

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

**October 19, 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](#)

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

**CHAIR: KARLA MOSELEY**

**VICE CHAIR: KENNETH CRAIG**

**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](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.

**PUBLIC HEARING ITEM**

1. PLN 17-0375 – ULTA BEAUTY – 155-B CRESCENT PLAZA

Public hearing to consider approval of PLN 17-0375, Architectural Review Permit submitted by Oppidan, for a new color palette, new store front, a new trash enclosure, and new signage. The site area is approximately 5.19 acres, zoned PUD DSP (Planned Unit District Downtown Specific Plan); located at 155 B Crescent Plaza. Currently, the 22,835 square foot tenant space is vacant. The space is located between OSH and Ross Dress for Less. The Assessor's Parcel Number is 150-300-007.

CEQA: Exempt (Class 1 – Existing Facilities and Class 3 - New Construction or Conversion of Small Structures).

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

2. PLN 17-0344, TRAN SINGLE FAMILY REMODEL/ADDITION, 105 THEO LANE

Public hearing to consider approval of Architectural Review Permit PLN 17-0344, submitted by Huy Tran, for an addition/remodel to an existing 2,108 s.f. single-story single family home consisting of 1,531 s.f. of living area, a 417 s.f. garage and a 159 s.f. covered porch. The remodeled single-story home would result in approximately 3,753 s.f. of living area, a 394 s.f. garage, and 144 s.f. of covered porch for a total of 4,292 s.f. Lot coverage would be 30.7%. The site area is approximately 13,954 square feet and is zoned R-7. APN: 150-164-008.

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

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

**STAFF COMMUNICATIONS**

**UPCOMING PROJECTS AND FUTURE MEETINGS**

**ADJOURNMENT**