

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

**February 4, 2010
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

[January 21, 2010](#)

PUBLIC HEARINGS

1. S 09-037, DOWNTOWN PLEASANT HILL – MASTER SIGN PROGRAM AMENDMENT, DOWNTOWN PLEASANT HILL (Crescent Drive) (60 Minutes)

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

The applicant is requesting amendments to the ARC approved master sign program for Downtown Pleasant Hill. The proposed amendments are intended to encourage creativity and individuality in the design of tenant signage. In addition, the amendments include storefront design guidelines to assist in the enhancement of storefront architectural elements. Lastly, the amendments are intended to simplify and expedite the design review process. The proposed amendments include changes to acceptable sign styles, locations, and materials and guidance related to storefront facades, lighting, outdoor seating and displays.

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

2. ARC 09-012 & S 10-002, NEW IN-N-OUT BURGER RESTAURANT, 570-572 CONTRA COSTA BOULEVARD (60 Minutes)

[Staff Report](#)
[Attachment A](#)
[Attachment B](#)
[Attachment C](#)
[Attachment D](#)
[Attachment E](#)
[Attachment F](#)
[Attachment G](#)
[Attachment H](#)
[Attachment I](#)

The applicant is requesting Architectural Review Permit and Sign Permit approval to develop a new In N Out Burger restaurant site on a 1.02 acre portion of the Pleasant Hill Shopping Center. The project includes a 3,725 square foot single-story restaurant facility, with a drive-through facility to accommodate queuing for 15 vehicles, and a 40-seat outdoor dining facility. In addition, proposed site improvements include: (1) landscape modifications including 50 new trees and 10 existing trees to be removed, (2) new signage consisting of five wall signs, four directional signs and one monument sign, (3) parking/circulation design modifications including 46 new parking spaces, and (4) demolition of an existing facility occupied by both Firestone

Tires and Conoco Phillips, including removal of associated underground fuel storage tanks and related facilities. Assessor Parcel Number: 127-270-003.

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

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to a meeting of the Architectural Review Commission on February 18, 2010, at 5:00 P.M., in the Large Community Room, 100 Gregory Lane, Pleasant Hill.