

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

**JULY 6, 2017
5:00 PM**

[PLEASE CLICK ON THIS LINK TO ACCESS THE AGENDA AND STAFF REPORTS](#)

Members of the audience wishing to speak on any matter are requested to fill out a card and turn it in to the secretary. 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.pleasanthillca.org 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

PUBLIC HEARING ITEMS

1. PLN 14-0092 – Harrison New Home – 450 Little Road

Public hearing to consider approval of a time extension for Architectural Review Permit PLN 14-0092, submitted by Randell and Tirza Harrison, for a new two-story single family home that includes a five car garage. The original approval was granted by the Architectural Review Commission on June 16, 2016. The proposed second story would consist of 1,457 square feet; 767 square feet of living space and 690 square feet of unimproved space, and the first floor would consist of 1,457 square feet of garage area. The gross area of the parcel is 11,724 square feet with a net area of 9,890 square feet and is zoned R-10; located at 450 Little Road, APN 152-070-026.

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

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

2. PLN 17-0177 – STEPHENS PLANNED UNIT DEVELOPMENT DISTRICT AMENDMENT, PUD 723

Public hearing to consider a recommendation to the Planning Commission and City Council regarding an application by Robert Stephens to amend an existing Planned Unit Development District (PUD 723) and Concept Plan to allow existing single family residences with Area A of the PUD to be rebuilt in the event of a disaster. PUD 723 includes APN's 154-150-003, 007, 018, 025 and 154-160-001 through 016. The property is currently zoned *PUD 723*.

CEQA: Exempt (15061(b)(3)).

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

3. PLN 17-0226 – Trejo New Home – 116 Hubbard Avenue

Public hearing to consider approval of PLN 17-0226, Architectural Review Permit submitted by Mike and Leta Trejo for a new home at an existing residential site; the original home has recently been demolished. The home would result in approximately 2,960 square feet of living area, a 522 square foot garage, and 214 square feet of covered porch. Floor area ratio would be .20 and lot coverage would be 26%. The site area is approximately 14,160 square feet, zoned R-10; located at 116 Hubbard Avenue, APN 149-162-005.

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

ELECTION OF OFFICERS (CHAIR AND VICE CHAIR)

ADJOURNMENT