

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

**June 19, 2014
5:00 P.M.**

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

CHAIR: JOHN HART

VICE CHAIR: JILL BERGMAN

MEMBERS: THOR SCORDELLIS, GEORGE CORRIGAN, RICHARD STANTON

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

[May 1, 2014](#)

PUBLIC HEARINGS

1. PLN 13-0149, SAFEWAY FUEL STATION EXPANSION, 701 CONTRA COSTA BLVD. (30 Minutes)

[Staff Report](#)

[Attachment A-1](#)

[Attachment B-1](#)

Attachment [C-1 Pt 1](#) and [C-1 Pt. 2](#)

[Attachment D-1](#)

[Attachment E-1](#)

[Attachment F-1](#)

[Attachment G-1](#)

Public hearing to consider approval of an Architectural Review permit, and Sign Permit, to add four additional double-sided fuel-pump stations (which would increase the number of fuel dispensers from 12 to 20). The applicant is also proposing to revise on-site circulation and modify existing parking and landscaping features as follows: (a) expand the existing 70 foot long island canopy, by 50 feet, at the south end only, (b) increase the vehicular stacking/queuing area from 40 linear feet to 100 linear feet) primarily by reducing on-site parking from 473 spaces to 445 spaces, (c) reverse the circulation pattern for fuel station ingress and egress so that cars would enter the fuel station from the south and exit from the north end, (d) relocate/redesign landscape isles, resulting in an increase in landscape area by approximately 65 square feet, and (e) provide sign face replacements in two existing wall-mounted fuel price signs on east/rear building elevation.

CEQA Determination: Pursuant to the California Environmental Quality Act (CEQA) the Architectural Review Commission (ARC) previously approved an Initial Study/Mitigated Negative Declaration (MND) on March 17, 2011 for the original Safeway project. Pursuant to Section 15164 of the CEQA Guidelines, an Addendum to the previously certified Initial Study/MND was prepared for this project and adopted by the Planning Commission on June 10, 2014.

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

2. PLN 14-0228, 9 GAME ZONE SIGNAGE, SIGN PERMIT, 548 CONTRA COSTA BOULEVARD

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

Public hearing for a request for a sign permit to allow a re-face of an existing approximate 22.5-foot tall freestanding sign. The modification will occur to the top portion of the sign and the existing lower panel signs will remain unchanged. The revised sign face will incorporate the Nine Game Zone logo and "Game Zone" lettering. The proposed sign is up to 38.4 (76.8 for two sign faces) square feet in size. The subject site is located at 548 Contra Costa Boulevard, within the *RB Retail Business* zoning district, Assessor Parcel No.: 153-030-089.

CEQA Determination: Categorically Exempt, Class 11 (Accessory Structures).

Project Planner: Troy Fujimoto, 925-671-5224, tfujimoto@ci.pleasant-hill.ca.us

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

COMMISSIONER GEORGE CORRIGAN'S FAREWELL CEREMONY

ADJOURNMENT

Adjourn to a special meeting of the Architectural Review Commission on June 26, 2014, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.