

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

**April 17, 2014
5:00 P.M.**

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

CHAIR: JOHN HART

VICE CHAIR: JILL BERGMAN

MEMBERS: THOR SCORDELLIS, 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

[March 20, 2014](#)

PUBLIC HEARINGS

1. PLN 14-0050, PEP BOYS REMODEL, 520 CONTRA COSTA BLVD. (20 Minutes)

[Staff Report](#)

[Attachment A](#) – Conditions of Approval

[Attachments B - F](#)

Public hearing to consider approval of an Architectural Review permit for a façade change, and other related exterior building improvements, to an existing 18,500 square foot retail/commercial tenant space. Proposed improvements include new wood grain paneling, new stone veneer wainscoting, a color change, and LED light strips. The

project also includes a Sign Permit request for new wall signs and modifications to an existing double-face freestanding sign.

CEQA Determination: Class 1 categorical exemption, construction/remodel of an existing commercial site.

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

STUDY SESSIONS

1. PLN 14-0053, TUSCANY APARTMENT REMODEL – 1460 CONTRA COSTA BLVD. (20 minutes)

[Staff Report](#)

Attachment A – Reserved for Conditions of Approval

[Attachments B – F](#)

Study session to consider an Architectural Review permit to modify the exterior of an existing multi-family development. The proposed modifications include a new paint palette; new exterior siding material for existing leasing office/pool storage building, replacing the existing cloth awnings with glass/acrylic and aluminum awnings, new landscape and hardscape, and a new trash enclosure. Additionally, the project includes enhancing the drainage on the site. No additional square footage is proposed. No action will be taken on the item since this is a study session.

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

2. PLN 14-0042, HILTON HOMEWOOD SUITES, 650 ELLINWOOD WAY (45 minutes)

[Staff Report](#)

[Attachment A-1](#) - Modified Plans & Letter from Applicant

Attachment B-1 - Planning Commission Staff Report - [Part 1](#) and [Part 2](#)

[Attachments C-1 thru G-1](#)

Study session to review and provide feedback on a proposed concept plan for a long-term stay hotel, three to four stories (maximum building height approximately 50 feet with certain architectural features up to 55 feet), with approximately 131 guest rooms, at the site of the former Chevy's Restaurant. No action will be taken on the item since this is a study session.

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 May 1, 2014, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.