

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

**June 4, 2020
5:00 P.M.**

City Offices, 100 Gregory Lane, Pleasant Hill, CA 94523 www.pleasanthillca.org (925) 671-5209

CHAIR: RICHARD STANTON

VICE CHAIR: BEN JOHANSON

MEMBERS: JILL BERGMAN, JOHN HART, KARLA MOSELEY

Please note that due to the Contra Costa Health Services and State of California Shelter in Place Orders, options for observing the Architectural Review Commission meetings and for submitting communication regarding the meetings have changed. The Architectural Review Commission will participate remotely via teleconferencing.

Architectural Review Commission Broadcasts. The Architectural Review Commission meeting will be broadcast live on Youtube.com, you may visit Youtube.com using the web link:
www.pleasanthillca.org/pharc

Public Communication. The public is welcome to address the Architectural Review Commission on items not listed on the agenda but within the Commission's jurisdiction during the general Public Comment period. There is an opportunity for the public to comment on other agenda items at the time they are discussed.

The public may submit comments by:

1. Emailing comments to planning@pleasanthillca.org; or
2. Delivering written comments to the mailbox inside the lobby of City Hall during regular business hours;
or
3. Participating in the teleconference by calling (925) 671-5285. Note that there may be multiple hearing items on the same agenda. For more information on how to participate with providing live comments during the meeting, please visit:

[Instructions for Public Participation](#)

Materials related to an item on this agenda submitted after distribution of the agenda packet are available for public inspection by contacting the Planning Division office at planning@pleasanthillca.org or calling 925-671-5209. If, due to a disability, a reasonable accommodation is needed to participate in this meeting, please contact the ADA Coordinator 24 hours in advance of the meeting at (925) 671-5237 or via California Relay at 711. 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. 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.

Agendas are Available for Review on the City Hall official noticing bulletin board (100 Gregory Lane) and on the City's website at www.pleasanthillca.org/agendas.

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT

The public is welcome at this time to address the Architectural Review Commission on any item, with the exception of items scheduled for Public Hearing. There is an opportunity for the public to comment on other agenda items at the time they are discussed. Comments are limited to three minutes per speaker. To participate in the teleconferenced meeting, you may call by phone to share your comments live at 925-671-5285. Speakers are encouraged to call 10 minutes before the meeting due to a live-streaming lag-time, and will be placed on hold until the Public Comment period.

MINUTES

[April 30, 2020](#)

PUBLIC HEARINGS

1. PLN 19-0323, MANOR PLACE TWO NEW SINGLE FAMILY HOMES, SOUTHEAST CORNER OF OAK PARK BLVD. AND MANOR AVE. (NO STREET ADDRESS CURRENTLY ASSIGNED)

[Staff Report](#)

Attachment A	Staff Recommended Conditions of Approval
Attachment B	Location Map
Attachment C	Proposed Project Plans,
Attachment D	ARC Study Session Staff Report, dated September 5, 2019
Attachment E	Public Hearing Notice

An Architectural Review Permit request for two new, two-story, single family homes, associated with a pending request for a two-lot Minor Subdivision. The proposal includes one home on parcel A with 2,396 sf. ft. of living space, a 479 sq. ft. garage, a 1,134 sq. ft. accessory dwelling unit (ADU) and a 472 sq. ft. ADU garage. The home on Parcel B would have 2,364 sq. ft. of living space, a 472 sq. ft. garage, and 1,154 sq. ft. ADU and a 295 sq. ft. ADU garage. The 20,556 sq. ft. project site, zoned R-10 (minimum “net” lot area of 10,000 square feet), is associated with a two-lot Minor Subdivision (to be reviewed by the Planning Commission) to create “net” lot areas of 10,505 square feet (parcel A) and 10,051 square feet (parcel B); Assessor Parcel Number 170-082-009.

CEQA: Class 3 (New construction of single family home), 15 (Minor land division) & 32 (In-fill development) Exemptions.

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

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to the next scheduled meeting of the Architectural Review Commission on Thursday, June 18, 2020 at 5:00 P.M.