

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

**May 21, 2009
5:00 P.M.**

Large Community Room, 100 Gregory Lane, Pleasant Hill, CA 94523 www.ci.pleasant-hill.ca.us (925) 671-5209

CHAIR: JOHN HART

VICE CHAIR: JILL BERGMAN

MEMBERS: GEORGE CORRIGAN, THOR SCORDELIS, RICHARD STANTON

Members of the audience wishing to speak on any matter must fill out a card and turn it in to the secretary. 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.

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.

ANNOUNCEMENTS

MINUTES

[April 2](#) and [April 16, 2009](#)

PUBLIC HEARINGS

1. ARC 06-008, SANCERRE VILLAGE SINGLE FAMILY HOMES (ONE YEAR EXTENSION), 6200 BLOCK ALHAMBRA AVENUE (10 minutes)

[Staff Report](#)
[Attachment A](#)
[Attachment B Part 1](#)
[Attachment B Part 2](#)
[Attachment B Part 3](#)
[Attachment C](#)
[Attachment D through F](#)

The applicant is requesting ARC approval for an additional (second) 12-month time extension of application ARC 06-008 which was for the development of seven detached two-story single family homes, on seven lots averaging 6,481 square feet with a minimum lot size of 4,467 square feet. The approved gross floor area of the homes range from 2,833 square feet to 4,033 square feet. The project required a Minor Variance for excess lot coverage and excess Floor Area Ratio (FAR) on Lots 2, 3 and 6. Assessors Parcel Number: 154-680-002.

Project Planner: Jeff Olsen, (925) 671-5206, jolsen@ci.pleasant-hill.ca.us

2. ARC 09-006 & S 09-011, JUSTE LE DEBUT & COCO SWIRL COLOR CHANGE; JUSTE LE DEBUT BLADE SIGN, 35-E & 35-F CRESCENT DRIVE (30 minutes)

[Staff Report](#)
[Attachments A-B](#)
[Attachments C-D](#)

The applicants are requesting approval of ARC 09-006 for a color change for the front and part of the corner side portion of the multi-tenant building. In addition, Juste le Debut is proposing to display a pedestrian-scale menu cabinet on the front building elevation. Lastly, Just Le Debut is requesting Sign Permit approval (S09-011) to deviate from the design standards of the master sign program (MSP) for the Downtown area for one 14.5 square foot blade sign where the MSP allows a maximum 6 square feet for each blade sign for up to three blade signs. All other components of the proposed signage comply with the MSP. Assessors Parcel Number: 150-300-003.

Project Planner: Jeff Olsen, (925) 671-5206, jolsen@ci.pleasant-hill.ca.us

3. S 09-007, CVS PHARMACY WALL SIGNS, 703 CONTRA COSTA BOULEVARD (20 minutes)

[Staff Report](#)
[Attachments A through C](#)
[Attachments D - E](#)

Request to install two (2) internally-illuminated channel letter wall signs to reflect a brand change from *Longs Drugs* to *CVS Pharmacy*. Assessors parcel number: 153-230-005.

Project Planner: Lori Radcliffe, (925) 671-5297, lradcliffe@ci.pleasant-hill.ca.us

4. ARC 09-007, DILYN LLC TREE REMOVAL, 181-187 & 191-197 MAYHEW WAY
(20 minutes)

[Staff Report](#)
[Attachments A-B](#)
[Attachment C](#)
[Attachments D-E](#)

The applicant is proposing to remove 13 trees from the property, of which four trees are considered “protected”, in part for parking lot rehabilitation and replace with 9 trees in a more organized layout. Assessors parcel number 148-371-011.

Project Planner: Troy Fujimoto, (925) 671-5224, tfujimoto@ci.pleasant-hill.ca.us

PRESENTATION

1. PRESENTATION ON RECENTLY COMPLETED ARC APPROVED PROJECTS, CITYWIDE (20 Minutes)

[Staff Report](#)
[Attachment A](#)
[Attachments B-C](#)

Planning staff will make a presentation on recently completed projects, which were approved by the Architectural Review Commission. Projects include residential and non-residential projects including new buildings, building modifications, site improvements, landscaping, and signage. The purpose of the presentation is to show the Commission how these projects have been executed, focusing on key issues raised in the Commission’s review and how those issues were addressed.

Project Planner: Michelle Umadhay, (925) 671-5211, mumadhay@ci.pleasant-hill.ca.us

STUDY SESSION

1. DISCUSSION OF ESTABLISHING A CITY-WIDE DESIGN RECOGNITION AWARDS PROGRAM (30 minutes)

The idea of establishing a Design Recognition Awards program for the City of Pleasant Hill was identified at a recent Architectural Review Commission (ARC) study session. As a

result, Planning staff conducted research on the topic to see how other jurisdictions process and select design recognition awards in their respective cities and now requests the ARC hold a study session on a potential Design Recognition Award program. This discussion was continued from the April 16, 2009 Commission meeting.

Project Planner: Jeff Olsen, (925) 671-5206, jolsen@ci.pleasant-hill.ca.us

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to a regular meeting of the Architectural Review Commission on June 4, 2009, at 5:00 P.M., in the Large Community Room, 100 Gregory Lane, Pleasant Hill.