

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

**July 7, 2011
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

PRESENTATION

1. IRVIN DEUTSCHER FAMILY YMCA, 350 CIVIC DRIVE (15 Minutes)

An informational presentation will be made by representatives of the YMCA regarding a proposed expansion/addition (infill of an existing open courtyard area within the building footprint and modifications to the existing parking lot) to the existing YMCA facility. The YMCA seeks initial feedback from the Commission regarding the proposed plans. No action will be taken by the Commission.

PUBLIC HEARINGS

1. S 11-022 – CENTURY THEATRE SIGN, 125 CRESCENT DRIVE (20 Minutes)

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

Hearing to consider approval of a sign permit for the installation of one internally-illuminated aluminum wall sign with acrylic push through letters reading *Cinemark XD Extreme Digital Cinema*. The proposed sign would provide ancillary advertisement for the Downtown Pleasant Hill Century Theatre facility. In addition, the Commission is requested to accept the categorical exemptions proposed for the project pursuant to sections 15301 and 15311 of the Guidelines for the Implementation of the California Environmental Quality Act of 1970, as amended, since the project scope would be limited to new, on-premise, signage on an existing structure which would not have a significant impact on the environment. Assessor Parcel Numbers: 150-300-010 & 011.

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

2. ARC 10-016 & S 11-001, OASIS CHRISTIAN FELLOWSHIP CHURCH EXPANSION, 2551 PLEASANT HILL ROAD (30 Minutes)

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

Hearing to consider approval of an Architectural Review and Sign Permit request related to a church expansion request. The project description is as follows:

1. Demolish and remove an existing circular building that is located to the north of the existing two-story portion of the church and construct a new 7,231 square foot two-story addition to the north of the remaining existing building and a new freestanding sign;
2. Expand the existing parking lot on the west end of the site and construct a new parking lot on the eastern end of the site for a combined capacity of 68 parking spaces and install drainage improvements and add new landscaping within the parking lots, around the building and on the periphery of the parking lots;
3. Install a new 5'2" tall new freestanding sign at the corner of Taylor Boulevard and Pleasant Hill Road.

In addition, the Commission is requested to accept the categorical exemptions proposed for the project pursuant to sections 15301 and 15332 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, as amended, which consist of permitting, or minor alteration, of existing structures/facilities, in this case a proposed

building addition of less than 10,000 square feet, with adequate public services and facilities available (Class 1 Exemption); and as an “in-fill project” since the project would comply with the City General Plan and Zoning Ordinance, be located on a site less than 5 acres in size surrounded by urban uses, not be in an environmentally sensitive areas, and will not have significant effects pertaining to traffic, noise, air and water quality (Class 32 Exemption). Assessor Parcel Numbers: 164-030-005 & 008.

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

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ELECTION OF OFFICERS (Chair and Vice-Chair)

ADJOURNMENT

Adjourn to the regular meeting of the Architectural Review Commission on July 21, 2011, at 5:00 P.M., in the Large Community Room, 100 Gregory Lane, Pleasant Hill.