

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

**April 2, 2009
5:00 P.M.**

Large Community Room, 100 Gregory Lane, Pleasant Hill, CA 94523 www.ci.pleasant-hill.ca.us (925) 671-5209

CHAIR: JOHN HART

VICE CHAIR: JILL BERGMAN

MEMBERS: GEORGE CORRIGAN, THOR SCORDELIS, 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.

ANNOUNCEMENTS

MINUTES

[February 19, 2009](#) (continued from the March 19th meeting due to lack of quorum for approval)
[March 5, 2009](#)

PUBLIC HEARINGS

1. ARC 07-012, HAYWARD RESIDENCE, 971 GRAYSON LANE (30 minutes)
(Continued from March 19, 2009)

[Staff Report](#)
[Attachments A – B](#)

[Attachment C Part 1](#)
[Attachment C Part 2](#)
[Attachment C Part 3](#)
[Attachments D through G](#)

The Architectural Review Commission will hear a request by the applicant to construct a rear yard deck. The ARC approved the existing 4,068 square foot single family home, which is currently under construction, on October 18, 2007. A condition of approval required that the plans for the rear yard deck be approved by the ARC prior to construction to determine that all tree preservation measures are addressed. The proposed deck will result in 26% lot coverage, which exceeds the maximum 25% lot coverage requirement. Assessors parcel number: 164-051-023.

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

2. ARC 09-002, HAGEDORN SINGLE FAMILY HOME REMODEL, 331 FOURTH AVENUE SOUTH (30 minutes)

[Staff Report](#)
[Attachments A – B](#)
[Attachments C – D](#)
[Attachments E – F](#)
[Attachments G – H](#)

The Architectural Review Commission will hear an Architectural Review Permit request by the applicant for an expansion and remodel of an existing 1,361 square foot single-story home. The proposed project is a 2,021 square foot home consisting of 1,612 square feet of living space and a 409 square foot garage. Assessors Parcel Number: 125-283-002.

Project Planner: Michelle Umadhay, (925) 671-5211, mumadhay@ci.pleasant-hill.ca.us

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to a regular meeting of the Architectural Review Commission on April 16, 2009, at 5:00 P.M., in the Large Community Room, 100 Gregory Lane, Pleasant Hill.