

**MEETING AGENDA**  
**CITY OF PLEASANT HILL ARCHITECTURAL REVIEW COMMISSION**  
**JULY 21, 2022**  
**5:00 PM**  
**Via Teleconferencing**

For the full agenda packet with all reports: [Agenda Packet](#)

For individual staff reports and attachments: [Individual Report Links](#)

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

**CHAIR: RICHARD STANTON VICE CHAIR: STEVE MILLER**  
**MEMBERS: BEN JOHANSON, WILL NELSON, KARLA MOSELEY**

The meeting will be teleconferenced pursuant to City Council resolution. Options for observing the meeting and participating in public comment are provided below and on the last page of the agenda.

**Architectural Review Commission Broadcasts:** The Architectural Review Commission meeting will be broadcast live (please note that streaming does not start until the meeting start time) on Youtube.com using the web link: [www.pleasanthillca.org/pharc](http://www.pleasanthillca.org/pharc).

**Public Communication:** The public is welcome to address the Architectural Review Commission on items not listed on the agenda but within the Commission's jurisdiction during the general Public Comment period. There is an opportunity for the public to comment on other agenda items at the time they are discussed.

The public may submit comments by:

1. Emailing comments to [planning@pleasanthillca.org](mailto:planning@pleasanthillca.org); or
2. Delivering written comments to the mailbox inside the lobby of City Hall during regular business hours; or
3. **Public participation in the public hearing has been changed.** Please see the last page of this agenda for instructions for public participation and provide live comments during the meeting. Note that there may be multiple hearing items on the same agenda.

Materials related to an item on this agenda submitted after distribution of the agenda packet are available for public inspection by contacting the Planning Division office at [planning@pleasanthillca.org](mailto:planning@pleasanthillca.org) or calling 925-671-5209. If, due to a disability, a reasonable accommodation is needed to participate in this meeting, please contact the ADA Coordinator 24 hours in advance of the meeting at (925) 671-5237 or via California Relay at 711. 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.

Agendas are Available for Review on the City Hall official noticing bulletin board (100 Gregory Lane) and on the City's website at [www.pleasanthillca.org/agendas](http://www.pleasanthillca.org/agendas).

## **CALL TO ORDER**

## **ROLL CALL**

## **PUBLIC COMMENT**

The public is welcome at this time to address the Architectural Review Commission on any item, with the exception of items scheduled for Public Hearing. There is an opportunity for the public to comment on other agenda items at the time they are discussed. Comments are limited to three minutes per speaker. To participate in the video/teleconference meeting, please see the last page of this agenda for public participation instructions.

## **MINUTES**

Tentative Minutes-July 7, 2022

## **PUBLIC HEARINGS**

1. PLN 21-0192, SANCERRE VILLAGE NEW SINGLE FAMILY HOMES, ARCHITECTURAL REVIEW PERMIT, 6200 BLOCK OF ALHAMBRA AVENUE

*(Item to be Cancelled, see Agenda Addendum)*

A public hearing to consider Architectural Review Permit PLN 21-0192 submitted by the applicant, Mike Serpa for the development of six detached single family homes (consisting of five two-story homes and one three-story home) with attached two-car garages that was submitted pursuant to SB 330. Two of the six homes would provide an attached ADU (accessory dwelling unit) each designated for low-income households. Seven parallel guest parking spaces would be provided on the private court (Sancerre Court) extending off of the east side of Alhambra Avenue. Lastly, the applicant is proposing a landscape plan that includes the common area on Lot 1, which primary extends along Alhambra Avenue and within a 50-foot wide Scenic Route. The application includes a request for a proposed Lot Line Adjustment, Development Plan Permit and associated Density Bonus request. The applicant is requesting that the ARC make a recommendation of approval (to the Planning Commission). The undeveloped 2.71-acre project site is located on the east side of the 6200 Block of Alhambra Avenue. The zoning designation is *PPD - Precise Plan District (Ordinance 451)*, Assessor Parcel Nos. 154-680-008, 009, 010, 011, 012, 013 & 014.

