

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

**April 19, 2018  
5:00 P.M.**

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](http://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](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**

March 15, 2018

## STUDY SESSION ITEM

1. STRATUS DEVELOPMENT PARTNERS HOTEL DEVELOPMENT, 3131, 3195 NORTH MAIN STREET AND 1531 OAK PARK BOULEVARD

A Study Session for a proposal from Stratus Development Partners regarding preliminary conceptual plans for a four story hotel development at 3131 and 3195 North Main Street and 1531 Oak Park Boulevard. Site improvements would include guest parking, landscaping and other associated hotel amenities. The project would include demolition of the existing Black Angus Restaurant. The project site is approximately 2.5 acres, zoned *RB-Retail Business*, Assessor Parcel Numbers: 170-092-050, 054, 055, 057, and 058. No action will be taken since this is a study session only.

CEQA: N/A

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

## PUBLIC HEARING ITEMS

1. PLN 18-0067, SIGN PERMIT, KIDS N CRIBS SIGNAGE AT 1745 CONTRA COSTA BOULEVARD

Public hearing to consider approval of PLN 18-0067, which is a request for sign design approval of two wall-mounted signs, consisting of the following: (1) one individual internally-illuminated channel letter sign reading *Kids N Cribs*, and (2) one double-faced blade sign reading *Kids N Cribs*. Each sign is proposed to be located on the east elevation facing Contra Costa Boulevard. In addition, the applicant is proposing to install a sign panel on an existing single-face multi-tenant non-illuminated freestanding sign facing Linda Drive. The site is zoned *RB- Retail Business*, APN 150-103-008, located at 1745 Contra Costa Boulevard.

CEQA: (Class 11- New on-premise signage).

Project Planner: Jeff Olsen, 925 671-5206, [jolsen@pleasanthillca.org](mailto:jolsen@pleasanthillca.org)

2. PLN 18-0111, ARCHITECTURAL REVIEW PERMIT, WRIGHT SINGLE FAMILY HOME ADDITION/REMODEL AT 137 MAZIE DRIVE

Public hearing to consider approval of PLN 18-0111, which is a request by Chris Wright, property owner, for a 797 square foot addition to an existing home, resulting in 2,464 square feet (including an existing, attached, two-car garage) on a 10,293 square foot parcel. Additional exterior building improvements include a new roof, windows, doors, paint, trim and covered patio. The site is zoned R-7 – *Single Family Residential*, APN 150-113-020, located at 137 Mazie Drive.

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

Project Planner: Andrew Shiflet, 925 671-5211, [ashiflet@pleasanthillca.org](mailto:ashiflet@pleasanthillca.org)

3. PLN 17-0013 – RELIEZ TERRACES MAJOR SUBDIVISION, PLANNED UNIT DEVELOPMENT DISTRICT REZONING AND CONCEPT PLAN, 2150 & 2189 PLEASANT HILL ROAD

A public hearing to consider a request by Mt. Diablo View Associates LLC for approval of a Rezoning, Planned Unit Development District & Concept Plan for a 17 unit detached single family residential subdivision on an approximately 4.42-acre site (former Molino property). The site is proposed to be rezoned from the existing R-10 Single Family – 10,000 square foot lots zoning district to a PUD (Planned Unit Development District) zoning district. Project improvements would include stormwater treatment and retention facilities, new pedestrian pathways, and open space, residential lots would range in size from 8,055 to 13,368 square feet. The project would construct an on-site private road with a circular turnaround that would include 18 on-street parking spaces. The project site would be developed with one- and two-story homes, all with two and three car garages and driveways, with six floor plan options. Four of the 17 units would have accessory dwelling units with separate entrances. The applicant is also requesting a waiver from requirements to underground existing above ground utility poles along the Pleasant Hill Road frontage of the project site. Assessor Parcel Number 149-051-002, 003, 004, 009, 011.

CEQA: Mitigated Negative Declaration

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

**STAFF COMMUNICATIONS**

**UPCOMING PROJECTS AND FUTURE MEETINGS**

**ADJOURNMENT**