

MEETING AGENDA
CITY OF PLEASANT HILL ARCHITECTURAL REVIEW COMMISSION
JANUARY 20, 2022
5:00 PM
Via Teleconferencing

For the full agenda packet with all reports: [Agenda Packet](#)

For individual staff reports and attachments: [Individual Report Links](#)

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

CHAIR: WILL NELSON VICE CHAIR: RICHARD STANTON
MEMBERS: BEN JOHANSON, STEVE MILLER, KARLA MOSELEY

Please note that pursuant to City Council Resolution No. 63-21, options for observing the Architectural Review Commission meeting and for participating in public comment 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 (please note that streaming does not start until the meeting start time) on 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. **Public participation in the public hearing has been changed.** Please see the last page of this agenda for instructions for public participation and provide live comments during the meeting. Note that there may be multiple hearing items on the same agenda.

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 video/teleconference meeting, please see the last page of this agenda for public participation instructions.

MINUTES

December 16, 2021; January 6, 2022

PUBLIC HEARINGS

1. PLN 21-0324, ARCHITECTURAL REVIEW PERMIT, SITE IMPROVEMENTS TO EAST PLAZA (DOWNTOWN PLEASANT HILL), 60 CRESCENT DRIVE

The applicant is requesting approval of Architectural Review Permit PLN 21-0324, submitted by SGPA Architects, for site improvements at the east plaza (common area) in Downtown Pleasant Hill. Improvements would include new outdoor furniture, decorative hardscape, a multi-use/events facility, and socializing and play areas. The site is located in Downtown Pleasant Hill in the east plaza area (near Jack's Restaurant), Assessor Parcel Number 150-300-004 & 005, zoned Downtown Specific Plan (PUD-DSP).

CEQA: Exempt Class 1 and Class 11- Minor alternations to existing structures and construction of minor structures accessory to an existing commercial facility.

Project Planner: Jeff Olsen, 925-671-5206, JOlsen@pleasanthillca.org

STUDY SESSIONS

2. PLN 21-0450, ARCHITECTURAL REVIEW PERMIT, GONSALVES SINGLE FAMILY RESIDENCE, 2161 PLEASANT HILL RD.

A study session is requested to provide design-related feedback on an Architectural Review Permit application for a new single-family home. The project proposes a two-story home with 2,727 sq. ft. of living space (1,296 sq. ft. on the first floor and 1,431 sq. ft. on the second floor), a 522 sq. ft. garage, a 340 sq. ft. covered porch and a 149 sq. ft. covered patio. The subject site would be located on "Parcel A" of a tentative map, approved by the Planning Commission under PLN 21-0150. Parcel A has a net lot area of 10,007 sq. ft., and is the eastern most parcel in the subdivision, abutting Pleasant Hill Rd. The existing, undivided parcel is 39,117 sq. ft., zoned *R-10* (minimum "net" lot area of 10,000 sq. ft.).

CEQA: TBD

Project Planner: Andrew Shiflet, 925-671-5211, AShiflet@pleasanthillca.org

3. PLN 19-0002, ARCHITECTURAL REVIEW PERMIT, HARB SUBDIVISION, 230-240 CLEVELAND ROAD., 230-240 CLEVELAND

A study session is requested for a proposed multi-family residential project that includes 10 units in three-story condominiums within three new buildings. The development will result in a density of 29.4 units per acre; the maximum is 29.9 units per acre. All units share a single floor plan with a garage on the bottom floor with living areas on the second and third levels.

The project also includes tree removal, tree replacement, perimeter fencing, and new landscaping. In addition, the applicant is requesting concessions and incentives through a density bonus by providing one low income unit and one very low income unit, no increase in density is being requested. The project is located at 230-240 Cleaveland Road, Assessor Parcel Number 149-130-032, zoned Planned Unit Development (PUD) 410.

CEQA: TBD

Project Planner: Lori Radcliffe, 925-671-5297, LRadcliffe@pleasanthillca.org

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to the next scheduled meeting of the Architectural Review Commission on February 3, 2022 at 5:00 PM.



City of Pleasant Hill

INSTRUCTIONS FOR PARTICIPATION IN PUBLIC COMMENTS DURING ZOOM

VIDEO/TELECONFERENCED ARCHITECTURAL REVIEW COMMISSION MEETINGS

The public is welcome to address the Architectural Review Commission on items on the Consent Calendar or other 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.

Please note the meeting link below is to **join this meeting only** (other meetings will have different IDs and Passcodes) to provide live remote public comments. Please try to join the Zoom video conference meeting when the public comment period is opened for the item for which you would like to comment.

Architectural Review Commission Meeting

January 20, 2022 @ 5:00PM

Meeting Link – www.zoom.us

Webinar ID: **967 8858 0081**

Passcode: **037255**

To supplement a PC, Mac, tablet or device without audio, please join by phone at **(669) 900-6833**.

When it is your turn to speak, City Staff will invite you. You must mute your speakers if you are watching the meeting via livestream (Youtube or City Website) or there will be feedback during the meeting. Please note that comments are limited to **three minutes per speaker**.

We ask that when you're making a public comment, that you

- 1) Try to be in a room or space without a lot of background noise.
- 2) Have a strong, reliable internet connection or cell phone signal.
- 3) Use the "Raise Hand" feature in Zoom so we know you wish to speak. (If you are calling on a telephone, please press *9 to virtually raise your hand in Zoom)
- 4) **Please wait your turn and once brought into the meeting, we ask that you state your name and city of residence for the record.**

The public may also submit written comments on any item within the Architectural Review Commission's jurisdiction by 4:00PM the day of the meeting, by dropping comments off at City Hall (100 Gregory Lane) or emailing comments to planning@pleasanthillca.org.

If you only wish to watch the meeting live, you can find it on our website at www.pleasanthillca.org and clicking on the large orange button labeled "Watch Meetings".