

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

**November 3, 2016
5:00 P.M.**

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

CHAIR: FRANK HERNANDEZ

VICE CHAIR: KARLA MOSELEY

MEMBERS: JILL BERGMAN, JOHN HART, RICHARD STANTON

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

[October 20, 2016](#)

PUBLIC HEARING ITEMS

1. PLN 16-0046, ARCHITECTURAL REVIEW PERMIT, KHASHABI SINGLE FAMILY RESIDENCE REMODEL/ADDITION AT 257 DOUGLAS LANE (Continued from October 20, 2016)

Memorandum

- Attachment A Staff Recommended Conditions of Approval
Attachment B Revised Plans
Attachment C ARC Staff Report dated October 20, 2016

Public hearing to consider an Architectural Review Permit submitted by Amir Khashabi for approval of a substantial remodel/addition to an existing 1,215 square foot home (973 square feet of living space, an attached garage of 242 square feet, a 512 square foot detached garage, and a 979 square foot detached pool house) resulting in 4,343 square feet of living area and 512 square feet of garage area and 404 square feet of covered porch area; 26% lot coverage and .23 FAR (floor area ratio). 414 square foot garage area, and 54 square feet of covered porch area). The project involves lifting the existing home (to become a second story) and constructing a new first floor, maximum height would be 25.5'. The site area is approximately 18,382 square feet, zoned R-10, APN 170-040-014 located at 257 Douglas Lane.

CEQA: Exempt, (Class 3 – New Construction or Conversion of Small Structures)

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

2. PLN 15-0162, DIABLO VALLEY PLAZA REMODEL, ARCHITECTURAL REVIEW PERMIT, 12 MONTH TIME EXTENSION, 65-93 CHILPANCINGO PARKWAY & 180-280 GOLF CLUB ROAD

Staff Report

- Attachment A-3 Applicant Information
Attachment B-3 October 15, 2015 Architectural Review Commission Staff Report & Project Plans (Attachments available at the Planning Division)
Attachment C-3 Architectural Review Commission Action Letter
Attachment D-3 Proposed Conditions of Approval
Attachment E-3 Public Hearing Notice

Public hearing to consider approval of a 12 month time extension of a previously approved Architectural Review Permit for the remodel of Diablo Valley Plaza. The project includes the following:

- Exterior façade improvements for all of the existing buildings
- Increased and enhanced landscaping throughout the center
- Refurbishment of the parking lot, including new landscape planters, trees, new lighting, and accessibility and drainage improvements

- Removal of 57 trees (replaced with 87 new trees)
- A new dog park
- A new multi-use creek trail on the eastern edge of the property
- Various public art features throughout the site

The site area is approximately 19 acres, zoned *RB-Retail Business* and shown as APN's 153-300-001, 003 through 005 & Contra Costa County Flood Control Right-of-Way, located at 65-93 Chilpancingo Parkway & 180-280 Golf Club Road.

CEQA: The proposed extension is not a project within the meaning of Section 15378 of the State CEQA Guidelines. If the proposed extension is a project under CEQA, it is subject to the exemption contained in CEQA Guidelines Section 15061(b)(3), no possibility of a significant effect on the environment as the project has already been approved and this is merely a one year extension.

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

3. PLN 15-0331, ARCHITECTURAL REVIEW PERMIT, URBAN PLATES EXTERIOR MODIFICATIONS AT 60 CRESCENT DRIVE, SUITES B & D

Memorandum

<u>Attachment A</u>	Conditions of Approval for Modifications
<u>Attachment B</u>	November 5, 2015 ARC approved plans
<u>Attachment C</u>	Revised plans
<u>Attachment D</u>	Photos
<u>Attachment E</u>	Public Notice

Public hearing to consider modifications to a previously approved (November 5, 2015) Architectural Review Permit for an outdoor patio and associated landscape and fire table. The application involves a 55,713 square foot parcel zoned *PUD DSP- Planned Unit District Downtown Specific Plan* and shown as APN: 150-300-004, located at 60 Crescent Drive, Suites B & D.

CEQA: Exempt, (Class 1 and Class 3 – Existing Facilities and Construction or Conversion of Small Structures)

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

4. PLN 15-0469, ARCHITECTURAL REVIEW PERMIT, QI NEW SINGLE FAMILY RESIDENCE AT 765 GRAYSON ROAD

[Staff Report](#)

Attachment A	Staff Recommended Conditions of Approval
Attachment B	Location Map
Attachment C	Proposed Project Plans & Cut Sheets
Attachment D	Proposed Green Building Methods & Written Statement
Attachment E	Applicant's Photos to include Photos of Surrounding Homes
Attachment F	Public Hearing Notice

Public hearing to consider an Architectural Review Permit submitted by Xiapei (Chad) Qi, property owner, to consider PLN 15-0469 for a new 3,270 square foot home (approximately 2,770 square feet living space and an approximate 500 square feet garage area). Note: *The project site has remained undeveloped since a fire damaged/destroyed the original residential structure in 1981.* The subject site is a 13,741 square foot parcel, zoned R-10 Single Family – 10,000 sq. ft. lots, APN 164-110-011, located at 765 Grayson Road.

CEQA: Exempt, (Class 3 – New Construction or Conversion of Small Structures)

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 November 17, 2016, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.