

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

**June 18, 2020
5:00 P.M.**

June 18th Meeting – YouTube Live Meeting:

www.pleasanthillca.org/pharc

Please click on the link below to access the agenda with individual staff reports and attachments here:

[Agenda with Attachments](#) – use link above for live meeting.

CHAIR: RICHARD STANTON

VICE CHAIR: BEN JOHANSON

MEMBERS: JILL BERGMAN, JOHN HART, KARLA MOSELEY

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

Please note that due to the Contra Costa Health Services and State of California Shelter in Place Orders, options for observing the Architectural Review Commission meetings and for submitting communication regarding the meetings have changed. The Architectural Review Commission will participate remotely via teleconferencing.

Architectural Review Commission Broadcasts. The Architectural Review Commission meeting will be broadcast live on Youtube.com, you may visit Youtube.com using the web link:

www.pleasanthillca.org/pharc

Public Communication. The public is welcome to address the Architectural Review Commission on items not listed on the agenda but within the Commission;s jurisdiction during the general Public Comment period. There is an opportunity for the public to comment on other agenda items at the time they are discussed.

The public may submit comments by:

1. Emailing comments to planning@pleasanthillca.org; or
2. Delivering written comments to the mailbox inside the lobby of City Hall during regular business hours; or
3. Participating in the teleconference by calling (925) 671-5285. Note that there may be multiple hearing items on the same agenda. For more information on how to participate with providing live comments during the meeting, please visit:

[Instructions for Public Participation](#)

Materials related to an item on this agenda submitted after distribution of the agenda packet are available for public inspection by contacting the Planning Division office at planning@pleasanthillca.org or calling 925-671-5209. If, due to a disability, a reasonable accommodation is needed to participate in this meeting, please contact the ADA Coordinator 24 hours in advance of the meeting at (925) 671-5237 or via California Relay at 711. 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. 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.

Agendas are Available for Review on the City Hall official noticing bulletin board (100 Gregory Lane) and on the City's website at www.pleasanthillca.org/agendas.

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT

The public is welcome at this time to address the Architectural Review Commission on any item, with the exception of items scheduled for Public Hearing. There is an opportunity for the public to comment on other agenda items at the time they are discussed. Comments are limited to three minutes per speaker. To participate in the teleconferenced meeting, you may call by phone to share your comments live at 925-671-5285. Speakers are encouraged to call 10 minutes before the meeting due to a live-streaming lag-time, and will be placed on hold until the Public Comment period.

MINUTES

May 21, 2020 and June 4, 2020

PUBLIC HEARINGS

1. PLN 19-0002, 401 TAYLOR BOULEVARD SMALL-LOT SINGLE FAMILY HOMES – 401 TAYLOR BOULEVARD (Continued from May 21, 2020).

The Architectural Review Commission (ARC) will consider a recommendation to the Planning Commission and City Council on an Architectural Review Permit and PUD Concept Plan (PLN 19-0002) submitted by CDP Pleasant Hill LLC. The project also includes a Rezoning, General Plan Amendment, Major Subdivision, and Development Plan Permit to be considered by the Planning Commission and City Council.

The Architectural Review Permit is for the design of a 46-unit residential subdivision and related site improvements. The proposed new residential project would consist of 46 attached two-story and three-story residential townhouse units with a maximum 35-foot building height. The townhouse units would consist of three floor plans, ranging in size from 2,101 square feet to 2,791 square feet, each to include an attached two-car garage. The 4.96-acre site is proposed to be rezoned from the existing *PAO (Professional and Administrative Offices)* zoning district to a *PUD (Planned Unit Development District)*, and an accompanying General Plan Amendment is proposed to change the existing General Plan land use designation of the project site from *Office* to *Multi-Family Very Low Density* (Allowed Density: 7-11.9 dwelling units per net acre). The proposed density would be 11.17 dwelling units per net acre (based on 4.12 net acres) and the proposed gross density for the project would be approximately 9.3 dwelling units per gross acre (based on 4.96 gross acres). The site is zoned *PAO Professional & Administrative Offices*, and designated as *Office* on the General Plan Land Use Map. Assessor Parcel Numbers: 153-050-057 & 058.

CEQA: A Draft Initial Study/Mitigated Negative Declaration has been prepared for the project.

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

2. PLN 20-0067, EMPIRE MONTESSORI PRESCHOOL SIGNAGE, SIGN PERMIT – 409 BOYD ROAD

A Sign Permit request for two monument signs (PLN 20-0067) for a Montessori preschool. The project involves re-facing the two existing monument signs at the site. One of the existing monument signs is located at the entrance to the site at Kahrs Avenue (eastern border) and the other existing monument sign is located at the corner of Boyd Road and Kahrs Avenue. The 1.3 acre project site is located on two parcels located on the corner of Boyd Road and Kahrs Avenue. Assessor's Parcel Numbers, 149-032-014 and 149-032-040.

CEQA: Class 1 and 11 (Existing Facilities and On-premise signage) Exemptions.

Project Planner: Lori Radcliffe, (925) 671-5971, lradcliffe@pleasanthillca.org

NEW BUSINESS ITEM

1. PLN 19-0458 – CVS PHARMACY COMMERCIAL REMODEL, ARCHITECTURAL REVIEW PERMIT, COMPLIANCE WITH CONDITIONS OF APPROVAL AT 1530 CONTRA COSTA BOULEVARD

As required by the conditions of approval for the CVS Pharmacy project, the applicant is required to seek final review from the Architectural Review Commission (ARC) for various components of the project including new building colors, site lighting and a double-face monument sign. The property is zoned *RB – Retail Business*. Assessor Parcel Number: 127-061-026.

CEQA: Class 1 and Class 11 Exemption – Remodel to an existing commercial facility (with no additional floor area to the building and only minor modifications to the existing parking facility and landscape areas) and new/modified on-premise signage.

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

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to the next scheduled meeting of the Architectural Review Commission on Thursday, July 9, 2020 at 5:00 P.M.