

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

**September 21, 2017
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](#)

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

CHAIR: KARLA MOSELEY

VICE CHAIR: KENNETH CRAIG

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

August 3, 2017

PUBLIC HEARING ITEM

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

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.

STUDY SESSION ITEM

1. PLN 17-0207 – PROVIDENCE DEVELOPMENT CORPORATION TWO NEW SINGLE-FAMILY HOMES – 90 BLOCK OF MC KISSICK STREET

Study session to consider two new single-family two-story homes consisting of 3,239 square feet of living space (9.5% and 31% floor area ratio) and lot coverages of 8.5% and 28%. The parcels are currently undeveloped. A lot line adjustment permit application (currently under review) has been submitted in association with the ARC permit; resulting in gross lot areas of 41,098 and 10,549 square feet and net lot areas of 34,230 and 10,549 square feet. The parcels are zoned R-10 and located off of McKissick Street. Addresses will be issued at a later date. APNs 149-061-026 & 149-061-033.

CEQA: Exempt – (Class 3 construction of less than three single-family residences)

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

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT