

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

**December 18, 2014
5:00 P.M.**

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

CHAIR: JILL BERGMAN

VICE CHAIR: RICHARD STANTON

MEMBERS: THOR SCORDELLIS, JOHN HART, FRANK HERNANDEZ

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

MINUTES

[September 18, 2014](#), [October 16, 2014](#) and [November 20, 2014](#)

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.

PUBLIC HEARINGS

1. PLN 14-0342, CENTURY 16 THEATRE COLOR CHANGE, 125 CRESCENT DRIVE
(Continued from November 20, 2014)

[Memorandum](#)

Public hearing to review an Architectural Review permit request to modify the exterior colors of the Century 16 Theatre building (125 Crescent Drive) in Downtown Pleasant Hill. Assessor Parcel Nos. 150-300-010 & 011.

Note: To date, the applicant has not submitted the revised information in accordance with the ARC's direction on November 20, 2014. However, the applicant intends to present the revised colors to the ARC on December 18, 2014. Furthermore, mock-ups of the revised colors have been provided on theatre's exterior walls in the same locations as

the first set of mock-up colors. In the event that the applicant is not prepared to present the revised colors on December 18th, staff is recommending that the item be continued to January 15, 2015.

CEQA: Categorically Exempt (Class 1 - Existing Facilities). The project would involve maintenance to an existing structure which would not have a significant impact on the environment.

Project Planner: Jeff Olsen, 925-671-5206, jolsen@pleasanthillca.us.

2. PLN 14-0302, ARIBA NEW SINGLE FAMILY HOME - 1900 BUTTNER ROAD
(20 minutes)

Staff Report

<u>Attachment A</u>	Conditions of Approval
<u>Attachment B</u>	ARC Study Session Staff Report dated September 18, 2014
<u>Attachment C</u>	Project Plans
<u>Attachment D</u>	Applicant's Green Building Features and City Wide Design Guideline Response
<u>Attachment E</u>	Material Specifications / Arborist Report
<u>Attachment F</u>	Photos
<u>Attachment G</u>	Engineering Comments
<u>Attachment H</u>	Public Notice
<u>Attachment I</u>	Letters from the Public

Hearing on an Architectural Review permit request, by property owner Ariba Investments, to consider a new single family residence located in an R-20 zoning district. The project involves the demolition of the existing residential structure, refurbishment of the existing in-ground swimming pool, and the construction of a new two-story single-family home. The proposed residence would have 3,968 square feet of living area, an attached 508 square foot garage, and a covered porch area of approximately 711 square feet. Assessor's Parcel Number 164-052-001.

CEQA Determination: Class 3, construction of a single-family residential structure.

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

3. PLN 14-0338, SUN VALLEY APARTMENTS SITE IMPROVEMENTS, ARCHITECTURAL REVIEW PERMIT, 1382-1400 CONTRA COSTA BOULEVARD
(5 Minutes)

Memorandum
Attachment A

Public hearing to consider a request for approval of Architectural Review Permit PLN 14-0338 for various site improvements. The improvements include grading (to remediate non-approved fill of Ellinwood Creek), provision of additional parking spaces, landscape modifications (including addressing unapproved tree removals), re-vegetation of portions of Ellinwood Creek, and various minor modifications to parking lot development

standards at the rear of the site. The 3.4 acre project site is developed with an 88-unit apartment complex. Assessor Parcel Number: 127-050-069.

CEQA Determination: Mitigated Negative Declaration.

Note: The applicant is requesting postponement of this item due to a scheduling conflict. Therefore, staff is recommending that the item be continued to January 15, 2015.

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to the next regular meeting of the Architectural Review Commission on January 15, 2015, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.