

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

**February 2, 2017
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

[January 19, 2017](#)

PUBLIC HEARING ITEMS

1. PLN 16-0264, ARCHITECTURAL REVIEW PERMIT, COURTYARD MARRIOTT HOTEL LANDSCAPE MODIFICATION AT 2250 CONTRA COSTA BOULEVARD
(Continued from December 15, 2016 and January 19, 2017)

[Staff Memo](#)

Attachment: Staff Report January 19, 2017

[Staff Report](#)

- [Attachment A](#) Staff Recommended Conditions of Approval
[Attachment B](#) Applicant's Proposal for Replacement Trees (4 Options)
[Attachment C](#) ARC Staff Report dated December 15, 2016 (to include Location Map, Applicant's Arborist Report, Third Party Peer Review Arborist Report and Public Notice)
[Attachment D](#) ARC Letter of Comments dated December 16, 2016

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

2. PLN 15-0339, ARCHITECTURAL REVIEW PERMIT AND PUD/CONCEPT PLAN, BATES-STRINGER MAJOR SUBDIVISION AT 100 MAYHEW WAY

[Staff Report](#)

- [Attachment A-1](#) Draft Resolution to include Recommended ARC Conditions of Approval (and proposed PUD/Concept Plan)
[Attachment B-1](#) Location Map
[Attachment C-1](#) Project Plans, Green Building Methods List, and Planned Unit Development (District) Conceptual Plan (also to include Green Building Methods List and Rezoning Map)
[Attachment D-1](#) Applicant's Arborist Report (Hortscience: March 24, 2016) and Addendum dated September 26, 2016
[Attachment E-1](#) Third Party Peer Review Arborist Report (Bob Peralta of Brightview Tree Care Services: September 11, 2016)
[Attachment F-1](#) April 21, 2016 Architectural Review Commission Staff Report
[Attachment G-1](#) ARC Summary Letter dated April 22, 2016
[Attachment H-1](#) Public Hearing Notice
[Attachment I-1](#) City Department and Outside Agency Comments

Attachment J-1 [Draft Initial Study/Mitigated Negative Declaration \(IS/MND\)](#) and associated [Mitigation Monitoring Report Program](#)

[Attachment K-1](#) Public Comment Letters Received (3 Total) since Commencement (December 30, 2016) of the Public Notice Period

[Attachment L-1](#) Planning Commission Summary Letter dated August 25, 2016

Public hearing to consider a request by the applicant Bates-Stringer, LLC, for recommendations for approval of PLN 15-0339 consisting of an Architectural Review Permit and PUD Concept Plan for a 44 unit residential subdivision and related improvements.

Note: The project also includes a proposal for a General Plan Amendment, Rezoning, Major Subdivision, and Development Plan Permit, all to be reviewed by the Planning Commission and subsequently the City Council, in the event of a recommendation of approval by the ARC.

The proposed new residential project would consist of 44 detached, three story, residential townhouse units with a maximum 35-foot building height, with four floor plans ranging in size from 1,820 square feet to 2,271 square feet, each with an attached two-car garage. Each residential unit would be located on separate parcels ranging from 1,530 to 2,035 square feet in area. 31 guest parking spaces and 11,241 square feet of common open space would be provided on the site. The proposed density would be 19.88 dwelling units per net acre. Nine of the 44 residential units would provide a secondary dwelling unit. The 3.34-acre project site is currently zoned *PAO (Professional & Administrative Office)*; Assessor Parcel Number 148-070-004.

CEQA: Initial Study/Mitigated Negative Declaration.

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 February 16, 2017, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.