

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

**December 1, 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.

MINUTES

[September 15, 2011](#) and [November 3, 2011](#)

PUBLIC HEARINGS

1. PLN 11-0109, BLACK ANGUS RESTAURANT BUILDING COLOR CHANGE, 3195 NORTH MAIN STREET (Continued from November 3, 2011 meeting, 15 Minutes)

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

Public hearing to consider approval of an Architectural Review Permit for an exterior color change, implemented without prior approval, 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 no new development is proposed. The project includes only a color change to the existing building and 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. S 11-003, PLEASANT HILL INDOOR GARDEN SIGNAGE, 598 PATTERSON BOULEVARD (Continued from October 20, 2011, 5 minutes)

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

Public hearing to consider approval of a sign permit for the installation of one wall sign (42 inches tall by 48 inches wide). The proposed sign would be constructed of brushed aluminum with vinyl letters with sign text 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.

3. PLN 11-0119, CANDAU NEW SINGLE FAMILY RESIDENCE, 10 DONKEY FLATS (20 Minutes)

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

Public hearing to consider approval of an Architectural Review Permit for a new 3,336 square foot single family two-story residence with 327 square feet of covered porch area and a 641 square foot attached garage. In addition, the Commission is requested to accept the categorical exemption (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 of 1970, as amended,. The project would involve new construction of a single-family residential structure in a residential zone in conformance with the General Plan and zoning and would not have a significant impact on the environment. Assessor's Parcel Number: 164-052-025.

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

4. ARC 08-016, SUN VALLEY APARTMENTS – SITE & GRADING IMPROVEMENTS - TIME EXTENSION REQUEST, 1382-1400 CONTRA COSTA BOULEVARD (20 Minutes)

[Staff Report](#)

[Attachment A](#)

[Attachment B Pt. 1](#)

[Attachment B Pt. 2](#)

[Attachments C - F](#)

Public hearing to consider a request for a 12-month time extension for an Architectural Review Permit that was granted by the Architectural Review Commission on December 16, 2010 for parking lot modifications and related grading and landscaping changes that were done at the Sun Valley Apartments and adjacent Ellinwood Creek without prior City approval. In addition, the Commission previously adopted an Initial Study/Mitigated Negative Declaration pursuant to the Guidelines for the Implementation of the California Environmental Quality Act of 1970, as amended, and determined that the document and associated mitigation measures adequately addresses the expected environmental impacts of the proposed project. Assessor's Parcel Number: 127-050-069.

Project Planner: Troy Fujimoto, 925-671-5224, tfujimoto@ci.pleasant-hill.ca.us

DISCUSSION ITEMS

1. [LED LIGHTED PRODUCT DISPLAY GRAPHIC BOARDS](#)

Discussion regarding use of LED lighted product display graphic boards.

2. [ACKNOWLEDGEMENT OF THE 2012 SCHEDULED MEETING DATES](#)

The Commission will review the dates of scheduled meetings for the upcoming year.

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to the regular meeting of the Architectural Review Commission on December 15, 2011, at 5:00 P.M., in the Large Community Room, 100 Gregory Lane, Pleasant Hill.