

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

**December 16, 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: RICHARD STANTON

VICE CHAIR: GEORGE CORRIGAN

MEMBERS: JILL BERGMAN, JOHN HART, THOR SCORDELIS

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

[December 2, 2010](#)

PUBLIC HEARINGS

1. ARC 10-025, ROSS DRESS FOR LESS FAÇADE IMPROVEMENTS, 556 CONTRA COSTA BOULEVARD (Continued from November 18, 2010) (30 Minutes)

[Staff Report](#)
[Attachment A-1](#)
[Attachments B-1 to D-1](#)

This item is continued from the November 18, 2010 meeting. The applicant is requesting approval for façade and other related exterior building improvements to an existing

approximate 30,000 square foot retail tenant space. Improvements would include a new front building façade (with a new 32-foot tall arcade/canopy), new exterior lighting, new doors and window, new roof top equipment and modification to existing loading doors at the rear of the tenant space. In addition, the Commission is requested to accept the Categorical Exemption proposed for the project pursuant to Section 15301 (Class 1) of the State Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, because the project includes exterior improvements to an existing tenant space (with no expansion of floor area) and thus it would not have a significant impact on the environment. Assessor's Parcel Number 153-030-106.

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

2. ARC 10-034, MAZZA GRILL OUTDOOR SEATING, 35-F CRESCENT DRIVE (20 Minutes)

[Staff Report](#)

The applicant is requesting approval of a new outdoor seating area to include an enclosed seating area with chairs, tables, and new wall lighting (to match existing wall lighting) for an existing wall sign on a different elevation. In addition, the Commission is requested to accept the Categorical Exemption proposed for the project pursuant to Section 15301 (Class 1) of the State Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, because the project includes minor alterations to existing public or private facilities involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. Assessors Parcel Number: 150-300-003.

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

3. S 10-027, PLEASANT HILL PLAZA MASTER SIGN PROGRAM AMENDMENT, 1902 CONTRA COSTA BOULEVARD (30 Minutes)

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

The applicant is requesting approval of a sign permit for an amendment to the existing Master Sign Program (MSP) for the Pleasant Hill Plaza shopping center. The proposal includes two (2) new replacement monument signs to be installed at the same locations as the existing monument signs, located at (1) the northeast corner of the intersection at Contra Costa Boulevard and the primary entrance to the shopping center, and (2) the southeast corner of the intersection at Contra Costa Boulevard and Woodsworth Lane. The amendment also includes provisions that would allow for a total of three (3) monument signs of which one is currently is a nonconforming. In addition, the Commission is requested to accept the Categorical Exemption proposed for the project pursuant to Section 15301 and 15311 (Class 1 and 11) of the State Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, because the project consists of new monument signs to be installed in the same location as the existing monument signs for the shopping center. Assessors Parcel Number: 127-270-005

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

4. ARC 08-016, SUN VALLEY APARTMENTS SITE & GRADING IMPROVEMENTS,
1382-1400 CONTRA COSTA BOULEVARD (45 Minutes)

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

The applicant is requesting approval for rear parking lot modifications, made without prior City approval, including related unauthorized grading and landscaping changes. The project proposes to add approximately 22 vehicle and three motorcycle parking spaces and provide landscape improvements including planting 32 trees and 29 shrubs along the adjacent Ellinwood Creek bank. In addition, the Commission is requested to adopt the Initial Study/Mitigated Negative Declaration, prepared pursuant to Article 6, California Code of Regulations, Title 14, Chapter 3, Guidelines for the Implementation of the California Environmental Quality Act of 1970, as amended, and determine that the document and associated mitigation measures adequately addresses the expected environmental impacts of the proposed project. Assessor's Parcel Number: 127-050-069 and the adjacent City parcel.

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

DISCUSSION ITEMS

1. [ACKNOWLEDGEMENT OF THE 2011 SCHEDULED MEETING DATES](#)

The Commission will review the dates of scheduled meetings for the upcoming year.

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to the next regular meeting of the Architectural Review Commission on January 6, 2011, at 5:00 P.M., in the Large Community Room, 100 Gregory Lane, Pleasant Hill.