

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

**June 4, 2009  
5:00 P.M.**

**Large Community Room**, 100 Gregory Lane, Pleasant Hill, CA 94523 [www.ci.pleasant-hill.ca.us](http://www.ci.pleasant-hill.ca.us) (925) 671-5209

**CHAIR: JOHN HART**

**VICE CHAIR: JILL BERGMAN**

**MEMBERS: GEORGE CORRIGAN, THOR SCORDELIS, 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](http://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**

**ANNUAL ELECTION OF OFFICERS**

1. The Commission will elect a new Chair and Vice Chair – At the first meeting in July each year, the Commission elects a Chair and Vice Chair. Due to the uncertainty of Commissioner attendance at the July meeting, the election for these offices will take place at this meeting. The newly elected Chair and Vice Chair will preside over the July 2<sup>nd</sup> meeting.

## MINUTES

[April 16, 2009](#) (Continued from the May 21<sup>st</sup> meeting due to lack of quorum)  
[May 21, 2009](#)

## PRESENTATION

1. IN-N-OUT BURGER RESTAURANT – 570/572 CONTRA COSTA BOULEVARD (PLEASANT HILL SHOPPING CENTER) (40 Minutes)

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

The applicant will make a presentation, so that the ARC can provide preliminary design review feedback, on conceptual plans for a new In-N-Out Burger Restaurant. The proposed 3,265 square foot single-story restaurant building includes a partially-covered drive-thru facility. In addition, the project includes site improvements consisting of a new parking facility to provide 161 parking spaces, outdoor seating, landscape, and signage. Note: the parking facility will be included as part of the large parking facility, shared with the remainder of the Pleasant Hill (Target) Shopping Center tenants, and is proposed to displace the existing Unocal service station and Firestone Tire store buildings. Assessor's parcel number: 153-030-106.

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

2. PRESENTATION ON RECENTLY COMPLETED ARC APPROVED PROJECTS, CITYWIDE (20 Minutes)

Planning staff will make a presentation on recently completed projects, which were approved by the Architectural Review Commission. Projects include residential and non-residential projects including new buildings, building modifications, site improvements, landscaping, and signage. The purpose of the presentation is to show the Commission how these projects have been executed, focusing on key issues raised in the Commission's review and how those issues were addressed.

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

## STUDY SESSION

1. DISCUSSION OF ESTABLISHING A CITY-WIDE DESIGN RECOGNITION AWARDS PROGRAM (30 minutes)

[Staff Report](#)  
[Attachment A part 1](#)  
[Attachment A part 2](#)  
[Attachments B and C](#)

The idea of establishing a Design Recognition Awards program for the City of Pleasant Hill was identified at a recent Architectural Review Commission (ARC) study session. As a result, Planning staff conducted research on the topic to see how other jurisdictions process and select design recognition awards in their respective cities and now requests the ARC hold a study session on a potential Design Recognition Award program. This discussion was continued from the April 16, 2009 Commission meeting.

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

## **STAFF COMMUNICATIONS**

## **UPCOMING PROJECTS AND FUTURE MEETINGS**

## **ADJOURNMENT**

Adjourn to a regular meeting of the Architectural Review Commission on June 18, 2009, at 5:00 P.M., in the Large Community Room, 100 Gregory Lane, Pleasant Hill.