

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

**March 19, 2009  
5:00 P.M.**

**Large Community Room**, 100 Gregory Lane, Pleasant Hill, CA 94523 [www.ci.pleasant-hill.ca.us](http://www.ci.pleasant-hill.ca.us) (925) 671-5209

**CHAIR: JOHN HART**

**VICE CHAIR: JILL BERGMAN**

**MEMBERS: GEORGE CORRIGAN, THOR SCORDELIS, RICHARD STANTON**

Members of the audience wishing to speak on any matter must 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.pleasant-hill.ca.us](http://www.pleasant-hill.ca.us) subject to staff's ability to post the documents before the meeting.

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.

**ANNOUNCEMENTS**

**MINUTES**

February 19, 2009

**PUBLIC HEARINGS**

1. ARC 08-014, DEUTSCHER OFFICE COMPLEX REMODEL, 370 CIVIC DRIVE (40 minutes)

[Staff Report](#)  
[Attachments A-B](#)  
[Attachments C-D](#)  
[Attachments E-F](#)  
[Attachments G-H](#)

The applicant is requesting design review approval to construct a new 693 square foot single-story addition to an existing 1,591 square foot single-story office building at 370 Civic Drive. The proposal also includes site improvements at 370 Civic Drive, and the six other *Office* use sites, that collectively form the Deutscher office complex. Site improvements include extensive new plantings including 53 new trees, new hardscape, new trash enclosures, one new trash compacter, and new retaining walls. A total 28 trees are proposed to be removed throughout the office complex. Assessor parcel numbers: 153-050-036, 037, 040, 046, 048, 060, & 061.

Project Planner: Jeff Olsen, (925) 671-5206, [jolsen@ci.pleasant-hill.ca.us](mailto:jolsen@ci.pleasant-hill.ca.us)

2. ARC 07-012, HAYWARD RESIDENCE, 971 GRAYSON LANE (5 minutes)  
(Continued to April 2, 2009)

#### Memorandum

The Architectural Review Commission will hear a request by the applicant to construct a rear yard deck. The ARC approved the existing 4,068 square foot single family home that is currently under construction, on October 18, 2007. A condition of approval required that the plans for the rear yard deck be approved by the ARC prior to construction to determine that all tree preservation measures are addressed. The proposed deck will result in 26% lot coverage, which exceeds the maximum 25% lot coverage requirement. Assessor's parcel number: 164-051-023.

Project Planner: Lori Radcliffe, (925) 671-5297, [lradcliffe@ci.pleasant-hill.ca.us](mailto:lradcliffe@ci.pleasant-hill.ca.us)

### **STAFF COMMUNICATIONS**

### **UPCOMING PROJECTS AND FUTURE MEETINGS**

### **ADJOURNMENT**

Adjourn to a regular meeting of the Architectural Review Commission on April 2, 2009, at 5:00 P.M., in the Large Community Room, 100 Gregory Lane, Pleasant Hill.

### **STUDY SESSION ITEM**

Following adjournment, the Architectural Review Commission convene in the City Council Chambers and participate with the Planning Commission in a joint study session to consider amendments to the master sign program for the Downtown at Pleasant Hill site. In addition, the two Commissions will discuss possible modifications to the allowable building design and site improvements in the Downtown.