

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

**December 6, 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 (925) 671-5209

CHAIR: JILL BERGMAN

VICE CHAIR: RICHARD STANTON

MEMBERS: JOHN HART, KARLA MOSELEY, BEN JOHANSON

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

November 15, 2018

PUBLIC HEARING ITEM

1. PLN 18-0435, HEINOLD NEW SINGLE FAMILY HOME AT 240 OAK PARK LANE

Public hearing on a request by Norbert Heinold, property owner, to consider PLN 18-0435 (Architectural Review Permit) for a new 3,473 square foot single-story home excluding an aggregate 1,556 square feet of covered patio/porch area. In addition, the site features an existing 480 square foot detached garage. The subject site is a 26,180 square foot parcel, zoned *R-10 Single Family – 10,000 sq. ft. lots*, APN 170-030-021.

CEQA: Exempt, (Class 3 – construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures form one use).

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

STUDY SESSION ITEM

1. PLN 18-0359, BLAKE-GRIGGS PROPERTIES INC. NEW MULTI-FAMILY (APARTMENTS) FACILITY AT 85 CLEVELAND ROAD

STUDY SESSION to consider a proposal to develop up to 220 apartment units including underground parking. The multi-family residential buildings along Cleveland Road would include 3 to 4 stories, stepping up to 5 stories moving toward the rear portion of the site. Buildings would vary from 38-feet to 63-feet in height. Parking would consist of 294 underground resident parking spaces (1.37 spaces per dwelling unit) and 38 guest parking spaces. Site improvements would include landscape, security lighting, courtyard areas, an in-ground pool and pet play area. The 2.33-acre property is zoned *PUD – Downtown Specific Plan*. Assessor Parcel No. 150-210-059. No action will be taken.

CEQA: Not applicable as this is a study session

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

2. PLN 18-0383 – SOUTH PLEASANT HILL PROPERTIES, RESIDENTIAL SUBDIVISION, 1750 OAK PARK BOULEVARD

A study session to review a preliminary proposal by Contra Costa County for a new 34 unit single family detached residential subdivision (and seven attached accessory dwelling units) at the current Pleasant Hill Library site (the library is proposed to be removed and rebuilt at a site immediately to the east). The preliminary proposal is for four different model styles, ranging in size from 2,863 to 3,380 square feet, all with two car garages. The homes would not exceed two stories. The site would also include approximately 17 guest parking spaces. The approximately five acre project site is located at 1750 Oak Park Boulevard, APN: 149-271-014. The property is currently zoned R-10, Single Family Residential 10,000 square foot lots. No action will be taken.

CEQA: Not applicable as this is a study session

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

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT