

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

**August 4, 2011  
5:00 P.M.**

**Large Community Room**, 100 Gregory Lane, Pleasant Hill, CA 94523 [www.ci.pleasant-hill.ca.us](http://www.ci.pleasant-hill.ca.us) (925) 671-5209

**CHAIR: GEORGE CORRIGAN**

**VICE CHAIR: THOR SCORDELIS**

**MEMBERS: JILL BERGMAN, JOHN HART, RICHARD STANTON**

Members of the audience wishing to speak on any matter must fill out a card and turn it in to the secretary. 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](http://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.

**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.

**ANNOUNCEMENTS**

**PUBLIC HEARINGS**

1. ARC 10-018 – NEW COMMUNITY CENTER, 320 CIVIC DRIVE (40 Minutes)

[Staff Report](#)

[Attachments A – B](#)

[Attachments C – D](#)

[Attachments E – F](#)

[Attachment G Pt. 1](#)

[Attachment G Pt. 2](#)

[Attachments H – I](#)

Hearing to consider approval to construct a new 21,950 square foot single-story community center building, to replace an existing 26,000 square foot two-story community center facility, on a 2.25 acre site. The project also includes an existing off-site shared parking facility that currently provides 201 parking spaces including five (5) handicap stalls that is proposed to be reduced to 200 spaces to comply with Americans with Disabilities Act (ADA) standards. Lastly, the new community center project would include landscape and other site improvements. In addition, the Commission is requested to accept the Final Mitigated Negative Declaration prepared by the Recreation and Park District and determine, pursuant to Section 15162 of the Guidelines of the Implementation of the California Environmental Quality Act (CEQA) of 1970, that no subsequent environmental document is necessary for the proposed project

Project Planner: Jeff Olsen, 925-671-5206, [Jolsen@ci.pleasant-hill.ca.us](mailto:Jolsen@ci.pleasant-hill.ca.us)

2. ARC 11-005, REYNOSO SINGLE FAMILY RESIDENCE, 323 3rd AVENUE SOUTH  
(30 Minutes)

[Staff Report](#)  
[Attachments](#)

Hearing to consider approval of a new 2,414 square foot single family one-story residence, with 126 square feet of covered porch area, and a 740 square foot attached garage. Pursuant to Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act of 1970, as amended, the proposed project is determined to be Categorically Exempt (Class 3 - New Construction or Conversion of Small Structures). The project would involve new construction of a single-family residence in a residential zone is in conformance with the General Plan and zoning and would not have a significant impact on the environment. Assessor Parcel Number: 125-293-002.

Project Planner: Lori Radcliffe, 925-671-5297, [lradcliffe@ci.pleasant-hill.ca.us](mailto:lradcliffe@ci.pleasant-hill.ca.us)

3. PLN11-0094, 510 CONTRA COSTA BOULEVARD EXTERIOR MODIFICATIONS,  
510 CONTRA COSTA BOULEVARD (30 Minutes)

[Staff Report](#)  
[Attachments](#)

Hearing to consider approval of exterior modifications to an existing commercial building to include relocation of glass entry doors and removal of existing storefront glass to be replaced with wood siding to match existing building siding. Pursuant to Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act of 1970, as amended, the proposed project is determined to be Categorically Exempt (Class 1 – Existing Facilities). The project consists of minor alterations to an existing structure which involve no expansion of an existing use, in conformance with the General Plan and zoning which would not have a significant impact on the environment. Assessor parcel numbers 125-050-025 (proposed site for modification), 125-050-027, and 125-050-028.

Project Planner: Lori Radcliffe, 925-671-5297, [lradcliffe@ci.pleasant-hill.ca.us](mailto:lradcliffe@ci.pleasant-hill.ca.us)

**STAFF COMMUNICATIONS**

**UPCOMING PROJECTS AND FUTURE MEETINGS**

**ADJOURNMENT**

Adjourn to the regular meeting of the Architectural Review Commission on August 18, 2011, at 5:00 P.M., in the Large Community Room, 100 Gregory Lane, Pleasant Hill.