

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

**April 5, 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 16, 2012](#)

PUBLIC HEARINGS

1. PLN 11-0265, NEW WALL AND MONUMENT SIGNS AT WILD BIRDS UNLIMITED, 692 CONTRA COSTA BOULEVARD (20 Minutes) (This item was continued from February 16, 2012 to March 15, 2012. The March 15, 2012 meeting of the ARC was cancelled)

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

The applicant is requesting approval of a sign permit for three new wall signs (each 32.86 square feet, and two will be internally illuminated) and one new monument sign (39.5 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

2. ARC 05-021 – TIME EXTENSION, PRICE LANE SUBDIVISION FOR FIVE SINGLE FAMILY RESIDENCES, 118 PRICE LANE (5 minutes)

[Staff Report](#)
[Attachment A](#)
[Attachment B](#)
[Attachment C](#)

The property owner is requesting a 12-month time extension for Architectural Review Permit ARC 05-021 which was originally approved for five single family residences (ranging in size from 2,505 to 2,745 square feet, not including garages) including site improvements for the proposed Price Lane Subdivision.

CEQA Determination: An Initial Study and draft Mitigated Negative Declaration were previously prepared and adopted, by the City, for the project pursuant to Section 15070 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). Assessor Parcel Number: 150-161-022.

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

3. PLN 11-0268, ZIMANY NEW SINGLE FAMILY RESIDENCE, 281 BOYD ROAD (20 Minutes)

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

The applicant is requesting approval for a new Mediterranean style 3,304 square foot single family single-story residence with a 652 square foot attached garage. Additionally, the project includes front-yard landscaping. The proposed lot coverage is 26% and proposed floor area ratio is 0.22. Assessor's Parcel Number: 150-201-032.

CEQA Determination: Categorically Exempt, Class 3 (construction of one single-family residence in a residential zone).

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 April 19, 2012, at 5:00 P.M., in the Large Community Room, 100 Gregory Lane, Pleasant Hill.