

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

**August 20, 2015
5:00 P.M.**

Large Community Room, 100 Gregory Lane, Pleasant Hill, CA 94523 www.pleasanthillca.org (925) 671-5209

CHAIR: RICHARD STANTON

VICE CHAIR: FRANK HERNANDEZ

MEMBERS: JOHN HART, JILL BERGMAN , THOR SCORDELIS

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

[July 23, 2015 Special Meeting](#)

PUBLIC HEARINGS

1. PLN 14-0180, PLEASANT HILL ANIMAL CLINIC FACILITY, 2805 CONTRA COSTA BOULEVARD (10 Minutes)(Continued from July 23, 2015)

[Memorandum](#)

[Attachment A-1](#)

Staff Recommended Conditions of Approval

[Attachment B-1](#)

Revised Project Plans and Applicant's Comments

[Attachment C-1](#)

ARC Letter of Continuance dated July 24, 2015

Hearing to consider an architectural review permit for construction of a new two-story animal clinic facility at the site of the former Pleasant Hill Veterinary Hospital. The

proposed facility would be approximately 3,206 square feet, resulting in a FAR (Floor Area Ratio) of .33 FAR, and would include site improvements such as a new surface-parking facility, a new trash enclosure, new and existing landscape and new site lighting. The project site is located at 2805 Contra Costa Boulevard. The site is zoned *Planned Unit Development – Ordinance 520*. Assessor Parcel Numbers: 149-122-001 & 002.

CEQA: This project is determined to be Categorically Exempt (Class 32 – Infill Development Projects).

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

DISCUSSION ITEMS

1. PLN 15-0291, PSYCHIC SIGN, 2049C CONTRA COSTA BOULEVARD (10 Minutes)

Memorandum

Attachment A – Proposed Sign

Attachment B – Existing Master Sign Program

The project is a sign permit application for a new internally illuminated channel letter tenant sign at an existing multi-tenant building at 2049 Contra Costa Boulevard. Staff is seeking input from the ARC in relation to the proposed tenant sign that would replace an existing cabinet sign and incorporate an underline feature. The application involves an approximate 12,250 square foot parcel zoned *PUD 347* and shown as Assessor Parcel Number 150-150-019, located at 2049 Contra Costa Boulevard.

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

STUDY SESSIONS

1. PLN 14-0371, DENOVA HOMES PLANNED UNIT DEVELOPMENT (PUD) AND MAJOR SUBDIVISION (18 NEW SINGLE FAMILY HOMES), AT SOUTHEAST CORNER OF MERCURY WAY/TAYLOR BLVD. (60 Minutes)

Staff Report

<u>Attachment A</u>	Reserved for Staff Recommended Conditions of Approval
<u>Attachment B</u>	Location Map and Site Photos
<u>Attachment C</u>	Proposed Conceptual Project Plans and Proposed PUD Development Concept Plan
<u>Attachment D</u>	Applicant's Preliminary Arborist Report
<u>Attachment E</u>	Planning Commission Summary Letter of Comments
<u>Attachment F</u>	Public Hearing Notice
<u>Attachment G</u>	Public Letters Received for the Planning Commission Study Session (October 28, 2014)

A study session to provide preliminary design input on various aspects of a proposed Planned Unit Development (PUD) and associated Concept Plan and Major Subdivision for

18 single family residences, and 10 additional parcels consisting of open space or private roadway, for a total of 28 parcels. The 9.78 acre site currently consists of five legal parcels. The project involves a rezoning application (to rezone from *R-10* to *PUD - Planned Unit District*) in association with the Major Subdivision proposal. Assessor's Parcel Numbers: 152-070-003, 010, 012, 014, & 016.

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

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to a regular meeting of the Architectural Review Commission on September 3, 2015, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.