

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

**November 3, 2011
5:00 P.M.**

Large Community Room, 100 Gregory Lane, Pleasant Hill, CA 94523 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 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

[September 15](#), and [October 20, 2011](#)

PRESENTATION

1. ZIO FRAEDO'S RESTAURANT WALL AND FREESTANDING SIGN PROPOSAL, 611 GREGORY LANE (15 Minutes)

An informational presentation will be made by the restaurant owner of Zio Fraedo's restaurant regarding a proposed new wall sign and a modification to the existing freestanding sign at the existing restaurant. The restaurant owner seeks initial feedback

from the Commission regarding the proposed plans. No action will be taken by the Commission.

PUBLIC HEARINGS

1. PLN 11-0109, BLACK ANGUS RESTAURANT BUILDING COLOR CHANGE, 3195 NORTH MAIN STREET *(Continued from October 20, 2011 meeting, 20 Minutes)*

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

Public hearing to consider approval of an Architectural Review Permit request for an already completed, non-permitted, exterior color change to an existing, stand-alone, restaurant building. In addition, the Commission is requested to accept the categorical exemption (Class 1) 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, as a result 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

2. PLN 11-0181, APPEAL OF THE ZONING ADMINISTRATOR ACTION TO APPROVE THE HOLMGREN BUILDING ADDITION, 522 RIDGEVIEW COURT *(20 Minutes)*

[Staff Report](#)
[Attachment A](#)
[Attachments B-C](#)
[Attachments D-F](#)

Public hearing to consider an appeal of the action of the Zoning Administrator to approve an Architectural Review Permit for a 96 square foot building addition to an existing multi-family residential unit. The addition would occur on the first floor where there is an existing open balcony and would match the existing exterior building appearance, including materials, windows and colors. In addition, the Commission is requested to accept the categorical exemption (Class 1) pursuant to Section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, as the project involves a minimal building expansion in an existing balcony/deck with no potential for impact on the environment. Assessor's Parcel Numbers: 154-485-034.

Project Planner: Troy Fujimoto, 925-671-5224, 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 November 17, 2011, at 5:00 P.M., in the Large Community Room, 100 Gregory Lane, Pleasant Hill.