

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

**June 16, 2016
5:00 P.M.**

Large Community Room, 100 Gregory Lane, Pleasant Hill, CA 94523 www.pleasanthillca.org (925) 671-5209

CHAIR: RICHARD STANTON

VICE CHAIR: FRANK HERNANDEZ

MEMBERS: JILL BERGMAN, JOHN HART, KARLA MOSELEY

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.

The Large Community Room is equipped with an Assistive Listening System. A receiver with headphone or Tel Coil antenna is available from the staff liaison at the meeting. If, due to a disability, other reasonable accommodation is needed to participate in this meeting, please contact the ADA Coordinator 72 hours in advance of the meeting at (925) 671-5221 or via California Relay at 711.

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

[June 2, 2016](#)

PUBLIC HEARING ITEMS

1. PLN 16-0084, ARCHITECTURAL REVIEW PERMIT AND SIGN PERMIT, 1515-1519 EXTERIOR BUILDING IMPROVEMENTS AND SIGNAGE AT 1515-1519 CONTRA COSTA BOULEVARD (*Continued from June 2, 2016 Meeting*)

[Staff Report](#)

[Attachment A-2](#) Proposed Conditions of Approval
[Attachment B-2](#) Revised Project Plans

[Attachment C-2](#) Revised Engineering Proposed Conditions of Approval
[Attachment D-2](#) June 2, 2016 Architectural Review Staff Report

Public hearing to consider approval of PLN 16-0084, Architectural Review and Sign Permit submitted by Domum for exterior building improvements to an existing building, including enclosing a 55 square foot open walkway (building addition), and new wall signage (approximately 13 square feet). The site area is approximately 0.18 acres, zoned *PAO-Professional and Administrative Offices*, APN 153-223-016, located at 1515-1519 Contra Costa Boulevard.

CEQA: Exempt, Class 1 and 11 (existing facilities and accessory structures/signs)

Project Planner: Troy Fujimoto, 925 671-5224, tfujimoto@pleasanthillca.org

2. PLN 14-0307, PAHWA TWO NEW SINGLE FAMILY HOMES (ARCHITECTURAL REVIEW PERMIT ASSOCIATED WITH MINOR SUBDIVISION PLN 14-0307) ABUTS 281 BOYD ROAD TO THE WEST (NO STREET ADDRESS) (*Study sessions previously held on December 17, 2015 and February 18, 2016*)

[Staff Report](#)

[Attachment A-2](#) Staff Recommended Conditions of Approval
[Attachment B-2](#) Location Map
[Attachment C-2](#) Proposed Project Plans (dated “Received May 19, 2016) and Colors/Materials; to include Applicant’s Letter of Response to ARC’s February 18, 2016 Comments, Matt Walter’s Arborist Report for Entire Site, Wilson & Associates Arborist Report for 38” Diameter Valley Oak Tree, and Green Building Methods List
[Attachment D-2](#) ARC Staff Report dated February 18, 2016 (to include ARC Staff Report dated December 17, 2015 and ARC Comment Letter dated December 18, 2015)
[Attachment E-2](#) ARC Comment Letter dated February 19, 2016
[Attachment F-2](#) Public Comment Letter dated “Received February 17, 2016”
Attachment G-2 Planning Commission Staff Report dated April 26, 2016
[Part 1](#) [Part 2](#)
[Attachment H-2](#) Planning Commission Letter of Action (dated April 28, 2016) to include Resolution No. 6-16
[Attachment I-2](#) Public Hearing Notice
[Attachment J-2](#) Appeal Application of Minor Subdivision Approval by the Planning Commission

The Architectural Review Commission (ARC) will hear the request of Indy Pahwa, property owner, to consider PLN 14-0307 architectural review permit, submitted on May 19, 2016, for two new single family homes associated with a request for a two-lot Minor Subdivision. The Parcel A home (located on the rear lot) would have 2,093 square feet of living area (1,114 square feet on the first floor and 979 square feet on the second floor) and an attached 673 square foot garage. The Parcel B home (fronting Boyd Road) would have 1,872 square feet of living area (1,114 square feet on the first floor and 758 square

feet on the second floor) and an attached 673 square foot garage. Each parcel is proposed to have .30 FAR (Floor Area Ratio). The 14,935 square foot project site, zoned R-7 (minimum “net” lot area of 7,000 square feet), is associated with a two-lot Minor Subdivision to create “net” lot areas of 6,242 square feet and 7,000 square feet.

CEQA: Section 15332 (Class 32, Urban Infill) and Section 15303 (Class 3, New Construction) exemptions.

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

3. PLN 14-0092, ARCHITECTURAL REVIEW PERMIT, HARRISON NEW SINGLE FAMILY HOME AT 450 LITTLE ROAD

Staff Report

<u>Attachment A</u>	Staff Recommended Conditions of Approval
<u>Attachment B</u>	Proposed Revised Project Plans / Response to ARC Comments
<u>Attachment C</u>	ARC Staff Report (dated April 16, 2105)
<u>Attachment D</u>	Engineering Comments
<u>Attachment E</u>	Public Hearing Notice

Public hearing to consider approval of PLN 14-0092, Architectural Review submitted by Randell and Tirza Harrison, a new two-story single family home that includes a five car garage. The proposed second story would consist of 1, 457 square feet; 767 square feet of living space and 690 square feet of unimproved space, and the first floor would consist of 1,457 square feet of garage area. The gross area of the parcel is 11,724 square feet with a net area of 9,890 square feet and is zoned R-10, APN 152-070-026.

CEQA: Exempt, Class 3 (New Construction)

Project Planner: Lori Radcliffe, 925 671-5297, lradcliffe@pleasanthillca.org

4. PLN 15-0162, DIABLO VALLEY PLAZA REMODEL – MASTER SIGN PROGRAM & MINOR SIGN ADJUSTMENT, 61 CHILPANCINGO PARKWAY & 180-280 GOLF CLUB ROAD (Continued from November 5, 2015 Meeting and Re-Noticed)

Staff Report

<u>Attachment A-1</u>	Proposed Master Sign Program
<u>Attachment B-1</u>	October 15, 2015 ARC Staff Report
<u>Attachment C-1</u>	Proposed Conditions of Approval
<u>Attachment D-1</u>	City Design Consultant Letter
<u>Attachment E-1</u>	Public Notice
<u>Attachment F-1</u>	Public Comments

Public hearing to consider approval of PLN 15-0162, submitted by Merlone Geier Partners, for a Master Sign Program and an associated Minor Sign Adjustment for excess wall sign area for Diablo Valley Plaza Shopping Center. The site area is approximately nine acres,

zoned *RB-Retail Business*, APN's 153-300-001, 003 & 004 and 153-270-001, located at 61 Chilpancingo Parkway & 180-280 Golf Club Road.

CEQA: Exempt, Class 11 (accessory structures/signs)

Project Planner: Troy Fujimoto, 925-671-5224, tfujimoto@pleasanthillca.org

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to a regular meeting of the Architectural Review Commission on July 7, 2016, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.