

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

**October 15, 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 SCOREDELIS

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

[October 1, 2015](#)

PUBLIC HEARINGS

1. PLN 14-0457, NEW FREESTANDING TENANT BUILDING (PLEASANT HILL SHOPPING CENTER), 552-572 CONTRA COSTA BLVD (20 Minutes)

[Staff Memo](#)

Attachment A-1	Staff Recommended Conditions of Approval
Attachment B-1	Revised Project Plans and Applicant's Comments
Attachment C-1	ARC Staff Report dated March 19, 2015 (no Attachments included)
Attachment D-1	ARC Letter of Action
Attachment E-1	Public Notice

Public hearing to review an Architectural Review permit amendment request related to the location of a new trash enclosure to accommodate a new 4,150 s.f. tenant pad building

approved by the Architectural Review Commission on March 19, 2015. Assessor Parcel No. 153-030-106.

CEQA: Categorically Exempt, Class 3 (new construction of a limited number (one) of small facilities not exceeding 10,000 square feet in floor area in an urban area).

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

2. PLN 15-0162, DIABLO VALLEY PLAZA REMODEL, ARCHITECTURAL REVIEW PERMIT, 65-93 CHILPANCINGO PARKWAY & 180-280 GOLF CLUB ROAD
(30 Minutes)

Staff Report

<u>Attachment A-2</u>	Proposed Conditions of Approval
<u>Attachment B-2</u>	Project Information
<u>Attachment C-2</u>	Project Plans
Attachment D-2	August 6, 2015 Architectural Review Commission Study Session Staff Report and Staff Memorandum <u>Part 1</u> <u>Part 2</u> <u>Part 3</u>
<u>Attachment E-2</u>	Architectural Review Commission Study Session Summary Letters
<u>Attachment F-2</u>	Engineering Division Discussion and Proposed Conditions of Approval
<u>Attachment G-2</u>	Location Map
<u>Attachment H-2</u>	Public Hearing Notice
<u>Attachment I-2</u>	Outside Agency Comments
<u>Attachment J-2</u>	Public Comments related to the Shopping Center Remodel Received since August 6, 2015 Study Session Meeting

Public hearing to consider approval of an Architectural Review Permit for the proposed remodel of Diablo Valley Plaza. The proposed project includes the following:

- Exterior façade improvements for all of the existing buildings
- Increased and enhanced landscaping throughout the center
- Refurbishment of the parking lot, including new landscape planters, trees, new lighting, and accessibility and drainage improvements
- Removal of 57 trees (replaced with 87 new trees)
- A new dog park
- A new multi-use creek trail on the eastern edge of the property
- Various public art features throughout the site

The site area is approximately 19 acres, zoned *RB-Retail Business* and shown as APN's 153-300-001, 003 through 005 & Contra Costa County Flood Control Right-of-Way, located at 65-93 Chilpancingo Parkway & 180-280 Golf Club Road.

CEQA: Categorically Exempt, Class 1, 4 and 5 (existing facilities, minor alterations to land and land use limitations).

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

3. PLN 15-0162, DIABLO VALLEY PLAZA REMODEL, SIGN PERMIT, 61 CHILPANCINGO PARKWAY (30 Minutes)

Staff Report

- Attachment A-4 Proposed Conditions of Approval
- Attachment B-4 Project Plans and Photo-Simulations
- Attachment C-4 Location Map
- Attachment D-4 October 2, 2015 Architectural Review Commission Summary Letter
- Attachment E-4 October 13, 2015 Planning Commission Staff Report for the Sign Major Adjustment (contains previous Study Session Staff Reports and Summary Letters)

Planning Commission Staff Report

- Attachment A-3 Proposed Resolution and Conditions of Approval
- Attachment B-3 Project Plans, Photo Simulations & Use Permit Analysis
- Attachment C-3 August 11, 2015 Planning Commission Study Session Staff Report & Memorandum
 - Part 1 Part 2 Part 3
- Attachment D-3 August 12, 2015 Planning Commission Summary Letter
- Attachment E-3 October 1, 2015 Architectural Review Commission Memorandum (2x)
- Attachment F-3 October 2, 2015 Architectural Review Commission Summary Letter
- Attachment G-3 Location Map
- Attachment H-3 Public Notice
- Attachment I-3 Outside Agency Comments
- Attachment J-3 Public Comments (only those not included in Attachment C-3 and E-3)
- Attachment F-4 Public Notice
- Attachment G-4 Public Comments (see Attachment E-4)

Public hearing to consider approval of a Sign Permit for a new 67 foot tall pylon sign related to the proposed remodel of Diablo Valley Plaza. The proposed pylon sign would have a height of 67 feet with sign face area of 610 square feet one sided (1,220 square feet two-sided), plus an additional 55.5 square feet for the third side and includes the top eight feet of the sign accommodating City of Pleasant Hill identification including logo. The site area is approximately 0.37 acres, zoned *RB-Retail Business* and shown as APN's 153-270-001, located at 61 Chilpancingo Parkway.

CEQA: Categorically Exempt, Class 1 and 11 (existing facilities and accessory structures).

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

4. PLN 15-0162, DIABLO VALLEY PLAZA REMODEL – MASTER SIGN PROGRAM, SIGN PERMIT, 65-93 CHILPANCINGO PARKWAY & 180-280 GOLF CLUB ROAD.
(30 Minutes)

Staff Report

<u>Attachment A</u>	Proposed Master Sign Program and Monument Signs
<u>Attachment B</u>	Location Map
<u>Attachment C</u>	Public Notice
<u>Attachment D</u>	Public Comments

[Staff is recommending a continuance of the public hearing to November 5, 2015 and instead hold a study session on the proposed item].

The proposed project is a master sign program and an associated minor sign adjustment for excess wall sign area for the proposed remodel of Diablo Valley Plaza. The site area is approximately 19 acres, zoned *RB-Retail Business* and shown as APN's 153-300-001, 003 & 005, located at 65-93 Chilpancingo Parkway & 180-280 Golf Club Road.

CEQA: TBD

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

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

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