

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

**May 16, 2019
5:00 P.M.**

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 (925) 671-5209

CHAIR: JILL BERGMAN

VICE CHAIR: RICHARD STANTON

MEMBERS: JOHN HART, KARLA MOSELEY, BEN JOHANSON

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

May 2, 2019

PUBLIC HEARINGS

1. PLN 19-0079, GREGORY VILLAGE COLOR CHANGE, 1601-1699 CONTRA COSTA BLVD. *(Continued from May 2, 2019)*

Public hearing to consider approval of an Architectural Review Permit for exterior building color changes to the Gregory Village Shopping Center. This project was completed prior to approval by the City of Pleasant Hill and is an after-the-fact permit request. The applicant proposes repainting portions of the building light blue with dark blue trim, while maintaining the existing stone veneer. The subject site is 1601-1699 Contra Costa Blvd. The property is zoned *RB – Retail Business*. Assessor Parcel Number 150-052-009.

CEQA: Class 1 Exemption – existing commercial building façade.

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

2. PLN 19-0158, BENJAMIN MOORE SIGNAGE, 655 CONTRA COSTA BLVD.

Public hearing to consider approval of a Sign Permit to install a new wall-mounted sign on the west (front) building elevation. The wall sign would read *Benjamin Moore* in individual white channel letters on a red background panel that is 48.8 square feet in area. The applicant also proposes to install a new sign face panel in an existing freestanding monument sign along Contra Costa Blvd. The monument sign faces would be 21.3 square feet in area on each side (42.6 square feet combined) and would display the same copy on a red background, but with additional secondary copy reading “Creative Paint” on a blue background. The subject site is 655 Contra Costa Blvd. The property is zoned *RB – Retail Business*. Assessor Parcel Number: 153-250-006.

CEQA: Class 11 Exemption – New on-premise signs.

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

3. PLN 19-0166 - PLEASANT HILL VILLAGE EXTERIOR IMPROVEMENTS, 100 BOYD ROAD

Public hearing to consider approval of an Architectural Review Permit submitted by Pleasant Hill Village L.P., to modify the previously approved exterior colors associated with Architectural Review Permit PLN 17-0037 at Pleasant Hill Village. The project would involve revision of paint colors only. The project site is located at 100 Boyd Road, approximately 2.33 acres, zoned *Planned Unit Development - 347*. Assessor Parcel Number: 149-110-076.

CEQA: Class 1 Exemption – Existing facilities

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

4. PLN 19-0013 – DIABLO VALLEY PLAZA REMODEL AND NEW COMMERCIAL BUILDING – 180-280 GOLF CLUB ROAD

Public hearing to consider recommendations to the Planning Commission regarding approval of an Architectural Review Permit and a Sign Permit, by Merlon-Geier Partners, for replacement/demolition and reconstruction of approximately 76,000 square feet of existing in-line retail buildings with an 80,000 square foot retail building. In addition, the project would include: (1) remodeling the storefronts of existing tenant spaces (Shops A), (2) restriping the parking lot to provide 90-degree parking, (3) new landscape/irrigation, (4) new site lighting, (5) a new dog park and new creek side trail, and (6) an amendment to an existing master sign program. The two-parcel 8.83-acre project site is zoned *RB Retail Business*. Assessor Parcel Nos. 153-300-003 & 004.

CEQA: Class 1 (Existing Facilities), Class 2 (Replacement or Reconstruction), Class 4 (Minor Alterations) and also exempt pursuant to CEQA Guidelines Section 15061 b.3. (“common sense” exemption).

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

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT