

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

**March 7, 2013
5:00 P.M.**

Large Community Room, 100 Gregory Lane, Pleasant Hill, CA 94523 www.ci.pleasant-hill.ca.us (925) 671-5209

CHAIR: THOR SCOREDELIS

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 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 7, 2013](#)

PUBLIC HEARINGS

1. ARC 08-016, SUN VALLEY APARTMENTS, ARCHITECTURAL REVIEW PERMIT AMENDMENT & TIME EXTENSION, 1382-1400 CONTRA COSTA BOULEVARD (15 Minutes – Continued from February 7, 2013, January 17, 2013 and December 6, 2012)

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

Public hearing to consider a request for approval of an amendment to Architectural Review Permit No. ARC 08-016 and a 12-month time extension of Architectural Review Permit. The previous approval was for rear parking lot modifications, including grading improvements at the rear of the site for an existing 3.4 acre apartment complex site with 88 units. The request includes amendments to previously approved conditions of approval

(related to parking lot layout) and various other modifications to the approved project plans. Assessor Parcel Number: 127-050-069.

CEQA Determination: Pursuant to Section 15070 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), the City of Pleasant Hill previously adopted a Mitigated Negative Declaration for this project and the proposed amendment would not require preparation of a subsequent or revised environmental document pursuant to CEQA Guidelines Sections 15162 and 15163.

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

2. PLN 13-0008, JACK IN THE BOX REMODEL, 1817 CONTRA COSTA BOULEVARD
(20 Minutes)

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

Public hearing to consider approval of an Architectural Review permit for exterior improvements to an existing Jack in the Box restaurant. The project would include removal of the existing mansard roof and the construction of a new parapet. The new parapet would consist of stucco finish, metal coping, decorative metal banding and a new metal fascia. In addition, portions of the existing wood siding are proposed to be covered with cement plaster. The project also would involve new paint colors, lighting, and display poster panels. Signage is not included in the request and no new square footage is proposed. Assessor's Parcel Number: 150-123-027.

CEQA Determination: Pursuant to Section 15301, of the Guidelines for the Implementation of the California Environmental Quality Act of 1970, as amended, the proposed project is determined to be Categorically Exempt (Class 1 - Existing Facilities). The project would involve new construction of a parapet roof and exterior building modifications which would not have a significant impact on the environment.

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

3. PLN 13-0048, NORDSTROM RACK SIGNAGE, 703 CONTRA COSTA BOULEVARD
(20 Minutes)

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

Public hearing to consider approval of a Sign Permit for two wall-mounted signs, and two tenant-identification panels on an existing double-face monument sign located in the front landscape area long Contra Costa Boulevard. All four signs would read *Nordstrom Rack*. Section 18.60.090 (*Minor Sign Adjustments*) of the Zoning Ordinance allows the Architectural Review Commission (ARC) to approve minor sign adjustments involving not more than a 20% change from any provision of Chapter 18.60 (Signs) as part of a sign permit approval. More specifically, the applicant is requesting 216 square feet of wall sign area (to be distributed between two wall signs, one each, at 130 square feet and 86 square feet) where Section 18.60.040.B of the Zoning Ordinance would allow a maximum 180

square feet of wall sign area for this particular tenant space located in an *RB Retail Business* district. Assessor Parcel Number: 153-230-005

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 Categorically Exempt (Class 1 & 11) since the project scope is limited to new, on-premise, signage on an existing structure which would not have a significant impact on the environment.

Project Planner: Jeff Olsen, 925-671-5206, jolsen@ci.pleasant-hill.ca.us.

4. PLN 13-0037, PAIN CONSULTANTS MEDICAL OFFICE BUILDING REMODEL, 2250 MORELLO AVENUE (30 Minutes)

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

Public hearing to consider approval of an Architectural Review permit for exterior modifications to an existing two-story medical office building. In addition, the applicant is proposing minor modifications to the parking lot design. Assessor Parcel Number: 152-240-020.

CEQA Determination: Pursuant to section 15301 and section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, as amended, this project is determined to be Categorically Exempt (Class 1 & Class 3) because the project includes a remodel to an existing facility. 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.

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to the regular meeting of the Architectural Review Commission on March 21, 2013, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.