

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

**February 20, 2020  
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: RICHARD STANTON**

**VICE CHAIR: BEN JOHANSON**

**MEMBERS: JILL BERGMAN, 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**

February 6, 2020

## **PUBLIC HEARINGS**

### 1. PLN 19-0506 - KHASHABI SINGLE FAMILY HOME AT 257 DOUGLAS LANE

Architectural Review Permit for a new 1,200 square foot home (living space) that will be attached to an existing 480 square foot accessory structure (garage). Covered porches totaling 51 square feet are proposed; resulting in lot coverage of 14% and FAR of 0.11. The project involves demolition of the existing 1,215 square foot home and attached one car garage and construction of a new residence. The site area is approximately 18,500 square feet, zoned R-10, APN 170-040-014, located at 257 Douglas Lane.

CEQA: Class 3 Exemption - Single-family residence in a residential zone.

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

### 2. PLN 19-0436, SITE IMPROVEMENTS AT WEST PLAZA (DOWNTOWN PLEASANT HILL), 45 CRESCENT DRIVE

The Architectural Review Commission will conduct a public hearing on a request for approval of Architectural Review Permit PLN 19-0436, submitted by SGPA Architects, for site improvements to the west plaza (common area) in Downtown Pleasant Hill. Improvements include new outdoor furniture, decorative hardscape, lighting, landscape and a fire pit. Assessor Parcel Number: 150-300-006.

CEQA: Class 1 & Class 11 Exemption – Construction of minor structures accessory to existing commercial facilities.

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

**YEAR END REVIEW OF 2019 PROJECTS**

**STAFF COMMUNICATIONS**

**UPCOMING PROJECTS AND FUTURE MEETINGS**

**ADJOURNMENT**