

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

**March 21, 2013  
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: THOR SCORDELIS**

**VICE CHAIR: JOHN HART**

**MEMBERS: JILL BERGMAN, GEORGE CORRIGAN, 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](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.

**PUBLIC HEARINGS**

1. PLN 13-0078, BROSE SINGLE FAMILY HOME REMODEL, 112 POSHARD STREET (20 Minutes)

[Staff Report](#)  
[Attachment A](#)  
[Attachments B - G](#)

Public hearing to consider approval of an Architectural Review permit to add 855 square feet to an existing 2,824 square foot (includes 607 square foot garage) single-family residence. The proposed project would result in 3,199 square feet of living space, a 480 square foot garage, and 615 square feet of covered porch area. A substantial portion of

the existing roof, the front half of the home and the garage would be modified/reconstructed as part of this project. Assessor Parcel Number: 149-080-006.

CEQA Determination: Pursuant to section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act of 1970, as amended, the proposed project is determined to be Categorical Exempt (Class 3, Existing Facilities) since the project scope is limited to the construction of one single-family residence in a residential zone and as a result will not have a significant impact on the environment.

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

2. PLN 13-0030 & PLN 13-0050, DXL MEN'S APPAREL REMODEL AND SIGNAGE, 651 CONTRA COSTA BOULEVARD (30 Minutes)

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

Public hearing to consider approval of an Architectural Review permit for a modified storefront and site improvements to include: (1) a new 20-foot tall main entrance feature on the existing 15-foot tall storefront, (2) a building color change, (3) storefront merchandise display areas, (4) replace roof-mounted mechanical equipment (as needed) and (5) minor modifications to the existing parking space layout. In addition, the applicant is requesting Sign Permit review for one wall-mounted sign, and two cabinet sign face replacements in an existing 20-foot tall double-faced pylon sign located in the front landscape area along Contra Costa Boulevard. Assessor Parcel Number: 153-250-005.

CEQA Determination: Pursuant to sections 15301 and 15311 of the Guidelines for Implementation of the California Environmental Quality Act (CEQA) of 1970, as amended, the proposed project is determined to be Categorical Exempt (Class 1 & 11) because the project includes a minor remodel to an existing facility and because the project scope is limited to new, on-premise, signage on an existing structure. Furthermore, the project includes only minor alterations to existing parking, thus, it would not have a significant effect on the environment.

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 April 4, 2013, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.