

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

**January 16, 2020
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: RICHARD STANTON

VICE CHAIR: BEN JOHANSON

MEMBERS: JILL BERGMAN, JOHN HART, KARLA MOSELEY

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.

PUBLIC HEARINGS

1. PLN 19-0494 – OAK PARK PROPERTIES SPECIFIC PLAN, SPECIFIC PLAN/PLANNED UNIT DEVELOPMENT DISTRICT & CONCEPT PLAN AND ENVIRONMENTAL IMPACT REPORT, 1700 & 1750 OAK PARK BOULEVARD

Public hearing to consider recommendations to the Planning Commission and City Council for approval of a Specific Plan/Planned Unit Development District (rezoning) & Concept Plan (PLN 19-0494) submitted by City of Pleasant Hill, Contra Costa County, Pleasant Hill Recreation and Park District. The proposed Oak Park Properties Specific Plan area, located at 1700 & 1750 Oak Park Boulevard (Assessor Parcel Numbers 149-230-005, 008 and 149-271-014) is proposed to establish a Specific Plan to accommodate a new City Library, new Recreation and Park District facilities (collectively the Civic Project), and a single family residential component (the Residential Project). The Architectural Review Commission will make a recommendation on the Specific Plan/Planned Unit Development District Concept Plan.

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

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

2. PLN 18-0383 – OAK PARK PROPERTIES RESIDENTIAL SUBDIVISION ARCHITECTURAL REVIEW PERMIT AND TREE REMOVAL PERMIT 1750 OAK PARK BOULEVARD

Public hearing to consider recommendations to the Planning Commission and City Council for approval of the Residential project of the Oak Park Properties Specific Plan consisting of approximately 4.8 acres and a 34-lot residential subdivision located at northwest corner of the Monticello Avenue and Oak Park Boulevard. In addition to the 34 single-family homes, seven (20%) will contain Accessory Dwelling Units (ADUs) in compliance with PHMC §18.20.60 (Inclusionary Zoning). The project area sits on the site of the Pleasant Hill Public Library – 1750 Oak Park Boulevard – (APN 149-271-014) and is currently owned by Contra Costa County (County).

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

Project Planner: Daniel Hortert, (925) 671-5208, dhortert@pleasanthillca.org

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT