

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

**June 17, 2010
5:00 P.M.**

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

CHAIR: JILL BERGMAN

VICE CHAIR: RICHARD STANTON

MEMBERS: GEORGE CORRIGAN, THOR SCORDELIS, JOHN HART

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

[June 3, 2010](#)

PUBLIC HEARINGS

1. S 10-008, EYE & VISION CENTER OF PLEASANT HILL, 2628 PLEASANT HILL ROAD. (30 Minutes)

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

A request for Sign Permit approval for a new sign face replacement (constructed partially of plywood), to be installed in an existing sign cabinet, which would include graphics (photos) on each end of the sign face. In addition, the Commission is also

requested to accept the Categorical Exemption pursuant to section 15301 and 15311 of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA) of 1970, as the project is determined to be Categorically Exempt as it is limited in scope to new signage on an existing structure and on-premise signage, which as a result would not have a significant impact on the environment. Assessor's Parcel Number: 152-040-026.

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

2. ARC 10-003, VAN NORSDALL NEW RESIDENCE, 560 CREEKSIDE ROAD (30 Minutes)

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

A request for approval of a new 1,935 square foot single family two-story residence on a 17,375 square foot parcel. There are existing detached structures that will remain (consisting of a 720 sf garage and a 120 sf shed with a 120 sf wood canopy). In addition, the Commission is also requested to accept the Categorical Exemption pursuant to Section 15303 (Class 3) of the State Guidelines for Implementation of the California Environmental Quality Act as the project is determined to be Categorically Exempt as a New Construction or Conversion of Small Structures. The project consists of new construction of a single-family residence in a residential zone, and is in conformance with the General Plan and zoning, and therefore would not have a significant impact on the environment. Assessor's Parcel Number: 152-091-027.

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

STUDY SESSION ITEMS

1. SIGN ORDINANCE AMENDMENTS, CITY-WIDE (45 Minutes)(Continued, without being discussed, from the June 3, 2010 meeting)

[Staff Report](#)

The Commission will hold a study session on proposed amendments to the existing sign ordinance, specifically Chapters 18.60, 18.105 and 18.140 of the Pleasant Hill Municipal Code. The proposed amendments are intended to make minor corrections and clarifications, integrate references to the City's Design Guidelines and streamline review procedures to improve administration of the ordinance. No action will be taken on this item.

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

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ELECTION OF OFFICERS (Chair and Vice-Chair)

ADJOURNMENT

Adjourn to a regular meeting of the Architectural Review Commission on July 1, 2010, at 5:00 P.M., in the Large Community Room, 100 Gregory Lane, Pleasant Hill.