

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

**September 4, 2014  
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: JILL BERGMAN**

**VICE CHAIR: RICHARD STANTON**

**MEMBERS: THOR SCORDELLIS, JOHN HART, FRANK HERNANDEZ**

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](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.

The Large Community Room is equipped with an Assistive Listening System. A receiver with headphone or Tel Coil antenna is available from the ADA Coordinator.

**CALL TO ORDER**

**ROLL CALL**

**MINUTES**

[July 10, 2014 Special Meeting](#)

**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.

**STUDY SESSIONS**

1. PLN 14-0326, SEGALL SINGLE FAMILY BUILDING ADDITION, 552 MAUREEN LANE (20 minutes)

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

Study session on a zoning permit referral from the Zoning Administrator for design review input regarding a proposed building addition for a 1,359 square foot building

addition (that will result in a total residence size, of 2,671 square feet, not including the garage). The building addition to the single family residence includes an enlarged family room and new master bedroom suite. The ground floor addition would occur at the rear of the residence and the second floor addition would occur on the northern end of the building. This is a study session, thus, no action will be taken by the Commission. The Commission will provide design review input and subject to final review and decision by the Zoning Administrator. Assessor Parcel Number: 166-101-034.

Project Planner: Troy Fujimoto, 925-671-5224, [tfujimoto@ci.pleasant-hill.ca.us](mailto:tfujimoto@ci.pleasant-hill.ca.us).

2. PLN 14-0249, HILTON HOMEWOOD SUITES, 650 ELLINWOOD WAY (45 minutes)

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

Study session to review and provide design review input on a proposed two, three and four-story extended stay hotel (up to 48 feet in height), with approximately 121 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](mailto:tfujimoto@ci.pleasant-hill.ca.us).

3. PLN 14-0334, DOWNTOWN PLEASANT HILL WEST PLAZA SITE IMPROVEMENTS – ARCHITECTURAL REVIEW PERMIT (PLAZA ADJACENT TO 45 CRESCENT DRIVE) (15 minutes)

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

Study session to provide design review feedback for an Architectural Review permit consisting of modifications to west plaza area in Downtown Pleasant Hill. More specifically, site improvements would include a new fountain, decorative colorized stencil-patterns on the existing concrete walkway, a cell phone charging station, demolition of an existing concrete seat wall, new patio chairs, a new raised-planter bed, three new trees, and new plantings in both existing and new in-ground landscape areas. No action will be taken on the item since this is a study session. The subject site is located within a *PUD Planned Unit District* zoning district (*Downtown Specific Plan*), Assessor Parcel No.: 150-300-006.

Project Planner: Jeff Olsen, 925-671-5206, [jolsen@ci.pleasant-hill.ca.us](mailto:jolsen@ci.pleasant-hill.ca.us)

## **PUBLIC HEARINGS**

1. PLN 14-0327, DSW WINDOW COVERING, 2316 MONUMENT BOULEVARD  
(15 minutes)

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

A request for an Architectural Review Permit to allow window covering on an existing commercial building for a DSW retail store. The subject site is located at 2316 Monument Boulevard. Assessor Parcel Number's: 148-041-020.

CEQA Determination: Categorically Exempt, Class 1 (Existing Facilities).

Project Planner: Troy Fujimoto, 925-671-5224, [tfujimoto@ci.pleasant-hill.ca.us](mailto:tfujimoto@ci.pleasant-hill.ca.us).

2. PLN 14-0264, DOWNTOWN PLEASANT HILL TREE REPLACEMENT – ARCHITECTURAL REVIEW PERMIT, PLAZA NEAR 40- 60 CRESCENT DRIVE  
(10 minutes)

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

Public hearing to consider an Architectural Review permit for a modification to the ARC-approved landscape plan for Downtown Pleasant Hill. The modification would include the removal of 20 birch trees, in the plaza area adjacent to Jack's Restaurant and Sweet Tomatoes Restaurant, and the installation of 20 Chinese Pistache trees. The subject site is located within a *PUD Planned Unit District* zoning district (*Downtown Specific Plan*), Assessor Parcel No.: 150-300-004.

CEQA Determination: Categorically Exempt, Class 1 (Existing Facilities). The project would involve maintenance to existing landscape which would not have a significant impact on the environment.

Project Planner: Jeff Olsen, 925-671-5206, [jolsen@ci.pleasant-hill.ca.us](mailto:jolsen@ci.pleasant-hill.ca.us)

## **STAFF COMMUNICATIONS**

### **UPCOMING PROJECTS AND FUTURE MEETINGS**

### **ADJOURNMENT**

Adjourn to the next regular meeting of the Architectural Review Commission on September 18, 2014, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.