

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

**May 16, 2013
5:00 P.M.**

Large Community Room, 100 Gregory Lane, Pleasant Hill, CA 94523 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 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

[April 4, 2013](#)

PUBLIC HEARINGS

1. PLN 13-0097, AFRASIABI SINGLE FAMILY ADDITION/REMODEL, 777 CHARLTON DRIVE (10 Minutes) (Continued on May 2, 2013)

[Staff Report](#)
[Attachments A-B](#)
[Attachment C](#)

Public hearing to consider approval of an Architectural Review permit for an addition and remodel to an existing 1,618 square foot single-story single family home on a 10,370 square foot parcel. The proposed addition would consist of 869 square feet, which

includes a conversion of the existing garage to living space, and the construction of a new two-car garage. The proposed lot coverage would be 23%, where the maximum allowed lot coverage is 30%. Assessor's Parcel Number: 166-102-001.

CEQA Determination: Categorically Exempt (Class 1, Existing Facilities).

Project Planner: Lori Radcliffe, 925-671-5297, lradcliffe@ci.pleasant-hill.ca.us

2. PLN 12-0266, SALVATION ARMY COLLECTION CONTAINER, 1806 LINDA DRIVE (15 minutes)

[Staff Report](#)
[Attachments](#)

Public hearing to consider design review approval of an outdoor collection container, associated screening methods, and any proposed landscape. The Planning Commission approved the use on April 9, 2013 and required that the design of the container be reviewed by the ARC prior to installation. The metal container would be 20 feet in length, 8 feet in width and 7 feet in height. The container will be placed against the north exterior wall of the building (along Doris Drive). Assessor's Parcel Number 150-102-014.

CEQA Determination: Categorically Exempt (Class 3, Small Structures).

Project Planner: Lori Radcliffe, 925-671-5297, lradcliffe@ci.pleasant-hill.ca.us

3. PLN 13-0109, CROWLEY SINGLE FAMILY HOME, 89 ISABELLA LANE (20 minutes)

[Staff Report](#)
[Attachments](#)

Public hearing for an Architectural Review permit request to approve the construction of a new, single story, 2,141 square foot home (1,676 square feet of living space and a 465 square foot garage). The proposed lot coverage would be 30%, where the maximum allowed is 30% and the proposed floor area ratio (FAR) would be .23 where the maximum allowed is .40. Assessor's Parcel Number 170-232-033.

CEQA Determination: Categorically Exempt (Class 3, Small Structures).

Project Planner: Lori Radcliffe, 925-671-5297, lradcliffe@ci.pleasant-hill.ca.us

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to the regular meeting of the Architectural Review Commission on June 6, 2013, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.