

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

**October 2, 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: JILL BERGMAN

VICE CHAIR: RICHARD STANTON

MEMBERS: JOHN HART, FRANK HERNANDEZ, THOR SCORDELLIS

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

MINUTES

[August 7, 2014](#)

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.

PUBLIC HEARINGS

1. PLN 14-0281, 2140 CONTRA COSTA BOULEVARD, RITE AID SIGN PERMIT
(20 Minutes)

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

Public hearing to consider new signage that reflects the rebranding of the business (Rite Aid) and a Minor Sign Adjustment request to increase the maximum allowed sign area (169 square feet) by 13% per Section 18.60.090 of the Zoning Ordinance at an existing retail building. The property is located within the PUD *DSP – Planned Unit District, Downtown Specific Plan* zone district. Assessor's Parcel Number, 127-110-027.

CEQA Determination: Categorically exempt from CEQA (Class 11 Exemption – accessory structures/on premise signs).

Project Planner: Lori Radcliffe, 925-671-5297, lradcliffe@pleasanthillca.us

2. PLN 14-0341, 555-557 CONTRA COSTA BOULEVARD, BATTERIES & BULBS ARCHITECTURAL REVIEW AND MASTER SIGN PROGRAM (20 Minutes)

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

Public Hearing to consider an Architectural Review Permit, and a Sign Permit, for an exterior remodel to include: new exterior canopy finishes, a color change, and a master sign program at an existing retail/commercial building. The property is located within the *RB-Retail Business* zone district. Assessor's Parcel Number, 125-250-021.

CEQA Determination: Categorically exempt from CEQA (Class 1, Existing Facilities – interior or exterior alterations, and Class 11, accessory structures/on premise signs).

Project Planner: Lori Radcliffe, 925-671-5297, lradcliffe@pleasanthillca.us

3. PLN 14-0369, 55 CRESCENT PLAZA, SUITE F, SHISH MEDITERRANEAN RESTAURANT ARCHITECTURAL REVIEW & SIGN PERMIT (20 Minutes)

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

Public hearing to consider an architectural review and sign permit for exterior façade and landscape modifications proposed as part of re-branding the existing Daphne's restaurant. Improvements include a new canopy, trellis, outdoor seating furniture, new building colors and materials, outdoor string lighting and new landscape planters. The property is located within the *PUD DSP – Planned Unit District, Downtown Specific Plan* zone district. Assessor's Parcel Number, 150-300-006.

(Note: A Sign Permit will not be under review at this time)

CEQA Determination: Categorically exempt from CEQA (Class 1 Exemption – minor modifications to existing structures).

Project Planner: Troy Fujimoto, 925-671-5224, tfujimoto@pleasanthillca.us.

STUDY SESSIONS

1. PLN 14-0180, PLEASANT HILL ANIMAL CLINIC, 2805 CONTRA COSTA BOULEVARD (20 Minutes)

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

Study session to review and provide design review input, on a request to construct a new two-story 3,206 square foot animal clinic facility, that would result in a FAR (Floor Area Ratio) of .33 FAR. Also, there would be site improvements to include a new parking facility, new trash enclosure, new and existing landscape and new site lighting. No action will be taken on the item since this is a study session.

Project Planner: Jeff Olsen, 925-671-5206, jolsen@pleasanthillca.us.

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to the next regular meeting of the Architectural Review Commission on October 16, 2014, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.