

**MEETING AGENDA
CITY OF PLEASANT HILL
ARCHITECTURAL REVIEW COMMISSION
“SPECIAL MEETING”**

**July 23, 2015
5:00 P.M.**

Large Community Room, 100 Gregory Lane, Pleasant Hill, CA 94523 www.pleasanthillca.org (925) 671-5209

CHAIR: JILL BERGMAN

VICE CHAIR: RICHARD STANTON

MEMBERS: JOHN HART, FRANK HERNANDEZ, THOR SCORDELIS

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.pleasanthillca.org 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

[June 9, 2015](#) Joint Meeting with Architectural Review Commission

[June 18, 2015](#)

PUBLIC HEARINGS

1. PLN 14-0180, PLEASANT HILL ANIMAL CLINIC FACILITY, 2805 CONTRA COSTA BOULEVARD (30 Minutes)

[Staff Report](#)

Exhibit A	Staff Recommended Conditions of Approval
Exhibit B	Location Map
Exhibit C	Project Plans to include List of Green Building Methods
Exhibit D	ARC Staff Report (Study Session) dated October 2, 2014
Exhibit E	ARC Letter of Comments (dated October 3, 2014)
Exhibit F	PUD Ordinance 520 to include Development Standards
Exhibit G	Planning Commission Resolution No. 10-15 (May 12, 2015) to include Letter of Action
Exhibit H	Public Notice (20-day)

Hearing to consider an architectural review permit for construction of a new two-story animal clinic facility at the site of the former Pleasant Hill Veterinary Hospital. The proposed facility would be approximately 3,206 square feet, resulting in a FAR (Floor Area Ratio) of .33 FAR, and would include site improvements such as a new surface-parking facility, a new trash enclosure, new and existing landscape and new site lighting. The project site is located at 2805 Contra Costa Boulevard. The site is zoned *Planned Unit Development – Ordinance 520*. Assessor Parcel Numbers: 149-122-001 & 002.

CEQA: This project is determined to be Categorically Exempt (Class 32 – Infill Development Projects).

Project Planner: Jeff Olsen, 925-671-5206, jolsen@pleasanthillca.org

2. PLN 15-0246, ROLF SINGLE FAMILY ADDITION/REMODEL, 2087 PLEASANT HILL ROAD (20 Minutes)

Staff Report

Attachment A	Reserved for Conditions of Approval
Attachment B	Location Map
Attachment C	Proposed Project Plans
Attachment D	Proposed Green Building Methods
Attachment E	Written Statement
Attachment F	Photos of Surrounding Homes
Attachment G	Engineering Division Comments
Attachment H	Public Hearing Notice

Hearing to consider an architectural review permit for a substantial addition and remodel to an existing single family residence (2,388 square foot existing home comprised of 1,598 square feet living space, and 790 square feet garage area). More specifically, the proposed project consists of a remodel/addition to the existing residence, including an addition of 771 square feet of new living space, conversion of the existing garage area to living space, a new 496 square foot garage and a 200 square foot carport, for a total building foot-print of 3,855 square feet (10% lot coverage). The project site is located at 2087 Pleasant Hill Road. The 35,719 square foot parcel is zoned R-10. APN 166-330-019.

CEQA: This project is determined to be Categorically Exempt (Class 3 – Conversion of Small Structures Projects).

Project Planner: Lori Radcliffe, 925-671-5297, lradcliffe@pleasanthillca.org

STAFF COMMUNICATIONS

ELECTION OF OFFICERS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to the regularly scheduled meeting of the Architectural Review Commission on August 6, 2015, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.