

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

**August 1, 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](http://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](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**

July 11, 2019

## PUBLIC HEARINGS

1. PLN 19-0125, MINUTEMAN PRESS WALL SIGN, 1905 CONTRA COSTA BLVD.  
(Continued from 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 is also 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 1 Exemption – New on-premise signs.

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

2. 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 (Continued from July 18, 2019)

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](mailto:tfujimoto@pleasanthillca.org)

3. PLN 19-0242, GREGORY SQUARE MONUMENT SIGN, 81 GREGORY LANE

Public hearing to consider approval of a Sign Permit, submitted by DSignArt, to install a new freestanding monument sign, replacing an existing monument sign, at an existing office building on Gregory Lane. The proposed monument sign is approximately 4-feet, 2-inches in height, with a sign area of approximately 12.22 square feet per sign face, and 24.44 square feet for two sides combined. The subject site is 81 Gregory Lane. The property is zoned *PUD 347*. Assessor Parcel Number 150-150-080.

CEQA: Class 1 & 11 Exemption – New on-premise signs.

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

## **NEW BUSINESS**

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

The Commission is requested to verify compliance with previously approved conditions of approval for the project. Specifically, the conditions of approval contained in the adopted Planning Commission Resolution (No. 7-19) requires the Architectural Review Commission (ARC) to approve various components of the project including: (1) revised materials and/or colors for the Major 2 building, (2) additional plantings in the landscape area to the north of the Shops A building, (3) provision of public art feature(s) and (4) a detailed lighting plan. The two-parcel 8.83-acre project site is zoned *RB Retail Business*. Assessor Parcel Nos. 153-300-003 & 004. Note: *The Planning Commission conditionally approved a Development Plan Permit, Architectural Review Permit and a Sign Permit to allow site improvements, remodel of the Shops A building, demolition of approximately 76,100 square feet of existing commercial building area and construction of a new 79,700 square foot commercial building.*

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](mailto:jolsen@pleasanthillca.org).

## **STAFF COMMUNICATIONS**

## **UPCOMING PROJECTS AND FUTURE MEETINGS**

## **ADJOURNMENT**