

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

**June 20, 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

June 6, 2019

PUBLIC HEARINGS

1. PLN 19-0079, GREGORY VILLAGE COLOR CHANGE, 1601-1699 CONTRA COSTA BLVD. (Continued from May 2, 2019, May 16, 2019 and June 6, 2019 Meeting Dates)

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 19-0125, MINUTEMAN PRESS WALL SIGN, 1905 CONTRA COSTA BLVD. (Continued from June 6, 2019 Meeting Date)

This item is recommended for continuance to the July 11, 2019 meeting date.

A Sign Permit request to install a new wall-mounted sign on the east (front) building elevation. The wall sign would read *Minuteman Press* in individual, green, channel letters and include the company “M” logo in green and orange above the lettering. The applicant will be requesting approval of a Minor Sign Adjustment, which, if approved, would allow an increase of up to 20% in allowable sign area, or up to approximately 38.8 square feet in sign area. Assessor Parcel Number: 150-150-055.

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

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

3. PLN 17-0229 – FAT MADDIES RESTAURANT REMODEL & SITE IMPROVEMENTS ARCHITECTURAL REVIEW PERMIT REVOCATION AT 45-C CRESCENT DRIVE

The Zoning Administrator is requesting possible revocation, or modification of the conditions of approval, of Architectural Review Permit PLN 17-0229 which includes site improvements, approved by the Architectural Review Commission on July 20, 2017. The approved site improvements include: (1) a remodeled outdoor seating area to include a new two-tiered standing seam metal roof system and new railing system (with new landscape planters, to delineate the outdoor seating area; and (2) new façade treatments (building colors, window systems, etc.). To date, a number of the approved site improvements have not been provided, to include the two-tiered standing seam metal roof feature for the outdoor seating area. Furthermore, no permit extensions have been submitted to potentially keep the permit active. The site is zoned *Planned Unit Development – Downtown Specific Plan*. Assessor Parcel Number: 150-300-006.

CEQA: Class 21 categorical exemption (allowed for enforcement actions by regulatory agencies (i.e. revocation of permits, etc).

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

4. PLN 18-0367, PROVIDENCE DEVELOPMENT NEW SINGLE FAMILY HOMES,
MC KISSICK STREET

CANCELLATION OF PUBLIC HEARING. Continuation to a future date uncertain.
Assessor parcel numbers: 149-061-026 & 149-061-033. No action will be taken.

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

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT