

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

**August 4, 2016
5:00 P.M.**

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

CHAIR: RICHARD STANTON

VICE CHAIR: FRANK HERNANDEZ

MEMBERS: JILL BERGMAN, JOHN HART, KARLA MOSELEY

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.

The Large Community Room is equipped with an Assistive Listening System. A receiver with headphone or Tel Coil antenna is available from the staff liaison at the meeting. If, due to a disability, other reasonable accommodation is needed to participate in this meeting, please contact the ADA Coordinator 72 hours in advance of the meeting at (925) 671-5221 or via California Relay at 711.

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 21, 2016](#)

PUBLIC HEARING ITEMS

1. PLN 16-0208, CARLTON SENIOR LIVING MONUMENT SIGN REPLACEMENT, 2770 PLEASANT HILL ROAD

[Staff Report](#)

<u>Attachment A</u>	Staff Recommended Conditions of Approval
<u>Attachment B</u>	Location Map
<u>Attachment C</u>	Proposed Project Plans & Site Photos
<u>Attachment D</u>	Public Notice

Hearing on the request of Carlton Senior Living to consider PLN 16-0208 sign permit application and a minor sign adjustment, to replace an existing monument sign located at the facility's entry/exit on Pleasant Hill Road. The proposed monument is approximately 6 feet in height, with a sign area of approximately 18.5 square feet per sign face, and 37 square feet for two sides combined. The minor sign adjustment request would allow more than the maximum 16 square feet of sign area per sign face and 32 square feet of combined sign area allowed. The sign is located on a 1.49 acre site, zoned PAO – Professional & Administrative Offices. Accessor's Parcel Number is 152-030-051.

CEQA: Section 15301 and 15311 (Class 1 & 11, existing, on-premise signage) exemptions.

Project Planner: Andrew Shiflet, 925-671-5211, ashiflet@pleasanthillca.org

2. PLN 16-0204, TOTAL WINE WALL SIGN, 3250-B BUSKIRK AVENUE

[Staff Report](#)

<u>Attachment A</u>	Staff Recommended Conditions of Approval
<u>Attachment B</u>	Location Map
<u>Attachment C</u>	Master Sign Program
<u>Attachment D</u>	Proposed Project Plans & Site Photos
<u>Attachment E</u>	Public Notice

Public hearing to consider approval of a Master Sign Program Amendment for a proposal by Total Wine to install a new 316.3 square foot, internally illuminated, wall sign (consisting of individually illuminated channel letters reading, in two rows, "Total [logo] Wine" on top and "Spirits-Beer & More" on bottom) over the entrance at 3250-B Buskirk Avenue. The amendment request would allow more than the maximum 175 square feet of wall sign area allowed for each tenant & allow non-trade name wall signage. The property is zoned RB-Retail Business. Accessor's Parcel Number is 148-100-059.

CEQA: Section 15301 and 15311 (Class 1 & 11, existing, on-premise signage) exemptions.

Project Planner: Andrew Shiflet, 925-671-5211, ashiflet@pleasanthillca.org

STAFF COMMUNICATIONS

ELECTION OF OFFICERS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to a regular meeting of the Architectural Review Commission on August 18, 2016, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.