

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

**July 15, 2010  
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: RICHARD STANTON**

**VICE CHAIR: GEORGE CORRIGAN**

**MEMBERS: JILL BERGMAN, JOHN HART, THOR SCORDELIS**

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.

**ANNOUNCEMENTS**

**MINUTES**

[July 1, 2010](#)

**PUBLIC HEARINGS**

1. S 10-016, 2255 CONTRA COSTA BOULEVARD MASTER SIGN PROGRAM, 2255 CONTRA COSTA BOULEVARD (CITIBANK BUILDING) (30 Minutes)

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

The applicant is requesting sign permit approval to establish a Master Sign Program for an existing three-story multi-tenant commercial building.

In addition, the Commission is also requested to accept the Categorical Exemption pursuant to section 15301 (Class 1) and section 15311 (Class 11) of the State Guidelines for

Implementation of the California Environmental Quality Act (CEQA) of 1970, as the project is determined to be Categorical Exempt because the project consists of a minor alteration to an existing facility which consists of signage/accessory structures (in this case implementation of a master sign program). Therefore, the project is considered to not have a significant impact on the environment. Assessor's Parcel Number: 150-300-015

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

2. ARC 10-017 DAVIES SINGLE FAMILY RESIDENCE, 925 GRAYSON LANE (30 Minutes)

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

The applicant is requesting Architectural Review Commission approval for a new 2,740-square foot single-story house and a 330 square foot basement (containing a wine cellar and mechanical equipment), for a total floor area of 3,070 square feet on an existing 48,787 square foot lot. The square footage does not include an existing 1,344 square foot detached garage which is proposed to remain. In addition, the applicant is proposing to construct a 612 square foot attached porch that would extend along a portion of the north, east and southern elevations. The applicant is demolishing and renovating a significant portion of the existing 1,779 square foot residence on the project site to accommodate the new residence. 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 Categorical Exempt as a New Construction or Conversion of Small Structures. The project consists of 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: 164-100-037.

Project Planner: Troy Fujimoto, (925) 671-5218, [tfujimoto@ci.pleasant-hill.ca.us](mailto:tfujimoto@ci.pleasant-hill.ca.us)

**STAFF COMMUNICATIONS**

**UPCOMING PROJECTS AND FUTURE MEETINGS**

**ADJOURNMENT**

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