



MEETING AGENDA
CITY OF PLEASANT ARCHITECTURAL REVIEW COMMISSION
MARCH 7, 2024
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: WILL NELSON, DIPINTI KAPOOR, ATUL PATHARE

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

You may watch on YouTube at: 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. At the time they are discussed, the Public may comment on agenda items.

Public Participation Options

The Architectural Review Commission will welcome in-person comments, as well as any written correspondence submitted via email or through the mail on any agenda item, or a general statement on a non-agenda item. The City requests that you please fill out a speaker's card, available at the entry to the Large Community Room, and turn it in to the staff liaison, when participating and providing in-person comments.

Copies of all comments received up until 4:00 p.m. on the day of a meeting will be provided to that hearing body prior to the meeting. Any email or written correspondence received by 4:00 p.m. will also be included in the meeting minutes as received public comment.

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.

A Zoom link is provided herewith as a courtesy, but members of the public are advised that they will only have the option to participate via teleconference using the Zoom platform in the event that a member of the legislative body is approved to attend remotely pursuant to the provisions of Assembly Bill 2449.

If this option is available, to watch and participate in the meeting via Zoom, click on the meeting link and enter the meeting ID and Passcode. The meeting ID and Passcode will change each meeting:

Meeting link: www.zoom.us

Meeting ID: 894 9331 2140

Passcode: 267936

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

PLEDGE OF ALLEGIANCE

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.

MINUTES

Tentative Minutes of the Regular Meeting - Architectural Review Commission February 15, 2024

PUBLIC HEARINGS

1. PLN 22-0397, HARB NINE-UNIT TOWNHOME DEVELOPMENT, 230-240 CLEVELAND ROAD

The Architectural Review Commission is requested to hold a public hearing to consider a recommendation to the Planning Commission on Architectural Review Permit and Tree Removal Permit Application PLN 22-0397, submitted by Mohamed El-Shafei of System CTC. The applicant is proposing a nine-unit, townhome condominium development within two separate, three story structures with a one-way interior circulation drive aisle bisecting the two buildings. One of the nine units will be dedicated to very low-income households. The project requires approval of an Architectural Review Permit, Major Subdivision, Development Plan Permit, Density Bonus, and Tree Removal Permit. The 14,841 net square-foot (0.34-acre) site is zoned PUD 410. APN 149-130-032.

CEQA: Class 32 Exemption - In-Fill Development

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 March 21, 2024 at 5:00 PM.

100 Gregory Lane, Pleasant Hill, CA 94523-3323 – (925) 671-5209
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