

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

**February 6, 2014  
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: JOHN HART**

**VICE CHAIR: JILL BERGMAN**

**MEMBERS: THOR SCORDELLIS, GEORGE CORRIGAN, RICHARD STANTON**

Members of the audience wishing to speak on any matter are requested to fill out a card and turn it in to the Chair. 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.

**MINUTES**

[January 16, 2014](#)

**PUBLIC HEARINGS**

1. PLN 13-0431, FRANZEL SINGLE FAMILY HOME REMODEL – 2964 BONNIE LANE (20 minutes)

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

Public hearing to consider approval of an Architectural Review permit for a substantial remodel to an existing 945 square foot home. The project would include an addition of 909 square feet of living space; while the existing 592 square foot detached garage will remain unchanged. The resulting lot coverage and floor area ratio will be, 29% and .22, respectively. Assessor's Parcel Number: 170-231-024.

CEQA Determination: Class 3 categorical exemption, limited to the construction/remodel of one single-family residence in a residential zone.

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

## STUDY SESSIONS

1. PLN 13-0400, NEW MULTI-TENANT FREESTANDING SIGN – SOUTHEAST CORNER OF CONTRA COSTA BLVD./ELLINWOOD DRIVE (20 minutes)

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

The applicant is requesting design review feedback of a Sign Permit for one new multi-tenant freestanding sign to replace an existing multi-tenant freestanding sign. In accordance with Section 18.60.090 of the Zoning Ordinance, the applicant is also requesting a *Minor Sign Adjustment* involving not more than a 20% change from any provision of Chapter 18.60 (Signs). Specifically, the minor sign adjustment consists of a proposed sign height of 9-feet 7-inches (115-inches) where the sign ordinance limits freestanding sign heights in the *Retail Business* district to a height of 96-inches (8 feet). As a result, the request includes an excess sign height of 19-inches, or a 20% height increase above the maximum 8-foot sign height allowed. The subject site is located within the public right-of-way on the southeast corner of Contra Costa Blvd. and Ellinwood Drive.

CEQA Determination: Class 1 & 11 categorical exemption as the project is limited to new on-premise signage in the form of one new freestanding sign.

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

## STAFF COMMUNICATIONS

## UPCOMING PROJECTS AND FUTURE MEETINGS

## ADJOURNMENT

Adjourn to the regular meeting of the Architectural Review Commission on February 20, 2014, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.