CEQA: On May 10, 2005, the Initial Study/Negative Mitigated Declaration and associated Mitigation Monitoring and Reporting Program was approved by the Lead Agency (the City of Pleasant Hill Planning Commission) with the adoption of Resolution No. 08-05, which also approved Vesting Tentative Tract Map TTM 04-001.

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

2. PLN 21-0495, ARCHITECTURAL REVIEW PERMIT, HARB NEW SINGLE FAMILY HOME, 106 LORENZO DRIVE

A public hearing to consider an Architectural Review Permit (PLN 21-0495), submitted by Youcef Bouhedda, for a new single family home. The proposal would replace a significantly fire-damaged, 2,062 sq. ft. single-story home on the property. The applicant proposes to construct a 3,089 sq. ft., two-story home, consisting of a 157 sq. ft. covered porch, 463 sq. ft. garage, 1,518 sq. ft. of first floor living area, and 922 sq. ft. of second floor living area. The applicant will also be adding additional plantings to the existing landscaping. The existing parcel is 6,300 sq. ft., zoned R-7 (minimum “net” lot area of 7,000 sq. ft.). Assessor Parcel Number 127-063-001.

CEQA: Class 3 Exemption - Construction of one single-family residence in a residential zone.

Project Planner: Andrew Shiflet, 925-671-5211, [AShiflet@pleasanthillca.org](mailto:AShiflet@pleasanthillca.org)

**STAFF COMMUNICATIONS**

**UPCOMING PROJECTS AND FUTURE MEETINGS**

**ADJOURNMENT**

Adjourn to the next scheduled meeting of the Architectural Review Commission on August 4, 2022 at 5:00 PM.



*City of Pleasant Hill*

**ARCHITECTURAL REVIEW COMMISSION  
AGENDA ADDENDUM  
PUBLIC HEARING ITEM#1 - CANCELLATION**

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Due to a lack of an Architectural Review Commission quorum for Public Hearing Item #1 – Sancerre Village New Single Family Homes, Architectural Review Permit at the 6200 Block of Alhambra Avenue, this public hearing item has been cancelled. The public hearing will be re-noticed and re-scheduled at a later date.



City of Pleasant Hill

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## INSTRUCTIONS FOR PARTICIPATION IN PUBLIC COMMENTS DURING ZOOM

### VIDEO/TELECONFERENCED ARCHITECTURAL REVIEW COMMISSION MEETINGS

The public is welcome to address the Architectural Review Commission on items on the Consent Calendar or other items not listed on the agenda but within the Commission's jurisdiction during the general Public Comment period. There is an opportunity for the public to comment on other agenda items at the time they are discussed.

Please note the meeting link below is to **join this meeting only** (other meetings will have different IDs and Passcodes) to provide live remote public comments. Please try to join the Zoom video conference meeting when the public comment period is opened for the item for which you would like to comment.

Architectural Review Commission Meeting

**July 21, 2022 @ 5:00PM**

Meeting Link – [www.zoom.us](http://www.zoom.us)

Webinar ID: **851 0286 2322**

Passcode: **962346**

To supplement a PC, Mac, tablet or device without audio, please join by phone at – **(669) 900-6833**

When it is your turn to speak, City Staff will invite you. You must mute your speakers if you are watching the meeting via livestream (Youtube or City Website) or there will be feedback during the meeting. Please note that comments are limited to **three minutes per speaker.**

We ask that when you're making a public comment, that you

- 1) Try to be in a room or space without a lot of background noise.
- 2) Have a strong, reliable internet connection or cell phone signal.
- 3) Use the "Raise Hand" feature in Zoom so we know you wish to speak. (If you are calling on a telephone, please press \*9 to virtually raise your hand in Zoom)
- 4) **Please wait your turn and once brought into the meeting, we ask that you state your name and city of residence for the record.**

The public may also submit written comments on any item within the Architectural Review Commission's jurisdiction by 4:00PM the day of the meeting, by dropping comments off at City Hall (100 Gregory Lane) or emailing comments to [planning@pleasanthillca.org](mailto:planning@pleasanthillca.org).

If you only wish to watch the meeting live, you can find it on our website at [www.pleasanthillca.org](http://www.pleasanthillca.org) and clicking on the large orange button labeled "Watch Meetings".