

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

**May 19, 2016  
5:00 P.M.**

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

**CHAIR: RICHARD STANTON**

**VICE CHAIR: FRANK HERNANDEZ**

**MEMBERS: JILL BERGMAN, JOHN HART, KARLA MOSELEY**

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](http://www.pleasant-hill.ca.us) subject to staff's ability to post the documents before the meeting.

The Large Community Room is equipped with an Assistive Listening System. A receiver with headphone or Tel Coil antenna is available from the staff liaison at the meeting. If, due to a disability, other reasonable accommodation is needed to participate in this meeting, please contact the ADA Coordinator 72 hours in advance of the meeting at (925) 671-5221 or via California Relay at 711.

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**

[April 21, 2016](#) and [May 5, 2016](#)

**PUBLIC HEARING ITEMS**

1. PLN 16-0084, ARCHITECTURAL REVIEW AND SIGN PERMIT, 1515-1519 EXTERIOR BUILDING IMPROVEMENTS AND SIGNAGE AT 1515-1519 CONTRA COSTA BOULEVARD

[Staff Report](#)

<u><a href="#">Attachment A</a></u>	Proposed Conditions of Approval
<u><a href="#">Attachment B</a></u>	Project Plans and Written Description
<u><a href="#">Attachment C</a></u>	Engineering Summary and Comments
<u><a href="#">Attachment D</a></u>	Public Hearing Notice
<u><a href="#">Attachment E</a></u>	Location Map

Public hearing to consider approval of PLN 16-0084, Architectural Review and Sign Permit submitted by Domum for exterior building improvements to an existing building, including enclosing a 55 square foot open walkway (building addition), and new wall signage (approximately 13 square feet). The site area is approximately 0.18 acres, zoned *PAO-Professional and Administrative Offices*, APN 153-223-016, located at 1515-1519 Contra Costa Boulevard.

CEQA: Exempt, Class 1 and 11 (existing facilities and accessory structures)

Project Planner: Troy Fujimoto, 925 671-5224, [tfujimoto@pleasanthillca.org](mailto:tfujimoto@pleasanthillca.org)

2. PLN 16-0072, BELLO SINGLE FAMILY HOME ADDITION/REMODEL, 201 POWELL AVENUE (20 minutes)

[Staff Report](#)

<u><a href="#">Attachment A</a></u>	Staff Recommended Conditions of Approval
<u><a href="#">Attachment B</a></u>	Location Map
<u><a href="#">Attachment C</a></u>	Proposed Project Plans, List of Green Building Methods and Materials/Colors/Lighting Cut Sheets
<u><a href="#">Attachment D</a></u>	Applicant's Photos to include Photos of Surrounding Homes
<u><a href="#">Attachment E</a></u>	Engineering Division Comments
<u><a href="#">Attachment F</a></u>	Comments from Outside Agencies
<u><a href="#">Attachment G</a></u>	Public Hearing Notice

Public hearing to consider a request by Josh Bello, property owner, for approval of PLN 16-0072 (Architectural Review Permit) for an 1,842 square foot addition/remodel to an existing 1,649 square foot home (consisting of 1,274 square feet of living area and a 375 square foot attached garage). The addition/remodel would result in a 3,491 square foot home (consisting of 3,000 square feet living space and 491 square foot attached garage). The subject site is a 16,150 square foot parcel, zoned *R-10 Single Family – 10,000 sq. ft. lots*, APN 149-151-019.

CEQA: Section 15303 (Class 3) exemption.

Project Planner: Jeff Olsen, 925 671-5206, [jolsen@pleasanthillca.org](mailto:jolsen@pleasanthillca.org)

**STAFF COMMUNICATIONS**

**UPCOMING PROJECTS AND FUTURE MEETINGS**

**ADJOURNMENT**

Adjourn to a regular meeting of the Architectural Review Commission on June 2, 2016, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.