

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

**March 5, 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 20, 2020

## PUBLIC HEARINGS

1. PLN 19-0002, 401 TAYLOR BOULEVARD SINGLE FAMILY SMALL LOT RESIDENTIAL, 401 TAYLOR BOULEVARD

The Architectural Review Commission will conduct a study session on Architectural Permit PLN 19-0002 to provide feedback on an Architectural Review Permit and PUD Concept Plan (Rezoning) request submitted by the applicant, CDP Pleasant Hill, LLC. In addition, PLN 19-0002 consists of a Rezoning, General Plan Amendment, Major Subdivision, and Development Plan Permit to be considered by the Planning Commission and City Council. The Architectural Review Permit is for the design of a 46-unit residential subdivision and related improvements. The 4.96-acre site is proposed to accommodate 46 attached two-story and three-story residential townhouse units with a maximum 35-foot building height. The townhouse units would consist of floor plans, ranging in size from 2,101 square feet to 2,791 square feet, each to include an attached two-car garage. Sixteen (16) of the 46 townhouse units are proposed to include an ADU (Accessory Dwelling Unit). Assessor Parcel Numbers: APN 153-050-057 & 058

CEQA: A Draft Initial Study/Mitigate Negative Declaration (IS/MND) is currently being prepared.

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

## STAFF COMMUNICATIONS

## UPCOMING PROJECTS AND FUTURE MEETINGS

## ADJOURNMENT