

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

**February 18, 2016  
5:00 P.M.**

**Large Community Room**, 100 Gregory Lane, Pleasant Hill, CA 94523 [www.pleasanthillca.org](http://www.pleasanthillca.org) (925) 671-5209

<b>CHAIR: RICHARD STANTON</b>	<b>VICE CHAIR: FRANK HERNANDEZ</b>
<b>MEMBERS: JOHN HART, JILL BERGMAN , THOR SCORDELIS</b>	

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**

[November 19, 2015](#) (deferred from January 21<sup>st</sup> meeting)  
[January 21, 2016](#)

## STUDY SESSION

1. PLN 14-0307, PAHWA TWO NEW SINGLE FAMILY HOMES (ARCHITECTURAL REVIEW PERMIT ASSOCIATED WITH MINOR SUBDIVISION PLN 14-0307) ABUTS 281 BOYD ROAD TO THE WEST (NO STREET ADDRESS) – STUDY SESSION (20 Minutes) (Study session previously held on December 17, 2015)

### Staff Report

- Attachment A-1 Reserved for Staff Recommended Conditions of Approval  
Attachment B-1 Location Map  
Attachment C-1 Proposed Project Plans and Colors/Materials; to include Applicant's Letter of Response to ARC's Comments dated "Received January 27, 2016"  
Attachment D-1 ARC Staff Report dated December 17, 2015  
Attachment E-1 ARC Comment Letter dated December 18, 2015  
Attachment F-1 Public Hearing Notice

The Architectural Review Commission (ARC) will conduct a study session on the request of Indy Pahwa, property owner, to consider PLN 14-0307 architectural review permit, submitted on January 27, 2016, for design review feedback on two new single family homes associated with a pending request for a two-lot Minor Subdivision. The Parcel A home would consist of 2,430 square feet of living area (1,216 square feet on the first floor and 1,214 square feet on the second floor) and an attached 582 square foot garage. The Parcel B home (fronting Boyd Road) would consist of 2,430 square feet of living area (1,216 square feet on the first floor and 1,214 square feet on the second floor) and an attached 628 square foot garage. The 14,935 square foot project site, zoned R-7 (minimum "net" lot area of 7,000 square feet), is associated with a two-lot Minor Subdivision to create "net" lot areas of 6,242 square feet and 7,000 square feet. No action will be taken.

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

## STAFF COMMUNICATIONS

## UPCOMING PROJECTS AND FUTURE MEETINGS

## ADJOURNMENT

Adjourn to a regular meeting of the Architectural Review Commission on March 3, 2016, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.