

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

**April 18, 2019
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

April 4, 2019

PUBLIC HEARINGS

1. PLN 19-0079, GREGORY VILLAGE COLOR CHANGE, 1601-1699 CONTRA COSTA BLVD.

An Architectural Review Permit request for exterior building color changes to the Gregory Village Shopping Center. This project was completed prior to approval by the City of Pleasant Hill and is an after-the-fact permit request. The applicant proposes repainting portions of the building light blue with dark blue trim, while maintaining the existing stone veneer. The subject site is 1601-1699 Contra Costa Blvd. The property is zoned *RB – Retail Business*. Assessor Parcel Number 150-052-009.

CEQA: Class 1 Exemption – existing commercial building façade.

Project Planner: Andrew Shiflet, (925) 671-5211, ashiflet@pleasanthillca.org.

2. PLN 17-0461, KHASHABI SINGLE-FAMILY HOME TWO YEAR TIME EXTENSION AT 257 DOUGLAS LANE

Public hearing to consider approval for a two year Time Extension for a new 2,210 square foot home that will be attached to an existing 981 square foot accessory structure (permitted as a pool house). The resulting home would consist of 3,191 square feet of living area (.17 FAR). Covered porches totaling 194 square feet are proposed; the existing 504 square foot detached garage will result in lot coverage of 21%. The project involves demolition of the existing 1,249 square foot home and attached one car garage and construction of a new residence. The site area is approximately 18,500 square feet and zoned R-10. APN 170-040-014.

CEQA: The proposed extension is not a project within the meaning of Section 15378 of the State CEQA Guidelines. If the proposed extension is a project under CEQA, it is subject to the exemption contained in CEQA Guidelines Section 15061(b)(3), no possibility of a significant effect on the environment as the project has already been approved and this is merely a two year extension.

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

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT