



MEETING AGENDA
CITY OF PLEASANT ARCHITECTURAL REVIEW COMMISSION
SEPTEMBER 21, 2023
5:00 PM

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

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

www.pleasanthillca.org (925) 671-5209

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

The meeting will be held both in person at City Hall, Large Community Room, 100 Gregory Lane, Pleasant Hill, CA 94523 and remotely via Zoom in accordance with the Ralph M. Brown Act.

Watch on YouTube at: www.pleasanthillca.org/pharc

To provide comments via teleconference, click on the meeting link and enter the meeting ID and Passcode (both will change each meeting):

Meeting link: www.zoom.us

Meeting ID: 845 4591 6620

Passcode: 312073

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. At the time they are discussed, the Public may also comment on additional agenda items.

Public Participation Options

1. **Watch the Meeting via Youtube Livestream at www.pleasanthillca.org/pharc.**
2. **Submit Written Comments by 4 pm the Day of the Meeting to planning@pleasanthillca.org** (comments received by deadline will be provided to the Architectural Review Commission before the meeting). Please specify that the correspondence is for public comment at the Commission meeting.
- 3) **Make Public Comment During the Meeting**

When the Chair invites public comment (or public comments on specific agenda items), you may participate in one of the following three ways:

A Via Zoom

Go to www.Zoom.us using your computer/smart device and enter the Meeting ID and Passcode provided near the top of this page. We ask that you state your name and city of residence for the record when you start your comments. Please use the "Raise hand" feature

in Zoom. You will not be seen or heard until it is your turn to speak. You will be invited into the meeting asked to speak when it is your turn.

B. Via Phone

Call (669) 900-6833 and enter the Zoom Meeting ID and Passcode. Press *9 to “raise your hand” to alert staff that you wish to speak.

C. In Person

Please fill out a speaker's card, available at the entry to the Large Community Room, and turn it in to the staff liaison.

If, due to a disability, a reasonable accommodation is needed to participate in this meeting, please refer to the “Providing Accessible Communication to the Public Under the Americans with Disabilities Act and AB 2449” document, online at www.pleasanthillca.org/accessiblecommunications and contact the Planning Division a minimum of 48 hours in advance of the meeting at (925) 671-5209 or via California Relay at 711.

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. 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 or calling 925-671-5209. 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. No agenda item will be considered after 10:30 p.m. Remaining items will be rescheduled.

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 Public Participation Option above.

MINUTES

1. Tentative Minutes of the Regular Meeting - Architectural Review Commission
September 7, 2023

PRESENTATION

1. Resolution Recognizing the Service of Commissioner Karla Moseley on the Architectural Review Commission

PUBLIC HEARINGS

1 PLN 22-0454, KAMALI 8-LOT SUBDIVISION AND SINGLE-FAMILY DEVELOPMENT, 170 CLEVELAND ROAD

The Architectural Review Commission will consider a recommendation to the Planning Commission on a proposal to subdivide the existing lot at 170 Cleaveland Road and develop an eight-lot, single-family subdivision. The project includes eight new two-story, single-family homes, each with access off Katie Court. The applicant is seeking streamlined review pursuant to SB 330, and is requesting approval of several waivers of development standards through a density bonus, by providing one affordable housing unit (12.5% of the project) dedicated to low income households within the project. The project requires an Architectural Review Permit in addition to an 8-lot subdivision, development plan permit, and tree removal permit.

CEQA: Exempt pursuant to Class 32 - Infill Exemption

Project Planner: Haley Croffoot, 925-671-5297, HCroffoot@pleasanthillca.org

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to the next scheduled meeting of the Architectural Review Commission on October 5, 2023 at 5:00 PM.