

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

**August 6, 2015  
5:00 P.M.**

Large Community Room, 100 Gregory Lane, Pleasant Hill, CA 94523 [www.pleasanthillca.org](http://www.pleasanthillca.org) (925) 671-5209

**CHAIR: RICHARD STANTON**

**VICE CHAIR: FRANK HERNANDEZ**

**MEMBERS: JOHN HART, JILL BERGMAN , THOR SCORDELIS**

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](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.

## **MINUTES**

[July 9, 2015 Special Meeting](#)

## **PUBLIC HEARINGS**

1. PLN 15-0246, ROLF SINGLE FAMILY ADDITION/REMODEL, 2087 PLEASANT HILL ROAD (10 Minutes)(Continued from July 23, 2015)

[Staff Report](#)

<a href="#">Attachment A</a>	Conditions of Approval
<a href="#">Attachment B</a>	Revised Plans
<a href="#">Attachment C</a>	Proposed Green Building Methods
<a href="#">Attachment D</a>	ARC Staff Report Dated July 23, 2015

Hearing to consider an architectural review permit for a substantial addition and remodel to an existing single family residence (2,388 square foot existing home comprised of 1,598

square feet living space, and 790 square feet garage area). More specifically, the proposed project consists of a remodel/addition to the existing residence, including an addition of 771 square feet of new living space, conversion of the existing garage area to living space, a new 496 square foot garage and a 200 square foot carport, for a total building foot-print of 3,855 square feet (10% lot coverage). The project site is located at 2087 Pleasant Hill Road. The 35,719 square foot parcel is zoned R-10. APN 166-330-019.

CEQA Determination: This project is determined to be Categorically Exempt (Class 3 – Conversion of Small Structures Projects).

Project Planner: Lori Radcliffe, 925-671-5297, [lradcliffe@pleasanthillca.org](mailto:lradcliffe@pleasanthillca.org)

2. PLN 15-0160, PARTY CITY SIGN PERMIT, 545 CONTRA COSTA BOULEVARD  
(10 Minutes)

Staff Report

<a href="#">Exhibit A</a>	Staff Recommended Conditions of Approval
<a href="#">Exhibit B</a>	Project Plans (Revised: Submitted July 14, 2015)
<a href="#">Exhibit C</a>	ARC Staff Report dated July 9, 2015
<a href="#">Exhibit D</a>	ARC Letter of Comments dated July 10, 2015
<a href="#">Exhibit E</a>	Public Notice

A Sign Permit application PLN 15-0160, submitted by Party City (applicant) for the design of one new wall sign, and an associated Minor Sign Adjustment request, submitted in accordance with Section 18.60.090 of the Zoning Ordinance, for excess wall sign area (144 square feet of sign area proposed versus 120 square feet allowed by the Zoning Ordinance). Assessor's Parcel Number: 125-250-008.

CEQA Determination: Categorically Exempt, Class 1 (Minor Structures) and Class 11 (On-premise signage).

Project Planner: Jeff Olsen, 925-671-5206, [jolsen@pleasanthillca.org](mailto:jolsen@pleasanthillca.org)

**STUDY SESSIONS**

1. PLN 15-0162, DVC SHOPPING PLAZA REDEVELOPMENT, 61 & 66-93  
CHILPANCINGO PARKWAY & 180-280 GOLF CLUB ROAD (45 Minutes)

Staff Report

<a href="#">Attachment A-1</a>	May 21, 2015 Architectural Review Study Session Staff Report
<a href="#">Attachment A-1 (Continued)</a>	
<a href="#">Attachment B-1</a>	Architectural Review Study Session Summary Letter, dated May 22, 2015
<a href="#">Attachment C-1</a>	Letter for City pertaining to Design Comments provided by City Architectural Design Consultant
<a href="#">Attachment D-1</a>	Revised Project Plans
<a href="#">Attachment E-1</a>	Study Session Public Notice
<a href="#">Attachment F-1</a>	Public Comment Letters

Study Session (no actions will be taken) on a request for the redevelopment of DVC Shopping Plaza, by Merlone Geier Partners, PLN 15-0162. The proposed redevelopment of the area includes:

- Extensive remodel of the existing retail buildings at the DVC Shopping Plaza. This does not include the former K-Mart building and McDonalds restaurant (at this time).
- Site improvements including new landscaping, hardscape and parking lot improvements.
- A new dog park.
- A new walk/bicycle trail extending from Golf Club Road to Chilpancingo Parkway adjacent to Grayson Creek.
- New freestanding signs (3), at entrances off of Golf Club Road and Old Quarry Road, up to 8'6" in height.
- A new 1,350 square foot building and a new freestanding sign, up to 67 feet in height, located at 61 Chilpancingo Parkway.

The site area is approximately 19 acres, zoned *RB-Retail Business* and shown as APN's 153-300-001 through 004 and 153-270-001, located at 61& 66-93 Chilpancingo Parkway & 180-280 Golf Club Road.

Project Planner: Troy Fujimoto, 925-671-5224, [tfujimoto@pleasanthillca.org](mailto:tfujimoto@pleasanthillca.org)

## DISCUSSION ITEM

### 1. New Roof at 1525 Contra Costa Boulevard

[Memorandum  
Attachment](#)

The project is a building permit application for a new roof on an existing building at 1525 Contra Costa Boulevard. The existing roof consists of wood shake. Additionally, the fascia and the body of the building are comprised of the same wood shake. The proposed new roofing material would be: (1) Certainteed Landmark Pro composition shingles, and (2) Medium to light brown coloring. The new material is proposed for the roof only, not the existing wood shake fascia or siding. Staff is seeking input from the ARC in relation to the proposed new roof material and the existing wood shake fascia and siding that will remain.

Project Planner: Lori Radcliffe, 925-671-5297, [lradcliffe@pleasanthillca.org](mailto:lradcliffe@pleasanthillca.org)

## STAFF COMMUNICATIONS

## UPCOMING PROJECTS AND FUTURE MEETINGS

## ADJOURNMENT

Adjourn to a regular meeting of the Architectural Review Commission on August 20, 2015, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.