

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

**November 15, 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 (925) 671-5209

CHAIR: JILL BERGMAN

VICE CHAIR: RICHARD STANTON

MEMBERS: JOHN HART, KARLA MOSELEY, BEN JOHANSON

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

September 20, 2018 (Continued from October 18, 2018)
October 18, 2018

PUBLIC HEARING ITEM

1. PLN 18-0385, MCKIE SINGLE FAMILY HOME REMODEL/ADDITION AT 117 HUBBARD AVENUE

Public hearing on a request by Rob McKie, property owner, to consider PLN 18-0385 (Architectural Review Permit) for a substantial remodel/addition to an existing 1,444 square foot home (consisting of 1,084 square feet of living area and a 360 square foot attached garage) with a detached 402 square foot accessory dwelling unit that is proposed to remain. The addition/remodel would result in a 2,442 square foot home (consisting of 1,980 square feet of living space and a 462 square foot attached garage). In addition, there would be a 195 square foot covered front porch. The subject site is a 14,000 square foot parcel, zoned *R-10 Single Family – 10,000 sq. ft. lots*, APN 149-161-006.

CEQA: Exempt, (Class 3 – construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures form one use).

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

STUDY SESSION ITEM

1. PLN 18-0367, PROVIDENCE DEVELOPMENT NEW SINGLE FAMILY HOMES, MC KISSICK STREET

STUDY SESSION to consider PLN 18-0367 Architectural Review Permit submitted by Providence Development Corporation for four new single-family two-story homes consisting of 3,366 square feet of living space (18% to 31% floor area ratio) and lot coverages between 23% and 27%. The two existing parcels are currently undeveloped. A four lot subdivision application (currently under review) has been submitted in association with the ARC permit; resulting in net lot areas between 10,549 and 11,349 square feet. The parcels are zoned R-10 and are located on McKissick Street, assessor parcel numbers: 149-061-026 & 149-061-033. No action will be taken.

CEQA: Not applicable as this is a study session

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

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

1. Review and approve the 2019 Architectural Review Commission meeting schedule.

ADJOURNMENT