

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

**August 21, 2008
5:00 P.M.**

Large Community Room, 100 Gregory Lane, Pleasant Hill, CA 94523 www.pleasanthill.ca.gov (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.

ANNOUNCEMENTS

PUBLIC HEARING ITEMS

1. ARC 08-010/S 08-013, CHEVRON SIGN, 3210 BUSKIRK AVENUE (15 Minutes)
(Continued from the August 7, 2008 meeting)

[Staff Report and Attachments](#)

The applicant is requesting to remodel an existing Chevron auto service station to incorporate the new corporate logo and design. The proposal consists of: Refacing an existing double-faced illuminated monument sign to incorporate the new corporate logo and design; refacing gas service pumps with new corporate logo and design; replacing

four existing illuminated fascia signs of gas island canopy with the new corporate logo and design; and installing new LED downlights on the underside of the gas island canopy. The subject site is located on the south end of Buskirk Avenue near the Coggins Drive intersection. Assessor's Parcel Number: 148-100-024.

Project Planner: Michelle Umadhay, (925) 671-5211, mumadhay@ci.pleasant-hill.ca.us

2. ARC 07-015, CROSSROADS AT PLEASANT HILL EXPANSION, 2304-2344 MONUMENT BOULEVARD (30 Minutes)

ADDENDUM TO STAFF REPORT
2ND ADDENDUM TO STAFF REPORT

[Staff Report](#)

[Attachment A](#)

[Attachment B](#)

[Attachment C](#)

[Attachment C part 2](#)

[Attachment C part 3](#)

[Attachment C part 4](#)

[Attachment D](#)

The applicant is requesting to: a) add 6,740 square feet of new retail space, mainly on the east side of the center south of the Kohl's building; b) remodel a portion of Subarea I of the Contra Costa County Shopping Center Specific Plan area including façade improvements and expansion of the Friedman's store and façade improvements to the Dollar Tree store; c) create three new minor tenant spaces near the southeast corner of the Kohl's store; d) install site improvements for the entire Subarea I, including parking lot reconfiguration, new landscaping, new parking lot lighting, and new trash enclosures. The subject site is located approximately 800 feet south of the intersection of Buskirk Avenue and Monument Boulevard. Assessor's Parcel Numbers: 148-041-028, 148-041-029 & 148-041-030.

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

3. ARC 07-016, CROSSROADS AT PLEASANT HILL EXPANSION, 2304-2344 MONUMENT BOULEVARD (30 Minutes)

(Staff Report and Attachments for this item are combined with item #2)

The applicant is requesting to: a) Add 9,592 square feet of new retail space, mainly on the east side the center to the north of the Dollar Tree store; b) Remodel a portion of Subarea I of the Contra Costa County Shopping Center Specific Plan area including façade improvements on the east elevation (between the Dollar Tree store and the three new minor tenant spaces) and façade improvements on the west elevation (between the Friedman's store and the theater). The subject site is located approximately 800 feet south of the intersection of Buskirk Avenue and Monument Boulevard. Assessor's Parcel Numbers: 148-041-028, 148-041-029 & 148-041-030.

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

4. ARC 05-020, T-MOBILE WIRELESS FACILITY, 1 SANTA BARBARA ROAD
(30 Minutes)

[Staff Report and Attachments](#)

The applicant is requesting Architectural Review Commission approval to install a wireless communications facility consisting of six antenna panels on two separate brackets that will be mounted to a stadium light pole. The existing 100 foot tall stadium light pole will be removed and replaced with one of the same height. Assessor's Parcel Number: 149-230-008.

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

STUDY SESSIONS

1. ARC 08-008, ST. ANDREWS PRESBYTERIAN CHURCH EXPANSION STUDY SESSION, 1601 MARY DRIVE

[Staff Report and Attachments](#)

The applicant is seeking input from the Architectural Review Commission regarding the proposal for a new 5,940 square foot stand-alone single-story multi-purpose facility. The existing 72 space parking lot is proposed to remain unchanged at this time. New landscape, to include hardscape, is proposed to be installed around the immediate area of the new building only. Lastly, the proposed project consists of a request to remove trees. Assessor's Parcel Number: 153-050-047.

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

2. DRAFT AGENDA FOR OCTOBER 2, 2008, DINNER STUDY SESSION

[Draft Agenda](#)

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to a regular meeting of the Architectural Review Commission on September 4, 2008, at 5:00 P.M., in the Large Community Room, 100 Gregory Lane, Pleasant Hill.