

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

**October 18, 2012  
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: THOR SCORDELIS**

**VICE CHAIR: JOHN HART**

**MEMBERS: JILL BERGMAN, GEORGE CORRIGAN, 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.

**MINUTES**

[October 4, 2012](#)

**PUBLIC HEARING**

1. PLN 12-0325, PLEASANT OAKS PARK IMPROVEMENTS – 0 SANTA BARBARA ROAD (40 Minutes)

[Staff Report](#)  
[Attachment A-C](#)  
[Attachment D](#)  
[Attachment E Pt. 1](#)  
[Attachment E Pt. 2](#)  
[Attachment E Pt. 3](#)  
[Attachments F-H](#)

Public hearing to consider a request for architectural review permit, minor sign adjustment (monument sign area) and sign permit approval to construct a park and recreation facility. The proposed improvements would result in new or improved facilities that include: sports fields (i.e. baseball/softball and soccer fields), picnic and playground areas, parking facilities (total of 133 on-site spaces), restroom/snack shack facility, landscaping/plantings (to include ADA compliant paths-of-travel), grading of the site and tree removal. Uses and activities currently conducted at the existing Pleasant Oaks Park would continue after construction. Improvements would also include: (1) resurfacing of the fields with natural turf only, (2) a new irrigation system that would be re-connected to the recycled water supply from the current point of connection (Central Contra Costa Sanitary District), (3) parking lot lighting for nighttime security, and (4) parking facility modifications. Assessor Parcel Number: 149-230-009.

CEQA: A Draft Initial Study/Mitigated Negative Declaration was prepared by the applicant's selected environmental consultant (Jerry Haag), and circulated for public review between July 22, 2010 and August 20, 2010, and subsequently adopted by the Pleasant Hill Recreation & Park District Board of Directors on September 9, 2010. On October 9, 2012 the Planning Commission reviewed the final Initial Study/Mitigated Negative Declaration to determine that it was complete and adequate for the Pleasant Oaks Park project. However, the project was continued to October 23, 2012 for further consideration. The ARC is also being requested to determine that the environmental document is complete and adequate for the Pleasant Oaks Park project. The document is available for review at the Planning Division counter, City of Pleasant Hill, City Hall (100 Gregory Lane) and the Pleasant Hill Recreation and Park District (147 Gregory Lane).

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

2. PLN 12-0322, RASSAI SINGLE FAMILY HOME REMODEL – 175 JACKSON WAY (20 Minutes)

[Staff Report](#)  
[Attachments A-E](#)  
[Attachments F-H](#)

Public hearing to consider an Architectural Review Permit request to substantially demolish and remodel an existing 1,518 square foot single family home that includes a 394 square foot garage and an addition of 1,585 square feet (for a residence size of 3,103 square feet). The addition would include a master suite, a bedroom, two bathrooms, and enlargement of the existing dining room and family room. Furthermore, the project includes reconfiguring the front elevation of the home to comply with current front yard setback standards. Assessor Parcel Number: 150-163-007.

CEQA: Categorically Exempt (Class 3 – New Construction or Conversion of Small Structures) – building addition/remodel to an existing facility.

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 MEETING**

**ADJOURNMENT**

Adjourn to the regular meeting of the Architectural Review Commission on November 1, 2012, at 5:00 P.M., in the Large Community Room, 100 Gregory Lane, Pleasant Hill.