is 0.17.

No changes are proposed for the previously approved project. Assessor Parcel Number: 164-052-025.

CEQA Determination: Categorically Exempt (Class 3 – New Construction or Conversion of Small Structures).

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

2. PLN 12-0369, REES SINGLE FAMILY HOME, 2931 DOROTHY DRIVE (20 Minutes)

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

Public hearing to consider approval of an architectural review permit to construct a new 2,100 square foot single family residence. The single-story residence would consist of 1,758 square feet of living space and a 342 square foot attached garage. The new home would consist of three bedrooms, two bathrooms, a living room, a dining room, a kitchen and an attached garage. Assessor Parcel Number: 170-231-027.

CEQA Determination: Categorically Exempt (Class 3 – New Construction or Conversion of Small Structures).

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

3. ARC 08-016, SUN VALLEY APARTMENTS, ARCHITECTURAL REVIEW PERMIT AMENDMENT & TIME EXTENSION, 1382-1400 CONTRA COSTA BOULEVARD (20 Minutes)

[Staff Report](#)
[Attachment A](#)
[Attachment B - Part 1](#), [B - Part 2](#), [B - Part 3](#)
[Attachment C to D](#)
[Attachments E to F](#)
[Attachments G to H](#)

Public hearing to consider a request for approval of an amendment to Architectural Review Permit No. ARC 08-016 and a 12-month time extension of Architectural Review Permit. The previous approval was for rear parking lot modifications, including grading improvements at the rear of the site for an existing 3.4 acre apartment complex site with 88 units. The request includes amendments to previously approved conditions of approval (related to parking lot layout) and various other modifications to the approved project plans. Assessor Parcel Number: 127-050-069.

CEQA Determination: Pursuant to Section 15070 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), the City of Pleasant Hill previously adopted a Mitigated Negative Declaration for this project and the proposed amendment

would not require preparation of a subsequent or revised environmental document pursuant to CEQA Guidelines Sections 15162 and 15163.

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

4. PLN 12-0394, JACK'S RESTAURANT AND BAR, OUTDOOR SEATING COVER AND ENCLOSURE – 60 CRESCENT DRIVE, SUITE A (Continued from November 15, 2012 meeting, 15 Minutes)

[Staff Report](#)
[Attachment A-1](#)
[Attachment B-1 to C-1](#)

Public hearing to consider an Architectural Review Permit request for a structure to cover and enclose the existing outdoor seating on the eastern side of the restaurant. The proposed steel frame structure would be approximately 941 square feet and would include an operable louvered roof and canvas/vinyl sides that can be extended to create an enclosed area during inclement weather. The project proposes to match the existing building colors. Assessor Parcel Number: 152-300-004.

CEQA: Categorically Exempt (Class 1 & 3 – Existing Facilities & New Construction or Conversion of Small Structures) – Outdoor seating cover to an existing facility.

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

STUDY SESSION

1. PLN 12-0417, SYWEST REDEVELOPMENT – CROSSROADS SHOPPING CENTER (SUBAREA II), 2314-2316 MONUMENT BOULEVARD (40 Minutes)

[Staff Report](#)
[Attachment A](#)
[Attachment B](#)
[Attachment C](#)
[Attachment D to F](#)

Study session to review a proposal for the redevelopment of the southern half of the Crossroads at Pleasant Hill Shopping Center (Subarea II). The project description is as follows:

1. Demolish the existing theater building and remodel the former Bally's Gym building.
2. Construct a 73,176 square foot two-story retail building in place of the theater and renovate the existing 21,788 single-story square foot building, resulting in a total of 94,964 square feet of commercial space.
3. Refurbish the existing parking lot and provide 405 parking spaces in Subarea II and also provide an additional six spaces on Subarea I.
4. Provide new landscaping throughout the parking lot and shopping center.
5. Provide wall, monument, and pylon (35 feet tall) signage for Subarea II.

The subject site is located at 2314 & 2316 Monument Boulevard, on the southern half of the Crossroads at Pleasant Hill Shopping Center. Assessor Parcel Number's: 148-041-020, 021, & 024. No action on the project will be taken as this item is a study session.

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

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS – [Review of 2013 Meeting Calendar](#)

ADJOURNMENT

Adjourn to the regular meeting of the Architectural Review Commission on December 20, 2012, at 5:00 P.M., in the City Manager's Conference Room, 100 Gregory Lane, Pleasant Hill.