

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

**June 6, 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 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 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

[May 2, 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 May 2, 2013, April 18, 2013, March 7, 2013 February 7, 2013, January 17, 2013 and December 6, 2012)

[Staff Report](#)
[Attachment A-3](#)
[Attachments B-3 to D-3](#)

Public hearing to consider a proposed 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 proposed amendments include revisions 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: Mitigated Negative Declaration.

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

2. PLN 13-0050, DXL MEN'S APPAREL REMODEL AND SIGNAGE, 651 CONTRA COSTA BOULEVARD (20 Minutes) (Continued, in part, from March 21, 2013)

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

Public hearing to consider an Architectural Review Permit for a new landscape plan, lighting plan and site improvement plan per the Architectural Review Commission's (ARC) direction on March 21, 2013. Note: *On March 21, 2013 the ARC approved a portion of a request for exterior building improvements (new storefront and building colors), site improvements and signage for the project site.* Assessor Parcel Number: 153-250-005.

CEQA Determination: Categorically Exempt (Class 1 and Class 11- minor remodel to an existing facility and new, on-premise, signage on an existing structure).

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

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ELECTION OF OFFICERS (Chair and Vice Chair)

ADJOURNMENT

Adjourn to the regular meeting of the Architectural Review Commission on June 20, 2013, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.