

C-O-R-R-E-C-T-E-D
(revisions shown in strike-out/underline type)

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

**March 17, 2011
5:00 P.M.**

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

CHAIR: RICHARD STANTON

VICE CHAIR: GEORGE CORRIGAN

MEMBERS: JILL BERGMAN, JOHN HART, THOR SCORDELIS

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

MINUTES

[March 3, 2011](#)

DISCUSSION ITEM

1. CITY OF PLEASANT HILL POLICE DEPARTMENT SECURITY FENCING, 320 CIVIC DRIVE (15 minutes)

The Architectural Review Commission is requested to provide comments and feedback on a request by the City of Pleasant Hill to install a 7-foot tall security fence around the perimeter of the Police Department's rear parking facility. The rear parking facility is used for employee parking and police vehicle parking; house an evidence storage building; accommodate the rear sally port for transferring of prisoners, and is adjacent to the employee entrance to the building. Approximately 600 linear feet of black ornamental iron (Guardian style) fencing would be installed. The Guardian style fence has a hooked end at the top of the fence. Automated controlled access gates would be installed at the entrance and exit driveways of the rear parking area, which will restrict access and increase security to the rear parking lot. The general public parking areas will remain unaffected at the front of the building. Assessor Parcel Number: 153-050-053

Project Engineer: Shawn Knapp (925) 671-5251, Sknapp@ci.pleasant-hill.ca.us

PUBLIC HEARINGS

1. ARC 09-018 & S 10-017 – SAFEWAY FOOD STORE AND FUEL STATION, 703-707 CONTRA COSTA BOULEVARD (45 minutes)

Staff Report

Attachment A	Staff Recommended Findings and Conditions of Approval
Attachment B	Location Map
Attachment C	Project Plans
Attachment D	Applicant's Arborist Report
Attachment E	Peer Review Arborist's Analysis
Attachment F	Letter of Action (including Planning Commission Resolution 02-11) for Approval of Sign Variance
Attachment G	ARC Study Session Staff Report (March 18, 2010)
Attachment H	ARC Summary Letter (of Comments) dated March 19, 2010
Attachment I	ARC Study Session Staff Report (April 15, 2010)
Attachment J	ARC Summary Letter (of Comments) dated April 16, 2010
Attachment K	Draft Initial Study/Mitigated Negative Declaration
Attachment L	Public Hearing Notice

The applicant is requesting Architectural Review and Sign Permit approval for the following: (1) exterior improvements to a 58,495 square foot tenant space located within a 104,295 square foot multi-tenant commercial building; (2) a new fuel station consisting of a 450 square foot kiosk and 4,200 square foot fuel island canopy; (3) site improvements, to include parking and landscape modifications, primarily concentrated in an expansive parking field along the front of the site; and (4) new signage to include multiple wall signs, displayed on three tenant building elevations and on the fuel station canopy, in addition to two double-face freestanding signs to be located along Contra Costa Boulevard.

In addition, the Commission is requested to adopt the Initial Study/Mitigated Negative Declaration, prepared pursuant to Article 6, California Code of Regulations, Title 14, Chapter 3, Guidelines for the Implementation of the California Environmental Quality

Act of 1970, as amended, and determine that the document and associated mitigation measures adequately address the expected environmental impacts of the proposed project.
Assessor Parcel Number: 153-230-005

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

~~DISCUSSION ITEM~~

- ~~1. Discussion regarding the conceptual plan for the proposed City Hall Outdoor Stage. No action will be taken.~~

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to the regular meeting of the Architectural Review Commission on April 7, 2011, at 5:00 P.M., in the Large Community Room, 100 Gregory Lane, Pleasant Hill.