

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

**May 18, 2017  
5:00 P.M.**

Note that access to the agenda with attachments has changed.  
Please click on the link below to access the agenda with individual staff  
reports and attachments here:

[Agenda with Attachments](#)

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

**CHAIR: FRANK HERNANDEZ**

**VICE CHAIR: KARLA MOSELEY**

**MEMBERS: JILL BERGMAN, JOHN HART, 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](http://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**

April 6, 2017 and April 20, 2017

## **PUBLIC HEARING ITEMS**

1. PLN 17-0139, ARCHITECTURAL REVIEW PERMIT FOR RETAIL CENTER COLOR CHANGE AT 548 & 550 CONTRA COSTA BOULEVARD

Public hearing to consider approval of an Architectural Review permit submitted by MCC Realty Group for an exterior building color change to an existing retail center. The building colors proposed are earth tones that would match surrounding retail centers. The subject site is at 548 & 550 Contra Costa Blvd., on the west side of Contra Costa Blvd. The property is zoned RB-Retail Business. Assessor Parcel Number 153-030-089, 090 & 107.

CEQA: Exempt, (Class 1 – Project limited to the improvement of an existing commercial building façade.)

Project Planner: Andrew Shiflet, (925) 671-5211, [ashiflet@pleasanthillca.org](mailto:ashiflet@pleasanthillca.org).

2. PLN 17-0037, ARCHITECTURAL REVIEW PERMIT FOR PLEASANT HILL VILLAGE EXTERIOR IMPROVEMENTS AT 100 BOYD ROAD

Public hearing to consider approval of an Architectural Review Permit submitted by Pleasant Hill Village L.P., to modify the exterior appearance of a multi-family residential development (Pleasant Hill Village). The project would involve removal of the existing wood shake siding to be replaced with Hardieplank lap siding and plaster, new patio enclosure fences, new metal balcony enclosures, new windows/doors, new exterior lighting, and a new color palette. The project site is approximately 2.33 acres, zoned *Planned Unit Development - 347*. Assessor Parcel Number: 149-110-076.

CEQA: Categorically Exempt (Class 1 - Existing Facilities – New Construction).

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

3. PLN 17-0066, SIGN PERMIT FOR HILTON HOMEWOOD SUITES HOTEL SIGNS AT 650 ELLINWOOD WAY

Public hearing to consider approval of a Sign Permit (PLN 17-0066), submitted by Viking Sign Installations Inc. for four new wall signs (with a total of approximately 312 square feet) and new monument signs (two monument signs, each at approximately 30.25 square feet on each sign face, 60.50 square feet on both sign faces, both up to eight feet in height) for the future Hilton Homewood Suites Hotel project at 650 Ellinwood Way. The property is zoned *PUD 882 – Planned Unit Development District*. Assessor Parcel Number: 127-210-031.

CEQA: Exempt (Class 3 & 11 – Construction of Small Structures & Accessory Structures)

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

4. CITY-WIDE DESIGN GUIDELINES (NON-RESIDENTIAL) – CITY WIDE

Public hearing to consider recommendations to the Planning Commission and City Council to approve amendments to update the Non-Residential City-Wide Design Guidelines (NRDG).

CEQA: Exempt (Class 8 - Action by Regulatory Agencies for Protection of the Environment) also, pursuant to CEQA Guidelines Section 15061(b)(3), the lead agency has determined with certainty that there is no possibility that the proposed project could have a significant impact on the environment as the Design Guidelines are intended to improve the aesthetics of new development and help ensure compliance with existing applicable regulatory requirements.

Project Planner: Jeff Olsen, (925) 671-5206, [jolsen@pleasanthillca.org](mailto:jolsen@pleasanthillca.org) and Troy Fujimoto, (925) 671-5224, [tfujimoto@pleasanthillca.org](mailto:tfujimoto@pleasanthillca.org)

**STAFF COMMUNICATIONS**

**UPCOMING PROJECTS AND FUTURE MEETINGS**

**ADJOURNMENT**

Adjourn to a regular meeting of the Architectural Review Commission on June 1, 2017, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.