

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

**October 1, 2015
5:00 P.M.**

Large Community Room, 100 Gregory Lane, Pleasant Hill, CA 94523 www.pleasanthillca.org (925) 671-5209

CHAIR: RICHARD STANTON

VICE CHAIR: FRANK HERNANDEZ

MEMBERS: JOHN HART, JILL BERGMAN , THOR SCOREDELIS

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

[September 3, 2015](#) and [September 17, 2015](#)

STUDY SESSIONS

1. PLN 15-0162, DVC SHOPPING PLAZA REDEVELOPMENT, 61 & 66-93 CHILPANCINGO PARKWAY & 180-280 GOLF CLUB ROAD (30 Minutes)
(Continued from September 17, 2015)

[Staff Report](#)

[Attachment A2](#) – ARC Memorandum dated September 17, 2015

Study Session (no actions will be taken) on a request for signage for the redevelopment of DVC Shopping Plaza, by Merlone Geier Partners, PLN 15-0162. The proposed signage includes:

- New freestanding signs at entrances off of Golf Club Road and Old Quarry Road, up to eight feet in height.
- A new freestanding sign, up to 67 feet in height, located at 61 Chilpancingo Parkway.

The site area is approximately 19 acres, zoned *RB-Retail Business* and shown as APN's 153-300-001 through 004 and 153-270-001, located at 61& 66-93 Chilpancingo Parkway & 180-280 Golf Club Road.

Project Planner: Troy Fujimoto, 925-671-5224, tfujimoto@pleasanthillca.org

PUBLIC HEARINGS

1. PLN 15-0274, CARBAJAL SINGLE FAMILY HOME REMODEL/ADDITION, 9 DIANA COURT (30 Minutes)

Staff Report

Attachment A	Staff Recommended Conditions of Approval
Attachment B	Location Map
Attachment C	Proposed Project Plans & Cut Sheets
Attachment D	Proposed Green Building Methods & Written Statement
Attachment E	Applicant's Photos
Attachment F	Photos of Surrounding Homes
Attachment G	Engineering Division Comments
Attachment H	Public Hearing Notice

Public hearing on a request by Marty Carbajal, property owner, to consider PLN 15-0427 (Architectural Review Permit) submitted on July 21, 2015, for a substantial remodel/addition to an existing 1,488 square foot home (1,060 square feet living space, and 428 square feet garage area). The project involves a single-story addition of 1,858 square feet (including 444 square feet of garage area and 90 square feet of covered porch) for a total footprint of 3,346. The subject site is an 11,200 square foot parcel, zoned *R-10 Single Family – 10,000 sq. ft. lots*, APN 170-222-009.

CEQA: Categorically Exempt (Class 3-New Construction or Conversion of Small Structures).

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

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to a regular meeting of the Architectural Review Commission on October 15, 2015, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.