

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

**December 15, 2016  
5:00 P.M.**

**Large Community Room**, 100 Gregory Lane, Pleasant Hill, CA 94523 [www.pleasanthillca.org](http://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](http://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**

[November 17, 2016](#)

## PUBLIC HEARING ITEMS

1. PLN 15-0469, ARCHITECTURAL REVIEW PERMIT, QI NEW SINGLE FAMILY RESIDENCE AT 765 GRAYSON ROAD *(Continued from November 3, 2016)*

### Staff Report

<u>Attachment A</u>	Staff Recommended Conditions of Approval
<u>Attachment B</u>	Proposed Project Plans, Green Building Methods & Cut Sheets of Materials/Colors
<u>Attachment C</u>	ARC Staff Report dated November 3, 2016 (to include Location Map)
<u>Attachment D</u>	ARC Letter of Continuance dated November 4, 2016
<u>Attachment E</u>	Applicant's Written Responses to ARC's November 3, 2016 Comments
<u>Attachment F</u>	Applicant's Photos

Public hearing to consider an Architectural Review Permit submitted by Xiapeoi (Chad) Qi, property owner, to consider PLN 15-0469 for a new 3,345 square foot home (approximately 2,767 square feet living space and a 578 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

2. PLN 16-0264, ARCHITECTURAL REVIEW PERMIT, COURTYARD MARRIOTT HOTEL LANDSCAPE MODIFICATION AT 2250 CONTRA COSTA BOULEVARD

### Staff Report

<u>Attachment A</u>	Staff Recommended Conditions of Approval
<u>Attachment B</u>	Location Map
<u>Attachment C</u>	Project Plans and Applicant's Arborist Report
<u>Attachment D</u>	ARC Letter of Approval dated August 16, 1996
<u>Attachment E</u>	Third Party Peer Review Arborist Report dated "Received December 1, 2016"
<u>Attachment F</u>	Public Hearing Notice

Public hearing to consider an Architectural Review Permit submitted by the Courtyard Marriott Hotel to remove five (5) True Date Palm trees located on the landscape area extending along Monument Boulevard. The trees are proposed to be replaced with five (5) 15-gallon Crepe Myrtle trees. The 2-acre project site is located on the northeast corner, of the intersection of Crescent Plaza and Contra Costa Boulevard, and is zoned *PUD Downtown Specific Plan*. Assessor's Parcel Number: 127-110-026

CEQA: Exempt, (Class 1 – Maintenance of Existing Landscape)

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

**STAFF COMMUNICATIONS**

**UPCOMING PROJECTS AND FUTURE MEETINGS**

1. [Review and approve the 2017 Architectural Review Commission meeting schedule.](#)

**ADJOURNMENT**

Adjourn to a regular meeting of the Architectural Review Commission on January 5, 2017, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.