

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

**July 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

[June 16, 2016](#) and [July 7, 2016](#)

PUBLIC HEARING ITEMS

1. PLN 16-0173, ARCHITECTURAL REVIEW PERMIT, BITTNER NEW SINGLE FAMILY HOME AT 57 PASO NOGAL COURT

[Staff Report](#)

[Attachment A](#)

Staff Recommended Conditions of Approval

[Attachment B](#)

Location Map

Attachment C	Proposed Project Plans & Green Building Methods
Attachment D	Photos
Attachment E	Engineering Comments
Attachment F	Public Hearing Notice

Public hearing to consider approval of PLN 16-0173, an Architectural Review submitted by Paul Bittner and Carlee Durfor, for a new two-story single family home (3,839 square feet of living space and 928 square feet of garage area) on a undeveloped parcel. The site is approximately 10,000 square feet, zoned R-7, Residential Single Family; APN 154-870-021 at 57 Paso Nogal Court.

CEQA: Exempt, Class 3 (construction of single-family residence)

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

2. PLN 16-0161, STARBUCKS OUTDOOR SEATING FACILITY, 552 CONTRA COSTA BOULEVARD

Staff Report

Attachment A	Staff Recommended Conditions of Approval
Attachment B	Location Map
Attachment C	Project Plans and Applicant's Written Statement
Attachment D	Applicant's Photos of: (1) Existing Starbuck's Outdoor Seating Facilities and (2) Proposed Outdoor Seating Area at Project Site
Attachment E	Zoning Administrator Memo dated July 14, 2016
Attachment F	Public Hearing Notice

Public hearing to consider approval of PLN 16-0161, an Architectural Review Permit submitted by Regency Centers (property owner), for design review to install a 20-seat outdoor seating facility at a new 4,150 square foot stand-alone tenant building to accommodate a new *Eating/Drinking Establishment* use. No existing buildings will be modified or demolished. The property is zoned *RB - Retail Business*. Assessor Parcel Number: 153-030-106.

CEQA: Section 15311 (Class 11, Accessory Structures) exemptions.

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

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ELECTION OF OFFICERS

ADJOURNMENT

Adjourn to a regular meeting of the Architectural Review Commission on August 4, 2016, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.