

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

**December 19, 2013
5:00 P.M.**

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

CHAIR: JOHN HART

VICE CHAIR: JILL BERGMAN

MEMBERS: THOR SCORDELLIS, GEORGE CORRIGAN, RICHARD STANTON

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.

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

[December 5, 2013](#)

STUDY SESSION

1. PLN 13-0156, VALLEY PROPERTY SINGLE FAMILY RESIDENCE - 1900 BUTTNER ROAD (30 minutes)(Previously approved by ARC on August 1, 2013; appealed to City Council and heard by City Council on September 9, 2013; referred to ARC by the City Council for review of revised plans as a Study Session item, prior to further consideration by the City Council)

[Staff Report](#)
[Attachment A](#)
[Attachment B](#)

Attachment C – 9/9/13 City Council Staff Report

[Staff Report](#)

[Exhibit A - Proposed Resolution](#)

[Exhibit A1 – Conditions of Approval](#)

[Exhibit B – Location Map](#)

[Exhibit C – Appeal Letter](#)

[Exhibit D – Project Plans](#)

[Exhibit E – Photos](#)

[Exhibit F – ARC Staff Reports – July 11, 2013 and August 1, 2013](#)

[Exhibit G – Letter from Applicant Addressing Rear Yard Maintenance](#)

[Exhibit H – Green Building Features and City Wide Design Guidelines](#)

[Exhibit I – ARC Excerpt Minutes – July 11, 2013 and August 1, 2013](#)

[Exhibit J – Correspondence Received from Public](#)

[Exhibit K – Shadow Study Conducted by Applicant](#)

[Exhibit L – Public Hearing Notice](#)

[Attachment D - G](#)

Study session to provide design input on an Architectural Review permit for revised plans for a new two-story single family home (3,508 feet of living space, 783 square feet of garage area, and 90 square feet of covered porch). The proposed project also includes new landscape improvements for the front yard. Assessor's Parcel Number: 164-052-001.

CEQA Determination: Class 3 categorical exemption, as the project consists of the construction of one single-family residence in a residential zone.

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

PUBLIC HEARING

1. PLN 13-0405, NEW “HOMEGOODS” STORE (REMODEL OF EXISTING TENANT SPACE) – 552 CONTRA COSTA BLVD. (30 minutes)

[Staff Report](#)

[Attachments](#)

Public hearing to consider approval of an Architectural Review permit for façade, and other related exterior building, improvements to an existing 21,165 square foot retail tenant space. Proposed improvements include new automatic doors, a color change, and removal of the existing chain-link trash enclosure and small planter adjacent to the truck dock to be replaced with a new trash compactor concrete pad and a new metal framed door through the existing CMU wall. Additionally, the proposal includes two new accessible parking spaces. Assessor's Parcel Number: 153-030-106.

CEQA Determination: Class 1 categorical exemption, as the project consists of minor alterations to an existing private structure.

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 January 16, 2014, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.