

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

**February 18, 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

[February 4, 2010](#)

PUBLIC HEARINGS

1. ARC 09-012 & S 10-002, NEW IN-N-OUT BURGER RESTAURANT, 570-572 CONTRA COSTA BOULEVARD (45 Minutes) (Continued from February 4, 2010)

Memorandum

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: 153-030-106.

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

2. ARC 09-017 & S 09-09-030, TACO BELL RESTAURANT ADDITION/REMODEL, 1700 CONTRA COSTA BOULEVARD (60 Minutes)

Staff Report

Attachment A – Recommended Conditions of Approval

Attachment B – Location Map

Attachment C – Project Plans

Attachment D – Letter from Contra Costa Water District

Attachment E – Letter from Contra Costa County Fire District

Attachment F – Public Hearing Notice

The applicant is requesting Architectural Review permit and Sign Permit approval for a 547 square foot building addition, to an existing 1,552 square foot Taco Bell restaurant with an existing drive-through facility, resulting in a 2,099 square foot facility. The existing 16-seat outdoor dining facility is proposed to be displaced by the building addition. In addition, proposed site improvements include: (1) landscape modifications, (2) minor parking design modifications, (3) a refurbished trash enclosure, and (4) new signage. Assessor Parcel Number: 127-081-043.

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 March 4, 2010, at 5:00 P.M., in the Large Community Room, 100 Gregory Lane, Pleasant Hill.