

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

**October 20, 2016
5:00 P.M.**

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

CHAIR: FRANK HERNANDEZ

VICE CHAIR: KARLA MOSELEY

MEMBERS: JILL BERGMAN, JOHN HART, RICHARD STANTON

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.

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

[October 6, 2016](#)

PUBLIC HEARING ITEM

1. PLN 16-0046, ARCHITECTURAL REVIEW PERMIT, KHASHABI SINGLE FAMILY RESIDENCE REMODEL/ADDITION AT 257 DOUGLAS LANE

[Staff Report](#)

Attachment A	Staff Recommended Conditions of Approval
Attachment B	Location Map
Attachment C	Proposed Project Plans
Attachment D	Green Building Methods
Attachment E	Engineering Comments
Attachment F	Photos of Surrounding Homes
Attachment G	Public Comment
Attachment H	Public Hearing Notice

Public hearing to consider an Architectural Review Permit submitted by Amir Khashabi for approval of a substantial remodel/addition to an existing 1,215 square foot home (973 square feet of living space, an attached garage of 242 square feet, a 512 square foot detached garage, and a 979 square foot detached pool house) resulting in 4,343 square feet of living area and 512 square feet of garage area and 404 square feet of covered porch area; 26% lot coverage and .23 FAR (floor area ratio). 414 square foot garage area, and 54 square feet of covered porch area). The project involves lifting the existing home (to become a second story) and constructing a new first floor, maximum height would be 25.5'. The site area is approximately 18,382 square feet, zoned R-10, APN 170-040-014 located at 257 Douglas Lane.

CEQA: Exempt, (Class 3 – New Construction or Conversion of Small Structures)

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

STUDY SESSION ITEM

1. PLN 16-0318, ARCHITECTURAL REVIEW PERMIT, BARBOUR SINGLE FAMILY RESIDENCE REMODEL/ADDITION AT 1958 OAK PARK BOULEVARD

[Staff Report](#)

Attachment A	Reserved
Attachment B	Location Map
Attachment C	Project Plans
Attachment D	Arborist Report
Attachment E	Material / Color Board
Attachment F	Photos
Attachment G	Engineering Comments
Attachment H	Public Notice

Study Session to consider an Architectural Review permit submitted by Doris Barbour for a substantial remodel/addition to an existing single-story 1,479 square foot home (1,011 square feet of living space, 414 square foot garage area, and 54 square feet of covered porch area). The resulting two-story home will consist of 4,157 square feet (2,189 square feet first floor living area, 1,500 square foot second story living area, and 414 square foot garage and 54 square feet of covered porch area). The site is approximately 9,200 square feet, zoned R-10; APN: 149-284-004 located at 1958 Oak Park Boulevard.

CEQA: 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 November 3, 2016, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.