

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

**February 16, 2012
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.

MINUTES

[February 2, 2012](#)

STUDY SESSION

1. PLN 12-0024, CORONA REMODELED SINGLE FAMILY RESIDENCE, 327 VALLEY VIEW ROAD (20 Minutes)

[Staff Report](#)
[Attachments A - C](#)
[Attachments D - G](#)

Study session to review a request for an Architectural Review Permit to remodel an existing 1,439 square foot house, with an attached 395 square foot garage, on a 10,350 square foot site. The exterior remodel/addition includes a request for a 731 square foot addition, resulting in a 2,170 square foot one-story home, an attached garage of 551 square feet, and covered porch area of 347 square feet (175 square feet along the front elevation and 172 square feet along the rear elevation). Proposed lot coverage is 30% and proposed floor area ratio is 0.21. Assessor's Parcel Number: 164-133-007.

Project Planner: Jeff Olsen, 925-671-5206, jolsen@ci.pleasant-hill.ca.us

PUBLIC HEARINGS

1. ARC 10-018, ARC 08-027 & ARC 10-023, NEW WALL AND MONUMENT SIGNS FOR THE PLEASANT HILL RECREATION AND PARK DISTRICT COMMUNITY, TEEN AND SENIOR CENTERS, 320 CIVIC DRIVE, 233 GREGORY LANE & 147 GREGORY LANE (30 Minutes)

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

The applicant is requesting approval for new wall and freestanding signs for the recently approved Community Center, Senior Center, and Teen Centers. The proposed signage includes a request for two monument signs at the Community Center, one wall and one monument sign at the Senior Center, one wall sign for the Teen Center, and one monument sign for the District's Administrative Offices and the Teen/Aquatic Center. In addition, two freestanding directional signs are proposed to be located in Pleasant Hill Park (for the bocce, picnic and horseshoe pit areas) at 147 and 233 Gregory Lane. Lastly, in accordance with Section 18.60.090 (Minor Sign Adjustments) of the Zoning Ordinance the Commission will review a request (of not more than a 20% change from any one provision) for two directional signs (sign area) and one monument sign (sign area) located in Pleasant Hill Park. Assessor's Parcel Number's 153-050-064, 150-141-006 & 007.

CEQA Determination: Categorically Exempt, Class 1 (minor alterations to existing facilities) and Class 11 (signage/accessory structures).

Project Planner: Jeff Olsen, 925-671-5206, jolsen@ci.pleasant-hill.ca.us

2. PLN 12-0012, NEW WALL AND MODIFICATIONS TO EXISTING MONUMENT SIGNS AT ZIO FRAEDO'S RESTAURANT, 611 GREGORY LANE (20 Minutes)

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

The applicant is requesting approval of a sign permit for two new wall signs (13.75 square feet – to read ZIO FRAEDO’S and 45.36 square feet – to read ZIO FRAEDO’S EVENTS and to allow space for a changeable message sign) and modifications to an existing monument sign that would add two feet to the height and nine square feet of sign area to the sign for a changeable message LED sign. Assessor’s Parcel Number 152-132-047.

CEQA Determination: Categorically Exempt, Class 1 (minor alterations to existing facilities) and Class 11 (signage/accessory structures).

Project Planner: Lori Radcliffe, 925-671-5297, lradcliffe@ci.pleasant-hill.ca.us

3. PLN 11-0265, NEW WALL AND MONUMENT SIGNS AT WILD BIRDS UNLIMITED, 692 CONTRA COSTA BOULEVARD (20 Minutes)

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

The applicant is requesting approval of a sign permit for three new wall signs (51.75 square feet, two will be internally illuminated) and one new monument sign (32 square feet per side, internally illuminated). The wall signs and monument sign would read – *WILD BIRDS UNLIMITED NATURE SHOP*. The request includes one window sign (10.5 square feet, exposed neon, with no text). Assessor’s Parcel Number 153-270-013.

CEQA Determination: Categorically Exempt, Class 1 (minor alterations to existing facilities) and Class 11 (signage/accessory structures).

Project Planner: Lori Radcliffe, 925-671-5297, lradcliffe@ci.pleasant-hill.ca.us

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to the regular meeting of the Architectural Review Commission on March 1, 2012, at 5:00 P.M., in the Large Community Room, 100 Gregory Lane, Pleasant Hill.