

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

**October 1, 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: JILL BERGMAN

VICE CHAIR: RICHARD STANTON

MEMBERS: GEORGE CORRIGAN, THOR SCORDELIS, JOHN HART

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

[September 17, 2009](#)

PUBLIC HEARINGS

1. S 09-017 AND APPEAL OF TSP 09-045, MR. SANDWICH SIGNAGE, 1966 CONTRA COSTA BLVD. (30 Minutes)

[Staff Report](#)
[Attachments A – E](#)
[Attachments F - K](#)

The applicant is requesting sign permit approval for a wall sign face replacement, approximately 17 square feet, within an existing shopping center, Pleasant Hill Plaza. The applicant is also appealing the denial of a temporary sign permit application and decision of the Zoning Administrator that the amount of window signage proposed exceeds the allowable area. Assessor Parcel Number: 127-270-003.

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

2. S 09-025, OAK PARK CHRISTIAN CENTER SIGNS, 2073 OAK PARK BLVD. (30 minutes)

[Staff Report](#)
[Attachments](#)

The applicant is requesting sign permit approval to install one new 15 square foot monument sign in the front landscape area along Oak Park Boulevard. In addition, the applicant is proposing to install one new 32 square foot wall sign near the northwest corner of the new sanctuary. The sanctuary is currently under construction. Assessor's Parcel Number: 170-020-042.

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

STUDY SESSION

1. ARC 09-018, NEW SAFEWAY STORE – FAÇADE CHANGES AND NEW FUEL STATION STUDY SESSION, 707 CONTRA COSTA BOULEVARD (45 Minutes)

[Memorandum](#)

The applicant is seeking input from the Architectural Review Commission regarding a proposal for new signs, new building facade, and site improvements to include modified landscaping and a revised parking design. The building façade is proposed to be applied to 77,200 square feet of tenant space area located within an approximate 103,800 square foot multi-tenant retail building. Safeway is proposing to occupy 58,000 square feet of the 77,200 square feet proposed to be modified. Lastly, the applicant is proposing to develop an 850 square foot fuel station kiosk, and gas island canopy, at the front of the main parking facility along Contra Costa Boulevard. Assessor's Parcel Number: 153-230-005.

Project Planner: Jeff Olsen, (925) 671-5218, 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 October 15, 2009, at 5:00 P.M., in the Large Community Room, 100 Gregory Lane, Pleasant Hill.