

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

**February 5, 2015
5:00 P.M.**

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

CHAIR: JILL BERGMAN

VICE CHAIR: RICHARD STANTON

MEMBERS: THOR SCORDELLIS, JOHN HART, FRANK HERNANDEZ

Members of the audience wishing to speak on any matter are requested to fill out a card and turn it in to the Chair. 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 18, 2014](#) (continued from January 15th meeting) and [January 15, 2015](#)

PUBLIC HEARINGS

1. MULLEN SINGLE FAMILY HOME ADDITION/REMODEL, 115 POSHARD STREET, PLN 14-0472 (30 Minutes)

Staff Report

Attachment A	Staff Recommended Conditions of Approval
Attachment B	Location Map
Attachment C	Proposed Project Plans
Attachment D	Green Building Methods, Written Statement, Material & Color Specs
Attachment E	Photos of Surrounding Homes
Attachment F	Public Hearing Notice

Hearing on the request of Sean Mullen, property owner, to consider PLN 14-0472, an Architectural Review Permit, filed on December 15, 2014, for a substantial remodel/addition to an existing 1,776 square foot home (1,272 square feet living area and 504 square feet of garage area) resulting in 2,022 square feet of living area and a 600 square foot garage. The application involves a 16,900 square foot parcel, zoned R-10, addressed as 115 Poshard Street and located at the northwest corner of the intersection at Soule Avenue and Poshard Street. APN 149-072-011.

CEQA Determination: Categorically Exempt, Class 3 (Construction or Conversion of Small Structures).

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

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to the next regular meeting of the Architectural Review Commission on February 19, 2015, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.