

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

**July 18, 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: RICHARD STANTON

VICE CHAIR: BEN JOHANSON

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

June 20, 2019

PUBLIC HEARINGS

1. PLN 17-0229 – FAT MADDIES RESTAURANT REMODEL & SITE IMPROVEMENTS ARCHITECTURAL REVIEW PERMIT REVOCATION AT 45-C CRESCENT DRIVE
(Continued from June 20, 2019)

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.

2. PLN 19-0023 – BURLINGTON SIGNAGE – 568 CONTRA COSTA BOULEVARD

Public hearing to consider approval of an amendment to a previously approved Sign Permit application PLN 19-0023, submitted by Regency Centers, that approved two wall-mounted signs on the east (front) store elevations. The proposed amendment would allow the wall-mounted sign that reads *Burlington* in red letters to add secondary sign copy reading *Ladies, Mens, Kids, Baby, Home Coats*. The previous approval also included a minor sign adjustment that approved 231 square feet of wall sign area, which is 20% more than the maximum 193 square feet of total wall sign area permitted. The stand-alone subject building is located in the southwest corner of the 18.4 acre Pleasant Hill Shopping Center. The subject site (shopping center) is located on the northwest corner of the intersection at Chilpancingo Parkway and Contra Costa Boulevard. The property is zoned *RB – Retail Business*. Assessor Parcel Number: 153-030-106.

CEQA: Class 11 exemption (On-premise signs).

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

3. PLN 18-0198 – CAMBRIA HOTEL, PLANNED UNIT DEVELOPMENT DISTRICT & CONCEPT PLAN AND ARCHITECTURAL REVIEW PERMIT AND ENVIRONMENTAL IMPACT REPORT, 3131 AND 3195 NORTH MAIN STREET AND 1531 OAK PARK BOULEVARD

Public hearing to consider recommendations to the Planning Commission and City Council for approval of a Planned Unit Development District (rezoning) & Concept Plan and an Architectural Review Permit (PLN 18-0198) for a new hotel use and site improvements submitted by Stratus Development Partners. The site, located at 3131 & 3195 North Main

Street and 1531 Oak Park Boulevard (Assessor Parcel Numbers: 170-092-050, -054, -055, -057, -058, -059) is proposed to be rezoned from the existing *RB (Retail Business)* zone district to a *PUD (Planned Unit Development)* zone district. The project, submitted by Stratus Development Partners, proposes to construct a three and four story, 155 room hotel and 133 associated parking spaces, landscaping and hotel related amenities (swimming pool) on an approximate 2.5 acre site.

CEQA: An Environmental Impact Report (EIR) has been prepared for the project.

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

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT