

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

**September 15, 2011  
5:00 P.M.**

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

**CHAIR: GEORGE CORRIGAN**

**VICE CHAIR: THOR SCORDELIS**

**MEMBERS: JILL BERGMAN, JOHN HART, 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](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.

**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**

[August 4, 2011](#) and [September 1, 2011](#)

**PUBLIC HEARINGS**

1. PLN 11-0119, BLACK ANGUS RESTAURANT BUILDING COLOR CHANGE, 3195 NORTH MAIN STREET (Continued from September 1, 2011 meeting)(20 minutes)

[Staff Report](#)  
[Attachments](#)

Public hearing to consider approval of an architectural review permit for an exterior color change to an existing stand-alone restaurant building (the building was painted with the proposed color without City approval). In addition, the Commission is requested to accept the Exemption pursuant to Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, as the project includes only a color change to the existing building it would not have a significant impact on the environment. Assessor's Parcel Numbers: 170-092-050 & 055.

Project Planner: Troy Fujimoto, 925-671-5224, [tfujimoto@ci.pleasant-hill.ca.us](mailto:tfujimoto@ci.pleasant-hill.ca.us).

2. PLN 11-0114, CRAW NEW SINGLE FAMILY HOME, 82 COLLINS DRIVE (20 minutes)

[Staff Report](#)  
[Attachments](#)

Public hearing to consider approval for a new 2,397 two-story home with an attached garage of 467 square feet and a porch area of 270 square feet. The existing 1,500 square foot single-story residence would be demolished. In addition, the Commission is requested to accept the categorical exemption proposed for the project (Class 3, new construction or conversion of small structures) pursuant to Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, as amended. Assessor Parcel Number: 149-291-022.

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

3. S 11-003, PLEASANT HILL INDOOR GARDEN SIGNAGE, 598 PATTERSON BOULEVARD (20 minutes)

[Staff Report](#)  
[Attachments](#)

Public hearing to consider approval of a sign permit for the installation of a new 42" high fascia, on which new internally-illuminated channel letters, approximately 25-inches and 16-inches in height, would be installed. The sign text is proposed to read *ph INDOOR GARDEN*. In addition, the Commission is requested to accept the categorical exemptions proposed for the project (Class 1 and 11, minor alternations to existing structures and installation of signs) pursuant to sections 15301 and 15311 of the Guidelines for the Implementation of the California Environmental Quality Act of 1970, as amended. Assessor's Parcel Number: 149-270-006.

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

4. PLN 11-0106 – CROWLEY NEW SINGLE FAMILY RESIDENCE – 104 PRICE LANE (20 Minutes)

[Staff Report](#)  
[Attachments](#)

Public hearing to consider approval for a new 1,624 square foot one-story single family residence (with a 187 square foot front covered porch and 260 square feet of uncovered rear deck area) with a 550 square foot attached garage. The existing one-story 700 square foot single family home will be demolished. In addition, the Commission is requested to accept the categorical exemptions proposed for the project (Class 3, new construction or conversion of small structures) pursuant to Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, as amended. Assessor parcel number: 150-161-006.

Project Planner: Jeff Olsen, 925-671-5206, [Jolsen@ci.pleasant-hill.ca.us](mailto:Jolsen@ci.pleasant-hill.ca.us).

## **STUDY SESSION**

1. PLN 11-0117 – CONTRA COSTA INTERFAITH HOUSING – GARDEN PARK APARTMENTS – COMMUNITY BUILDING EXPANSION, 2387 LISA LANE (30 Minutes)

[Staff Report](#)  
[Attachments](#)

Study session for a proposed 2,738 square foot expansion of the existing, single story, 1,200 square foot, community building (total building size after the expansion would be approximately 3,938 square feet). The project would include adding a new second level to the building to provide a “caretakers” unit as well as additional offices, storage and multi-purpose space. The project would also include various site improvements including new landscaping and pathways. Assessor’s parcel number: 148-010-029.

Project Planner: Troy Fujimoto, 925-671-5224, [tfujimoto@ci.pleasant-hill.ca.us](mailto:tfujimoto@ci.pleasant-hill.ca.us).

## **STAFF COMMUNICATIONS**

## **UPCOMING PROJECTS AND FUTURE MEETINGS**

## **ADJOURNMENT**

Adjourn to the regular meeting of the Architectural Review Commission on October 6, 2011, at 5:00 P.M., in the Large Community Room, 100 Gregory Lane, Pleasant Hill.