

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

**April 2, 2015  
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: JILL BERGMAN**

**VICE CHAIR: RICHARD STANTON**

**MEMBERS: THOR SCORDELLIS, JOHN HART, FRANK HERNANDEZ**

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**

[March 19, 2015](#)

**PUBLIC HEARINGS**

1. PFEIFFER SINGLE FAMILY HOME ADDITION/REMODEL, 100 OAKVUE ROAD – PLN 15-0054 (20 Minutes)

Staff Report

<a href="#">Attachment A</a>	Staff Recommended Conditions of Approval
<a href="#">Attachment B</a>	Location Map
<a href="#">Attachment C</a>	Proposed Project Plans
<a href="#">Attachment D</a>	Proposed Green Building Methods
<a href="#">Attachment E</a>	Written Statement
<a href="#">Attachment F</a>	Photos of Surrounding Homes
<a href="#">Attachment G</a>	Engineering Division Comments
<a href="#">Attachment H</a>	Public Hearing Notice

Hearing on the request of Andy Pfeiffer, property owner, to consider architectural review permit (PLN 15-0054), submitted on February 23, 2015, for a substantial remodel of an existing 1,314 square foot home (895 square feet living space, and 419 square feet garage area). The project includes a proposed addition of 801 square feet of living space, 578 square feet of garage area and 451 square feet of covered porch area for a total footprint of 2,825 square feet (including an existing 100 square foot shed). The 13,098 square foot parcel is zoned R-10. APN 149-061-019.

CEQA Determination: Categorically Exempt, Class 3 (Construction or Conversion of Small Structures).

Project Planner: Lori Radcliffe, 925-671-5297, [lradcliffe@pleasanthillca.org](mailto:lradcliffe@pleasanthillca.org)

2. JACKS TAP ROOM FAÇADE CHANGE, 60 CRESCENT DRIVE, SUITE E – PLN 15-0086 (20 minutes)

Staff Report

<a href="#">Attachment A</a>	Conditions of Approval
<a href="#">Attachment B</a>	Location Map
<a href="#">Attachment C</a>	Project Plans
<a href="#">Attachment D</a>	Photos
<a href="#">Attachment E</a>	Public Hearing Notice

Hearing on a request by Chris Marcovici (business owner) and Paula Dalmada (owner agent), to consider architectural review permit (PLN 15-0086) for a facade change to an existing commercial storefront in the Downtown. The project proposes installation of a new wood storefront entry system, new wall tile, and an awning over the entrance. The site zoned DSP PUD, APN 150-300-004.

CEQA Determination: Categorically Exempt, Class 1 (Existing Facilities – interior or exterior alterations).

Project Planner: Lori Radcliffe, 925-671-5297, [lradcliffe@pleasanthillca.org](mailto:lradcliffe@pleasanthillca.org)

3. VITALITY BOWLS SIGNAGE - APPEAL, 100 CRESCENT DRIVE, PLN 14-0473 (20 minutes)

Staff Report

<a href="#">Attachment A</a>	Location Map
<a href="#">Attachment B</a>	Approved Sign Plans
<a href="#">Attachment C</a>	Appeal Application
<a href="#">Attachment D</a>	Original Sign Plans
<a href="#">Attachment E</a>	Public Hearing Notice
<a href="#">Attachment F</a>	Applicant's Email to Verify Compliance with Approved Plans

Hearing on an appeal, filed by Kevin Suto on behalf of Zachary's Pizza, of the Zoning Administrator's decision to approve a sign permit (PLN 14-0473) to include an exterior orange awning with signage for the Vitality Bowls restaurant in Downtown Pleasant Hill.

The Zoning Administrator approved the sign plans in accordance with the Architectural Review Commission (ARC) approved master sign program for Downtown Pleasant Hill; in addition to the Downtown Tenant Design Guidelines and Downtown Specific Plan Urban Design Guidelines. More specifically, the appellant is requesting denial of, or modifications to, the orange awning color and signage text on the south elevation of the building (facing Zachary's Pizza). The site zoned PUD (Downtown Specific Plan), APN 150-300-012.

CEQA Determination: Categorically Exempt, Class 11 (New on-premise signs).

Project Planner: Jeff Olsen, 925-671-5206, [jolsen@pleasanthillca.org](mailto:jolsen@pleasanthillca.org)

## **STAFF COMMUNICATIONS**

## **UPCOMING PROJECTS AND FUTURE MEETINGS**

## **ADJOURNMENT**

Adjourn to the next regular meeting of the Architectural Review Commission on April 16, 2015, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.