

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

**April 4, 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 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 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 7, 2013](#)

PUBLIC HEARINGS

1. PLN 13-0037, PAIN CONSULTANTS MEDICAL OFFICE BUILDING REMODEL, 2250 MORELLO AVENUE (20 Minutes)

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

Public hearing to consider an amended landscape plan in accordance with a condition of approval adopted on March 7, 2013 by the Architectural Review Commission in

association with Architectural Review Permit PLN 13-0037 (exterior building elevation improvements). 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 Categorical 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.

2. PLN 12-417, SYWEST REDEVELOPMENT: CROSSROADS AT PLEASANT HILL SUBAREA II, 2314-2316 MONUMENT BOULEVARD (60 Minutes – Study Sessions held by the ARC on December 6, 2012 and February 7, 2013)

[Staff Report](#)

[Attachment A-2](#)

[Attachment B-2](#) and [B-2 Part 2](#)

[Attachment C-2](#)

Planning Commission Packet March 19, 2013

[Staff Report](#)

[Attachment A](#)

[Attachment B](#)

[Attachment C](#) and [C-1](#)

[Attachment D](#)

[Attachment E](#)

[Attachment F](#)

[Attachment G](#), Appendix [A](#), [B](#), [C](#), [D](#), [E](#), [F](#)

[Attachment H Pt. 1](#) and [H Pt. 2](#)

[Attachment I](#)

[Attachment J](#)

[Attachment K](#)

[Attachment L](#)

[Attachment M](#)

[Attachment N](#)

[Attachment O](#)

[Attachment P Pt.1](#), [Pt. 2](#) and [Pt. 3](#)

[Attachment D-2](#)

[Attachment E-2](#)

[Attachment F-2](#)

Public hearing to consider approval of an Architectural Review Permit and Sign Permit for the project as described below:

1. Demolish the existing theater building and remodel the former Bally's Gym building.
2. Construct a new 73,176 square foot two-story retail building in place of the theater and renovate the existing approximate 21,788 square foot single story

- building (the site of the former Bally's gym), resulting in a total of 94,964 square feet of commercial space.
3. Refurbish the existing parking lot and provide 396 parking spaces in Subarea II and also provide an additional four parking spaces in Subarea I.
 4. Provide new landscaping throughout the parking lot and surrounding area within Subarea II.
 5. A new master sign program for the Subarea II, including new wall and monument signs and a pylon sign (35 feet in height) for Subarea II.

The subject site is located at 2314 & 2316 Monument Boulevard, located on the southern half of the Crossroads Shopping Center. The property is zoned PUD 809 and is located within Subarea II of the Contra Costa Center Specific Plan (CCCSP). Assessor Parcel Numbers: 148-041-020, 021, & 024.

CEQA Determination: Pursuant to Section 15164 of the CEQA Guidelines, an Initial Study and an Addendum to the previously certified Supplemental Environmental Impact Report (SEIR) have been prepared.

Project Planner: Troy Fujimoto, 925-671-5224, tfujimoto@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 18, 2013, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.