A regular meeting of the Architectural Review Commission (ARC), City of Pleasant Hill, was called to order by Chairperson Stanton at 5:00 P.M., on Thursday, August 15, 2019, in the Large Community Room, 100 Gregory Lane, Pleasant Hill, California, complete proceedings of which are recorded. The agenda for this meeting was posted on the City's Bulletin Board 72 hours prior to the hearing.

ROLL CALL

Present: Commissioners Hart, Johanson, Moseley, Chairperson Stanton
Absent: Commissioner Bergman
Staff: Associate Planner, Jeff Olsen
      Acting City Planner, Troy Fujimoto
      Associate Planner, Lori Radcliffe

PUBLIC COMMENT

There was no public comment.

MINUTES: July 18, 2019

MOTION: Motion (Moseley/Hart) to approve the minutes of the July 18, 2019 meeting, as submitted, carried by the following vote:

Ayes: Hart, Johanson, Moseley, Stanton
Noes: None
Abstain: None
Absent: Bergman

PUBLIC HEARINGS

1. PLN 19-0125, HENDREN SINGLE FAMILY HOME TWO YEAR TIME EXTENSION AT 2060 LISA LANE

Public hearing to consider approval for a two year Time Extension for Architectural Review Permit PLN 17-0386, submitted by Ivan Hendren for a new 2,325 square foot (1st floor of 1,192 sf. and 2nd floor of 1,133 sf.) two-story single-family home with an attached 1,003 sf. accessory dwelling unit (1st floor of 652 sf. and 2nd floor of 351sf.). The project also includes a 520 sf. attached garage and a covered porch of 154.sf. The project also proposes new landscape improvements. The site is approximately 8,132 square feet, zoned R-7; APN: 148-061-020, located at 2060 Lisa Lane.

The item was approved with conditions. No one from the public spoke on the item.
MOTION: Motion (Johanson/Hart) to approve the time extension **carried** by the following vote:

Ayes: Hart, Johanson, Moseley, Stanton
Noes: None
Abstain: None
Absent: Bergman

**NEW BUSINESS**

1. **PLN 19-0013 – DIABLO VALLEY PLAZA REMODEL & NEW COMMERCIAL BUILDING – 180-280 GOLF CLUB ROAD**

The Commission is requested to verify compliance with a previously approved condition of approval for the project. Specifically, the condition of approval contained in the adopted Planning Commission Resolution (No. 7-19) requires the Architectural Review Commission (ARC) to approve revised materials and/or colors for the Major 2 building. The two-parcel 8.83-acre project site is zoned **RB Retail Business**. Assessor Parcel Nos. 153-300-003 & 004. Note: The Planning Commission conditionally approved a Development Plan Permit, Architectural Review Permit and a Sign Permit to allow site improvements, remodel of the Shops A building, demolition of approximately 76,100 square feet of existing commercial building area and construction of a new 79,700 square foot commercial building.

The Commission approved final building colors, public art and landscaping. The Commission also recommended approval of using decorative hardscape areas for required landscaping. No one from the public spoke on the item.

MOTION: Motion (Stanton/Hart) to approve the PLN 19-0013 – Diablo Valley Plaza Remodel and New Commercial Building **carried** by the following vote:

Ayes: Hart, Johanson, Moseley, Stanton
Noes: None
Abstain: None
Absent: Bergman

**STUDY SESSION**

1. **PLN 19-0188, 81 GREGORY LANE COMMERCIAL REMODEL, 81 GREGORY LANE**

A study session to provide design review feedback on preliminary architecture and site improvements for the following: (1) no modifications to the existing three-story commercial/office building that will remain, (2) replacement of two existing single-story commercial buildings (each most recently occupied by a restaurant use and bank use) with two new three-story commercial
buildings, and (3) construction of a new two-level parking structure. Proposed site improvements include new landscape, an outdoor dining area and 143 parking spaces. The 1.4-acre subject site is located at 81 Gregory Lane (northwest corner of the intersection at Gregory Lane and Contra Costa Boulevard). The property is zoned PUD – Planned Unit Development (Ordinance 347). Assessor Parcel Number 150-150-080.

Action: Provided input to the applicant. Comments from the Commission included:

- Consider moving the curb cut on Contra Costa Boulevard further to the north.
- Re-analyze the parking circulation
- Incorporate more green areas and open space into the project.
- Consider improvements to the existing building to remain at the site to complement the proposed new buildings.
- Consider minimizing the number of project exceptions/deviations necessary for the project.
- Consider reducing redundancy in the project and combining two the building into one.

No one from the public spoke on the item.

STAFF COMMUNICATIONS

Mr. Fujimoto informed the Commission that there will be another General Plan Update pop up event on the 21st. The next General Plan Advisory Committee meeting is on the 28th at 4pm.

At the most recent Planning Commission meeting, the Commission recommended approval of the Cambria hotel to the City council.

UPCOMING PROJECTS AND FUTURE MEETINGS

No report was presented.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:29 P.M. The next regularly scheduled meeting of the Architectural Review Commission is set for September 5, 2019, at 5:00 P.M., in the Large Community Room, 100 Gregory Lane, Pleasant Hill. The agenda for this meeting will be posted on the City's Bulletin Board 72 Hours prior to the meeting.