

**“SPECIAL” MEETING AGENDA
CITY OF PLEASANT HILL
ARCHITECTURAL REVIEW COMMISSION**

**June 28, 2017 (Wednesday)
5:00 P.M.**

Note that access to the agenda with attachments has changed.
Please click on the link below to access the agenda with individual staff
reports and attachments here:

[Agenda with Attachments](#)

City Council Chambers, 100 Gregory Lane, Pleasant Hill, CA 94523 www.pleasanthillca.org (925) 671-5209

CHAIR:

VICE CHAIR: KARLA MOSELEY

MEMBERS: JILL BERGMAN, KENNETH CRAIG, 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 City Council Chambers 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.

PUBLIC HEARING ITEMS

1. PLN 16-0027 – CARMAX AUTO SUPERSTORE, PLANNED UNIT DEVELOPMENT DISTRICT & CONCEPT PLAN, ARCHITECTURAL REVIEW PERMIT & SIGN PERMIT AND ENVIRONMENTAL IMPACT REPORT, 65 & 77 CHILPANCINGO PARKWAY

Public hearing to consider recommendations to the Planning Commission and City Council for approval of a Planned Unit Development District (rezoning) & Concept Plan, a Architectural Review Permit and a Sign Permit (PLN 16-0027) for a new automobile sales use (retail and wholesale) with related accessory uses (car wash, reconditioning, service, etc.) and site improvements submitted by CarMax; and also, to consider recommendations for certification of a Final Environmental Impact Report addressing the proposed project. The site, located at 65 and 77 Chilpancingo Parkway (Assessor Parcel Numbers 153-300-001, 153-300-002, and 153-300-003) is proposed to be rezoned from the existing *RB (Retail Business)* zone district to a *PUD (Planned Unit Development)* zone district. The project proposes construction of approximately 45,289 square feet of structures/facilities, on approximately 9.95 acres, constructed in two phases. A description of each project phase is noted below:

Phase I

- Demolition of the existing former Kmart building and an existing McDonald's restaurant.
- Construction of a CarMax Auto Superstore buildings containing sales offices, service center, presentation area and a private enclosed car wash/final quality control building comprising a total of approximately 18,824 square feet, a 4,000 gallon underground fuel storage facility, site improvements, landscaping and tree removals.
- Paved parking (159 spaces), drive aisles and lighted outdoor vehicle display area (approximately 2.27 acres).

Phase II

- Construction of a reconditioning service building with an approximate area of 24,100 square feet.
- Expansion of the car wash/final quality control (to include wholesale auctions) building to approximately 3,301square feet
- The vehicle staging area would be expanded in Phase II by approximately 15,681 additional square feet.

CEQA: An Environmental Impact Report (EIR) has been prepared for the project.

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

2. PLN 17-0093 – HUYNH REMODEL/ADDITION – 184 CYNTHIA DRIVE

Public hearing to consider approval of PLN 17-0093, Architectural Review Permit submitted by Ivan Huynh, for a substantial remodel/addition to an existing 1,833 square foot home (1,410 square feet of living space, and an attached garage of 423 square feet). The request is for the addition of 286 square feet to the 1st floor and to create a new 2nd story of 1,003 square feet. The resulting two-story home would consist of 2,699 square feet of living area (1,696 sf 1st floor and 1,003 sf 2nd floor) resulting in .39 FAR (floor area ratio). The existing 423 square foot garage, covered porch (157 square feet) and covered patio (82 square feet) will remain resulting in lot coverage of 34%. The site area is approximately 6,750 square feet, zoned R-7, and located at 184 Cynthia Drive. APN 153-213-035.

CEQA: Exempt (Class 3 - New Construction or Conversion of Small Structures).

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

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ELECTION OF OFFICERS (CHAIR AND VICE CHAIR)

ADJOURNMENT