

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

**April 21, 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

[April 7, 2016](#)

STUDY SESSION ITEMS

1. PLN 15-0339, STRINGER-BATES MULTI-FAMILY RESIDENTIAL USE AT 100 MAYHEW WAY (20 minutes)

[Staff Report](#)

Attachment A	Applicant's Site Plan, Elevation Plans, etc.
Attachment B	PDA Map
Attachment C	Weblink to Citywide Residential Design Guidelines
Attachment D	Public Hearing
Attachment E	Location Map

The applicant will provide a presentation to introduce the Architectural Review Commission (ARC) to the design aspects of a conceptual proposal to consider and provide preliminary input, primarily from a policy perspective, on the proposal from Stringer-Bates to potentially convert a 3.3 acre, commercially zoned property (PAO - *Professional & Administrative Office* zoning), to a multi-family residential use. The site is currently developed with an office building formerly occupied by a data center use. The proposed conversion from commercial to residential use would include an amendment to the General Plan (from *Office* to *Multi-family Low Density*) and rezoning the site (from *PAO Professional & Administrative Office District* to *PUD – Planned Unit District*).

The applicant has prepared conceptual plans at this time illustrating a potential project comprised of 51 detached townhouse units, ranging in size from 1,814 square feet to 2,148 square feet, with 21 guest parking spaces and 3,000 square feet of open space. In addition, approximately 10% of the 51 units (5) are proposed to be affordable housing units to comply with the City's *Inclusionary Housing* requirements.

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

2. STUDY SESSION TO REVIEW THE CITY-WIDE DESIGN GUIDELINES (RESIDENTIAL) – CITY WIDE (30 Minutes)

[Staff Report](#)

[Attachment A](#) – Draft Amendments to Residential Guidelines

This is an initial study session to review the Residential City-Wide Design Guidelines (RDG) and provide feedback to the Zoning Administrator regarding clarifications, updates and new provisions. The RDG's have not been comprehensively reviewed since adoption in 2008. As a follow-up to the study session, staff will prepare a resolution summarizing the Architectural Review Commission's (ARC's) recommendations for public hearing and consideration at an upcoming ARC meeting to be determined. The ARC's recommendations will be forwarded to the Planning Commission and City Council for consideration.

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

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

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