

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

**November 21, 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

October 17, 2019 and November 7, 2019

PUBLIC HEARINGS

1. PLN 19-0357, MCDONALD'S LANDSCAPE IMPROVEMENTS, 1690 CONTRA COSTA BLVD.

An Architectural Review Permit request for landscape modifications at an existing McDonald's restaurant site. The McDonald's restaurant recently received exterior modifications, including new paint colors, awnings and signage, however, the applicant modified the landscaping without City approval, thus, a modified landscape plan is requested for approval. Assessor Parcel Number: 127-081-051.

CEQA: Class 4 Exemption – Minor alterations to land.

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

2. PLN 19-0388, KUMON WALL SIGN, 2601 PLEASANT HILL RD.

A Sign Permit request for two new wall signs at an existing commercial structure. The proposed wall signs are each 2-feet in height and 8-feet 7-inches in width, resulting in a sign area of approximately 17 square feet. The proposed wall signs would replace existing wall signs on the northeast and southeast facing elevations. Assessor Parcel Number: 164-242-013.

CEQA: Class 1 Exemption – Existing on-premise signage.

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

STUDY SESSION

1. PLN 19-0436, SITE IMPROVEMENTS AT WEST PLAZA (DOWNTOWN PLEASANT HILL), 45 CRESCENT DRIVE

The Architectural Review Commission will conduct a study session to provide design review feedback on Architectural Review Permit PLN 19-0436, submitted by SGPA Architects, for site improvements to the west plaza (common area) in Downtown Pleasant Hill. Improvements would include new outdoor furniture, decorative hardscape, lighting, landscape and a fire pit.. Assessor Parcel Number: 150-300-006.

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

PRESENTATION

1. PLN 18-0445, CHOICE IN AGING/SATELLITE AFFORDABLE HOUSING ASSOCIATES (SAHA) NEW/EXPANDED FACILITIES AT 490 GOLF CLUB ROAD

An applicant presentation introducing a proposed conceptual plan, in association with an Architectural Review Permit request to establish and/or expand upon: (1) a new Choice in Aging facility ("Aging in Place Campus"), (2) a new Choice in Learning pre-school, and (3) a new 82-unit affordable senior housing facility. The four acre project site is currently developed with a single-story commercial building, and concrete block warehouse, which total approximately 40,000 square feet when combined. The project site is located in a *R-7 Single Family Residential – High Density* zoning district. Assessor Parcel Number: 153-030-004.

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

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT