

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

**September 20, 2018  
5:00 P.M.**

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: JILL BERGMAN**

**VICE CHAIR: RICHARD STANTON**

**MEMBERS: 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**

September 6, 2018

## **PUBLIC HEARING ITEMS**

1. PLN 18-0230, CENTURY THEATER ANCILLARY SIGN, 125 CRESCENT DRIVE  
(Continued from August 16 and September 6, 2018)

Public hearing to consider approval for a new internally-illuminated ancillary wall sign (approximately 43.3 square feet) to be installed approximately 20' above grade. The project site is located at 125 Crescent Drive. The site is zoned *Planned Unit Development – Downtown Specific Plan*. Assessor Parcel Number: 150-300-010 & 011.

CEQA: Exempt, (Classes 1 and 11 – Existing Facilities and On-Premise Signs).

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

2. PLN 18-0219, RELIEZ TERRACES SUBDIVISION ARCHITECTURAL REVIEW PERMIT, PONDEROSA HOMES, 2150 & 2198 PLEASANT HILL ROAD

Public hearing to consider a recommendation to the Planning Commission on an Architectural Review Permit to approve the final design for a 17 unit single family subdivision. The proposal includes one and two story residences ranging in size from 2,374 to 3,720 square feet (including attached accessory dwelling units but not including garages and covered porch areas) on lots ranging in size from 8,211 to 12,760 square feet. The resulting lot coverages range from 29% to 35% and floor area ratio's ranging from 26% to 40%. Other site improvements include a private road, public right-of-way frontage and median improvements, landscaping, fences and retaining walls and associated tree removals. The property is currently zoned R-10 Single Family Residential, 10,000 sf lots, with a request to re-zone to PUD-Planned Unit Development District. Assessor Parcel Number's: 149-051-002, 003, 004, 009, 011.

CEQA: Mitigated Negative Declaration

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

## **STAFF COMMUNICATIONS**

## **UPCOMING PROJECTS AND FUTURE MEETINGS**

## **ADJOURNMENT**