

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

**December 7, 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: KARLA MOSELEY**

**VICE CHAIR: KENNETH CRAIG**

**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**

October 19, 2017

November 16, 2017

## **PUBLIC HEARING ITEMS**

1. PLN 17-0380, ARCHITECTURAL REVIEW PERMIT & SIGN PERMIT, MCDONALDS EXTERIOR MODIFICATIONS AND SIGNAGE AT 1690 CONTRA COSTA BOULEVARD

Public hearing to consider approval of an Architectural Review Permit and Sign Permit submitted by AECOM for exterior building improvements to an existing restaurant, including replacing awnings with new canopies, façade treatments (building colors, lighting, exterior materials, etc.) and new signage. The subject site is at 1690 Contra Costa Blvd., on the east side of Contra Costa Blvd. The property is zoned RB-Retail Business. Assessor Parcel Number 127-081-051.

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 16-0428 - PLEASANT HILL CHILD CARE EXTERIOR MODIFICATIONS, 409 BOYD ROAD

Public hearing to consider approval of Architectural Review Permit, submitted by Sharon Yang, for exterior modifications to two of the three existing buildings at the site (Building A - 2,358 and Building B - 1,175 square feet) at the site of the First Church Christ Scientist. The modifications include, a new trash enclosure, a new 8 foot high solid wood perimeter fence (along north and west property lines), a new 5 foot high chain link fence around the perimeter of the proposed outdoor play ground, modifications to existing doors/windows, landscape improvements, and revised parking lot circulation and striping. The site is approximately 56,802 square feet, comprised of two parcels (32,452.20 and 24,350.04 square feet), and zoned R-7 Single Family Residential. Assessor's Parcel Numbers 149-032-014 and 149-032-040 are located at 409 Boyd Road, at the northwest corner of the intersection at Kahrs Avenue and Boyd Road.

CEQA Determination: Exempt (Class 1 – Existing Facilities; Class 3 - New Construction or Conversion of Small Structures; and Class 32 – In-Fill Development Projects).

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

## **STAFF COMMUNICATIONS**

## **UPCOMING PROJECTS AND FUTURE MEETINGS**

1. Review and approve the 2018 Architectural Review Commission meeting schedule.

## **ADJOURNMENT**