

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

**June 2, 2016
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: JILL BERGMAN, JOHN HART, KARLA MOSELEY

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.

The Large Community Room is equipped with an Assistive Listening System. A receiver with headphone or Tel Coil antenna is available from the staff liaison at the meeting. If, due to a disability, other reasonable accommodation is needed to participate in this meeting, please contact the ADA Coordinator 72 hours in advance of the meeting at (925) 671-5221 or via California Relay at 711.

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

[May 19, 2016](#)

PUBLIC HEARING ITEMS

1. PLN 16-0084, ARCHITECTURAL REVIEW AND SIGN PERMIT, 1515-1519 EXTERIOR BUILDING IMPROVEMENTS AND SIGNAGE AT 1515-1519 CONTRA COSTA BOULEVARD (Continued from May 19, 2016 Meeting Date)

[Staff Report](#)

[Attachment A-1](#) Proposed Conditions of Approval
[Attachment B-1](#) Revised Project Plans

- [Attachment C-1](#) Revised Engineering Summary and Comments
- [Attachment D-1](#) May 19, 2016 Architectural Review Staff Report

Public hearing to consider approval of PLN 16-0084, Architectural Review and Sign Permit submitted by Domum for exterior building improvements to an existing building, including enclosing a 55 square foot open walkway (building addition), and new wall signage (approximately 13 square feet). The site area is approximately 0.18 acres, zoned *PAO-Professional and Administrative Offices*, APN 153-223-016, located at 1515-1519 Contra Costa Boulevard.

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

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

2. PLN 16-0101, ARCHITECTURAL REVIEW AND SIGN PERMIT, TARGET STORE, EXTERIOR BUILDING IMPROVEMENTS AND SIGNAGE AT 560 CONTRA COSTA BOULEVARD

[Staff Report](#)

- [Attachment A](#) Proposed Conditions of Approval
- [Attachment B](#) Project Plans and Written Description
- [Attachment C](#) Engineering Division Comments
- [Attachment D](#) Public Hearing Notice
- [Attachment E](#) Location Map

Public hearing to consider approval of PLN 16-0101, Architectural Review and Sign Permit submitted by Target for approval of exterior building improvements to an existing Target Store building, including new wall signage (approximately 285 square feet). In addition, the applicant is requesting an amendment to the existing shopping center master sign program and a minor sign adjustment related to an increase in allowed wall sign projection. The subject site is zoned *RB-Retail Business*, APN: 153-030-106, located at 560 Contra Costa Boulevard.

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

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

STUDY SESSION ITEMS

1. PLN 16-0027, CARMAX AUTO DEALERSHIP, 61 – 77 CHILPANCINGO PARKWAY

[Staff Report](#)

- [Attachment A-1](#) Conceptual Plans
- [Attachment B-1](#) April 7, 2016 Architectural Review Commission Study Session Staff Report
- [Attachment C-1](#) Architectural Review Commission Summary Comments
- [Attachment D-1](#) Engineering Comments
- [Attachment E-1](#) Study Session Meeting Public Notice
- [Attachment F-1](#) Public Comments

Study session to receive public input, and provide preliminary feedback on a proposal to establish a Carmax Auto Dealership and associated improvements. The proposed project includes:

- A Carmax automobile dealership including approximately 18,824 square feet of building area for sales, service, car wash and presentation areas and an approximate 24,092 square foot Phase II expansion for additional vehicle service purposes.
- Associated parking lot and parking lot display areas, including parking lot lighting.
- Landscaping, fencing, drainage, grading, signage and related site improvements.
- Demolition of existing structures.

The project is located within the *Retail Business (RB)* Zone District; Assessor Parcel Numbers: 153-300-001 through 003 & 153-270-001.

No action will be taken on the item since this is a study session.

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 June 16, 2016, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.