

**“SPECIAL” MEETING AGENDA
CITY OF PLEASANT HILL
ARCHITECTURAL REVIEW COMMISSION**

**June 26, 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, 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.

PUBLIC HEARINGS

1. PLN 14-0228, 9 GAME ZONE SIGNAGE, SIGN PERMIT, 548 CONTRA COSTA BOULEVARD *(Continued from June 19, 2014, 10 minutes)*

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

Public hearing to consider a sign permit to allow a re-face of an existing freestanding sign approximately 22.5 feet in height. The modification would occur to the top portion of the sign and the existing lower panel signs are proposed to remain unchanged. The revised sign face would incorporate the Nine Game Zone logo and “Game Zone” lettering. The proposed sign would be up to 38.4 (76.8 for two sign faces) square feet in area. 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

STUDY SESSIONS

1. PLN 14-0246, PING SINGLE FAMILY BUILDING ADDITION, 276 CROYDEN DRIVE (20 minutes)

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

Study session on a zoning permit referral from the Zoning Administrator for design review input regarding a 1,120 square foot building addition to an existing single family residence (that would result in a total residence size, including the garage, of 3,986 square feet). The addition is proposed at the rear of the site on a sloped portion of the property. This is a study session, thus, no action will be taken by the Commission. The Commission will provide design review input and subject to final review and decision by the Zoning Administrator. Assessor Parcel Number: 166-101-034.

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

2. PLN 14-0042, HILTON HOMEWOOD SUITES, 650 ELLINWOOD WAY (45 minutes)

[Staff Report](#)

Attachment A	Location Map
Attachment B	Preliminary Project Plans
Attachment C	Draft PUD Ordinance and Concept Plan
Attachment D	Excerpt of City Council Minutes from the June 16, 2014 City Council Meeting
Attachment E	Study Session Public Notice
Attachment F	Public Comment Letters (including comments from the Planned Unit Development District Application)

Study session to review and provide design review input on a proposed four-story extended stay hotel (up to 47 feet in height ,with architectural features potentially allowed up to a height of 50 feet), with approximately 131 guest rooms, at the site of the former Chevy’s Restaurant. No action will be taken on the item since this is a study session.

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

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to a special meeting of the Architectural Review Commission on July 10, 2014, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.