

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

**December 15, 2011
5:00 P.M.**

Large Community Room, 100 Gregory Lane, Pleasant Hill, CA 94523 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 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.

MINUTES

[December 1, 2011](#)

PUBLIC HEARINGS

1. ARC 10-007, CORTSEN MINOR SUBDIVISION, TIME EXTENSION REQUEST, 297 CORTSEN ROAD (15 Minutes)

[Staff Report](#)
[Attachments A-C](#)
[Attachment D – Part 1](#)
[Attachment D – Part 2](#)
[Attachments E-F](#)

Public hearing to consider a request for a time extension until July 9, 2015, for an Architectural Review Permit that was granted by the Architectural Review Commission on November 4, 2010

for three new single family residences (lot coverage, 26.6%, 26.5%, 24.3%) for a previously approved four-lot minor subdivision. The three new homes will consist of 3,374, 3,434, and 3,956 square feet. In addition, an existing 3,605 square foot (per survey) (20.4% lot coverage) single story residence will remain. In addition, the Commission previously accepted the categorical exemption (Class 3) pursuant to Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, because the project consists of construction and location of limited number of new small structures, in this case three single family residences in an urbanized area. Assessor's Parcel Numbers 166-070-048, 166-060-045, and 166-050-007.

Project Planner: Lori Radcliffe, 925-671-5297, lradcliffe@ci.pleasant-hill.ca.us

STUDY SESSIONS

1. PLN 11-0248, BEVER SINGLE FAMILY HOME REMODEL, 376 CHRISTEN DRIVE
(20 Minutes)

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

Study session to review a request for approval of a substantial exterior remodel, and construction of a minor addition, to an existing 1,158 square foot single-family residence with no garage. The proposed project would result in 1,223 square feet of living space (a net increase of 76 square feet) and a new uncovered deck along the rear elevation of the home. The existing 135 square foot accessory structure is proposed to remain. Assessor's Parcel Numbers: 125-293-008.

Project Planner: Jeff Olsen, 925-671-5206, jolsen@ci.pleasant-hill.ca.us

DISCUSSION ITEMS

1. CITY OF PLEASANT HILL POLICE DEPARTMENT WIRELESS TELECOMMUNICATION MONOPOLE FACILITY, 330 CIVIC DRIVE (20Minutes)

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

Discussion regarding the installation of a 100-foot tall monopole.

Project Planner: Jeff Olsen, 925-671-5206, jolsen@ci.pleasant-hill.ca.us

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to the regular meeting of the Architectural Review Commission on January 5, 2012, at 5:00 P.M., in the Large Community Room, 100 Gregory Lane, Pleasant Hill.