

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

**June 4, 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: JOHN HART, FRANK HERNANDEZ, THOR SCOREDELIS**

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**

**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**

[May 21, 2015](#)

**PUBLIC HEARINGS**

1. PRICE LANE SUBDIVISION – SINGLE FAMILY RESIDENCE FOR LOT 4, 118 PRICE LANE – ARCHITECTURAL REVIEW PERMIT PLN 15-0024 (*Continued from May 7, 2015 Meeting*) (20 Minutes)

[Staff Report](#)

[Attachment A-1](#) Proposed Conditions of Approval

[Attachment B-1](#) Revised Project Plans for Lot 4

Attachment C-1 May 7, 2015 Architectural Review Commission Staff Report

[Staff Report](#)

[Attachment A](#) Proposed Conditions of Approval

[Attachment B](#) Project Plans including building colors

[Attachment C](#) June 15, 2006 ARCommission Staff Report

Attachment D	Previously Adopted Mitigated Negative Declaration <a href="#">Part 1</a> <a href="#">Part 2</a>
<a href="#">Attachment E</a>	Updated Arborist Report and Tree Removal Proposal
<a href="#">Attachment F</a>	Green Building Practices and Site Photos
<a href="#">Attachment G</a>	Public Notice
<a href="#">Attachment H</a>	Location Map
<a href="#">Attachment I</a>	Public Comment Letters

[Attachment D-1](#) Public Comment Letters

Hearing on the request of Castle Companies, applicant, to consider approval of an architectural review permit, originally submitted on January 29, 2015, for a single family residence (2,503 square feet, not including garages), including site improvements such as new landscaping. This residence was continued from the May 7, 2015 meeting for further design review. The application involves a 1.02 acre site, zoned R-7 – Single Family – 7,000 square foot lots and shown as Assessor Parcel Number: 150-161-022, located at 118 Price Lane.

CEQA Determination: Categorically Exempt, Class 32 (In-fill Development Projects).

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

2. PLN 15-0131, HOMER SINGLE FAMILY RESIDENTIAL REMODEL, 21 PLATO COURT (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>	Public Hearing Notice

Hearing to consider an architectural review permit for a substantial remodel of an existing 2,114 square foot home (1,654 square feet living space, and 460 square feet garage area). The project would include an addition of 968 square feet, of living space; for a total foot print of 3,082 square feet (2,622 square feet of living area and a 460 square foot garage). The application involves a 20,000 square foot parcel zoned *R-10 Single Family Residential – Medium Density* and shown as Assessor’s Parcel Number: 166-282-010, located at 21 Plato Court.

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

Project Planner: Jeff Olsen, 925-671-5206, [jolsen@pleasanthillca.org](mailto:jolsen@pleasanthillca.org)

3. PLN 15-0137, GRACE HEALTH CARE NEW MONUMENT SIGN, 1625 OAK PARK BOULEVARD (20 Minutes)

[Staff Report](#)

<u><a href="#">Attachment A</a></u>	Staff Recommended Conditions of Approval
<u><a href="#">Attachment B</a></u>	Location Map
<u><a href="#">Attachment C</a></u>	Proposed Project Plans
<u><a href="#">Attachment D</a></u>	Site Photos
<u><a href="#">Attachment E</a></u>	Public Notice

Hearing to consider approval of a sign permit for one new freestanding monument sign at an existing (health care) commercial building. The application involves a .81 acre parcel zoned *PAO Professional & Administrative Office* and shown as Assessor's Parcel Number: 170-091-015, located at 1625 Oak Park Blvd.

CEQA Determination: Categorically Exempt, Class 1 (Existing Facilities – interior or exterior alterations) and Class 11 (Accessory structures/on premise signs).

Project Planner: Jeff Olsen, 925-671-5206, [jolsen@pleasanthillca.org](mailto:jolsen@pleasanthillca.org)

4. PLN 15-0141, ORCHARD SUPPLY HARDWARE – EXTERIOR MODIFICATIONS, 155 CRESCENT PLAZA (20 Minutes)

[Staff Report](#)

<u><a href="#">Attachment A</a></u>	Conditions of Approval
<u><a href="#">Attachment B</a></u>	Location Map
<u><a href="#">Attachment C</a></u>	Project Plans / Project Description
<u><a href="#">Attachment D</a></u>	Photos
<u><a href="#">Attachment E</a></u>	Engineering Memo
<u><a href="#">Attachment F</a></u>	Public Hearing Notice

Hearing to consider approval of an architectural review permit for exterior building improvements to an existing building in the Downtown (formerly Lucky's). The project includes: a new color palette, removal of existing walls to create an open nursery area, removal and replacement of the storefront entry system, and removal of the existing metal trellis feature. The parcel is zoned PUD DSP Planned Unit District Downtown Specific Plan and shown as Assessor's Parcel Number: 150-300-007, located at 155 Crescent Plaza.

CEQA Determination: Categorically Exempt, Class 1 (Existing Facilities – interior or exterior alterations).

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

**STAFF COMMUNICATIONS**

**UPCOMING PROJECTS AND FUTURE MEETINGS**

**ADJOURNMENT**

Adjourn to the next regular meeting of the Architectural Review Commission on June 18, 2015, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.