

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

**April 6, 2017
5:00 P.M.**

Note that access to the agenda with attachments has changed.
Please click on the link below to access the agenda with individual staff
reports and attachments here:

[Agenda with Attachments](#)

CHAIR: FRANK HERNANDEZ

VICE CHAIR: KARLA MOSELEY

MEMBERS: JILL BERGMAN, JOHN HART, RICHARD STANTON

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

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

March 2, 2017

PUBLIC HEARING ITEMS

1. PLN 16-0318, ARCHITECTURAL REVIEW PERMIT, RECONSIDERTION OF BARBOUR SINGLE FAMILY RESIDENCE REMODEL/ADDITION AT 1958 OAK PARK BOULEVARD *(Continued from February 16, 2017, March 2, 2017 and March 16, 2017)*

Public hearing to re-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). This project was referred back to the ARC by the City Council on January 23, 2017, for consideration of the proposed balcony (details and privacy concerns), landscape, and completion of the project submittals.

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

2. CITY-WIDE DESIGN GUIDELINES (RESIDENTIAL) – CITY WIDE *(Study Sessions held on April 21, 2016 and March 2, 2017)*

Public hearing to consider recommendations to the Planning Commission and City Council to approve amendments to update the Residential City-Wide Design Guidelines (RDG).

CEQA: Exempt (Class 8 - Action by Regulatory Agencies for Protection of the Environment) also, pursuant to CEQA Guidelines Section 15061(b)(3), the lead agency has determined with certainty that there is no possibility that the proposed project could have a significant impact on the environment as the Design Guidelines are intended to improve the aesthetics of new development and help ensure compliance with existing applicable regulatory requirements.

Project Planner: Jeff Olsen, (925) 671-5206, jolsen@pleasanthillca.org and Troy Fujimoto, (925) 671-5224, tfujimoto@pleasanthillca.org

STUDY SESSION ITEM

1. STUDY SESSION TO REVIEW THE CITY-WIDE DESIGN GUIDELINES (NON-RESIDENTIAL) – CITY WIDE

This is an initial study session to review the Non-Residential City-Wide Design Guidelines (NRDG) and provide feedback to the Zoning Administrator regarding clarifications, updates and new provisions.

Project Planner: Jeff Olsen, (925) 671-5206, jolsen@pleasanthillca.org and Troy Fujimoto, (925) 671-5224, tfujimoto@pleasanthillca.org

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to a regular meeting of the Architectural Review Commission on April 20, 2017, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.