

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

**January 15, 2015  
5:00 P.M.**

**Large Community Room**, 100 Gregory Lane, Pleasant Hill, CA 94523 [www.ci.pleasant-hill.ca.us](http://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](http://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**

[December 18, 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 14-0435, ENVISAGE PROPERTIES NEW SINGLE FAMILY HOMES – 32 & 36 SHETLAND LANE (20 minutes)

[Staff Report](#)

<a href="#">Attachment A</a>	Staff Recommended Conditions of Approval
<a href="#">Attachment B</a>	Location Map
<a href="#">Attachment C</a>	Proposed Project Plans
<a href="#">Attachment D</a>	Proposed Green Building Methods
<a href="#">Attachment E</a>	Photos of Surrounding Homes
<a href="#">Attachment F</a>	Engineering Comments
<a href="#">Attachment G</a>	Public Hearing Notice

Hearing on the request of Envisage Properties, property owner, to consider PLN 14-0435 Architectural Review Permit, filed on November 11, 2014, for two new single family homes on property zoned *Planned Unit District –PUD (Ordinance 399)*. The application involves two undeveloped parcels (15,652 and 13,448 square feet in lot area) shown as Assessor’s Parcel Numbers, 154-760-051 (32 Shetland Lane) and 154-760-052 (36 Shetland Lane) respectively in the Saddleridge Subdivision.

CEQA Determination: Class 3, the construction of less than three single-family residences in a residential zone.

Project Planner: Lori Radcliffe, 925-671-5297, [lradcliffe@pleasanthillca.org](mailto:lradcliffe@pleasanthillca.org)

2. PLN 14-0447, SEVILLA SINGLE FAMILY HOME ADDITION/REMODEL – 400 ROBERTA AVENUE (20 minutes)

[Staff Report](#)

- [Attachment A](#) Staff Recommended Conditions of Approval
- [Attachment B](#) Location Map
- [Attachment C](#) Proposed Project Plans
- [Attachment D](#) Site Photos (Photo Key)
- [Attachment E](#) Photos of Surrounding Homes
- [Attachment F](#) Public Hearing Notice

Hearing on the request of Gin Ivy Sevilla, property owner, to consider PLN 14-0447, an Architectural Review Permit, filed on November 20, 2014, for a substantial remodel/addition (possible demolition) of an existing single family two-story home. The application involves an 18,625 square foot parcel, located in an *R-10* zoning district, addressed as 400 Roberta Avenue and situated at the northeast corner of the intersection at Roberta Avenue and Patterson Boulevard. Assessor Parcel No. 149-142-003

CEQA Determination: Class 3, the construction/remodel of a single-family residence in a residential zone.

Project Planner: Lori Radcliffe, 925-671-5297, [lradcliffe@pleasanthillca.org](mailto:lradcliffe@pleasanthillca.org)

3. PLN 14-0338, SUN VALLEY APARTMENTS SITE IMPROVEMENTS, ARCHITECTURAL REVIEW PERMIT, 1382-1400 CONTRA COSTA BOULEVARD (Continued from the December 18 2014 Meeting, 30 Minutes)

[Staff Report](#)

- [Attachment A](#) Proposed Conditions of Approval, including Mitigation Monitoring Program
- [Attachment B](#) Timeline of Events Related to the Unapproved Grading within Ellinwood Creek
- [Attachment C](#) Location Map
- [Attachment D](#) Project Plans
- [Attachment E](#) Previously Adopted Initial Study/Mitigated Negative Declaration, including Mitigation Monitoring Program and Addendum

<a href="#">Attachment F</a>	Technical Documents (Arborist Report, Arborist Peer Review, Biological Analysis, Geotechnical Studies, Site Re-vegetation Plan)
<a href="#">Attachment G</a>	June 6, 2013 Architectural Review Commission Staff Report and Memorandum
<a href="#">Attachment H</a>	Public Hearing Notice
<a href="#">Attachment I</a>	Responsible Agencies Conditional Approval Letters (San Francisco Bay Regional Water Quality Control Board, California Department of Fish and Wildlife, US Army Corps of Engineers)
<a href="#">Attachment J</a>	Public Comments/Outside Agency Comments

Hearing on the request of Tim Bundy to consider Architectural Review Permit PLN 14-0338 for various site improvements including: 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, located in the MRH zoning district at 1382-1400 Contra Costa Boulevard. Assessor Parcel Number: 127-050-069.

CEQA Determination: Mitigated Negative Declaration.

Project Planner: Troy Fujimoto, 925-671-5224, [tfujimoto@pleasanthillca.org](mailto:tfujimoto@pleasanthillca.org).

## STUDY SESSIONS

1. PREPLN 14-0001, CONTRA COSTA COUNTRY CLUB – ENTRYWAY MODIFICATIONS, 801 GOLF CLUB ROAD (10 Minutes)

### Staff Report

<a href="#">Attachment A</a>	Location Map
<a href="#">Attachment B</a>	Preliminary Plans and Project Summary
<a href="#">Attachment C</a>	Study Session Public Notice

Study session to review and provide preliminary input on conceptual plans for various potential modifications to the entrance to Contra Costa Country Club. Potential improvements include new landscaping and walls, new entryway features and decorative paving. Assessor Parcel Number: 154-150-018.

Project Planner: Troy Fujimoto, 925-671-5224, [tfujimoto@pleasanthillca.org](mailto:tfujimoto@pleasanthillca.org).

## STAFF COMMUNICATIONS

### UPCOMING PROJECTS AND FUTURE MEETINGS

### ADJOURNMENT

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