

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

**November 5, 2015
5:00 P.M.**

Large Community Room, 100 Gregory Lane, Pleasant Hill, CA 94523 www.pleasanthillca.org (925) 671-5209

CHAIR: RICHARD STANTON

VICE CHAIR: FRANK HERNANDEZ

MEMBERS: JOHN HART, JILL BERGMAN, THOR SCORDELIS

Members of the audience wishing to speak on any matter are requested to fill out a card and turn it in to the Chair. 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.

PRESENTATION/DISCUSSION ITEM

1. “WISEGIRL RISTORANTE” REMODEL AT 1932 OAK PARK BLVD. (OAK PARK SHOPPING CENTER) (15 minutes)

[Memorandum](#)

[Attachment A](#)

Project Plans and Photos

The Zoning Administrator is requesting preliminary feedback and direction from the Architectural Review Commission (ARC) on a proposed storefront remodel to the tenant space most recently occupied by Dallimonte's Restaurant. The storefront was recently damaged due to a vehicular accident and staff is working with the applicant to expedite the review process for installation of a new replacement storefront. The remodel proposes to establish a "speak easy" design theme, harkening back to the Prohibition days of the 1920's/1930's for a new restaurant (Wisegirl Ristorante) to replace Dallimonte's in the same 2,643 square foot tenant space. No action will be taken.

PUBLIC HEARINGS

1. PLN 15-0162, DIABLO VALLEY PLAZA REMODEL, SIGN PERMIT, 61 CHILPANCINGO PARKWAY (5 Minutes) (Continued from October 15, 2015)

Memorandum

A-5 Applicant Request for Continuation

[Staff is recommending a continuance of the public hearing to November 19, 2015].

Hearing on the request of Merlone Geier Partners, MGP X DVC LLC to consider approval of a Sign Permit for a new free-standing pylon sign related to the proposed remodel of Diablo Valley Plaza. The proposed pylon sign would have a height of 67 feet with sign face area of 610 square feet one sided (1,220 square feet two-sided), plus an additional 55.5 square feet for the third side. The site area is approximately 0.37 acres, zoned *RB-Retail Business* and shown as APN 153-270-001, located at 61 Chilpancingo Parkway.

CEQA: Categorically Exempt, Class 1 and 11 (existing facilities and accessory structures).

Project Planner: Troy Fujimoto, 925-671-5224, tfujimoto@pleasanthillca.org

2. PLN 15-0162, DIABLO VALLEY PLAZA REMODEL – MASTER SIGN PROGRAM, SIGN PERMIT, 65-93 CHILPANCINGO PARKWAY & 180-280 GOLF CLUB ROAD. (5 Minutes) (Continued from October 15, 2015)

Memorandum

A-1 Applicant Request for Continuation

[Staff is recommending a continuance of the public hearing to future date to be determined at a later time, where additional public notice will be provided].

Hearing on the request of Merlone Geier Partners, MGP X DVC LLC to consider approval of PLN 15-0162 for a master sign program and an associated minor sign adjustment for excess wall sign area for the proposed remodel of Diablo Valley Plaza. The site area is approximately 19 acres, zoned *RB-Retail Business* and shown as APN's 153-300-001, 003 & 005, located at 65-93 Chilpancingo Parkway & 180-280 Golf Club Road.

CEQA: Categorically Exempt, Class 1 and 11 (existing facilities and accessory structures).

Project Planner: Troy Fujimoto, 925-671-5224, tfujimoto@pleasanthillca.org

3. PLN 15-0274, CARBAJAL SINGLE FAMILY HOME REMODEL/ADDITION, 9 DIANA COURT – (Continued from October 1, 2015) (30 Minutes)

Staff Report

- Attachment A-1 Staff Recommended Conditions of Approval
Attachment B-1 ARC Staff Report (dated October 1, 2015)
Attachment C-1 Proposed Project Plans & Cut Sheets
Attachment D-1 Public Hearing Notice

Hearing on a request by Marty Carbajal, property owner, to consider approval of PLN 15-0274 for an architectural review permit, submitted on July 21, 2015, and previously reviewed by the ARC on October 1, 2015, for a substantial remodel/addition of an existing 1,488 square foot home (1,060 square feet living space, and 428 square feet garage area). The project proposes an addition of 1,896 square feet (including 444 square feet of garage area and 90 square feet of covered porch) for a total footprint of 3,394 square feet (an increase in 48 square feet from the project previously reviewed). The subject site is an 11,200 square foot parcel, zoned *R-10 Single Family – 10,000 sq. ft. lots*, APN 170-222-009.

CEQA: Categorically Exempt (Class 3-New Construction or Conversion of Small Structures).

Project Planner: Lori Radcliffe, 925-671-5297, lradcliffe@pleasanthillca.org

4. PLN 15-0331, URBAN PLATES EXTERIOR MODIFICATIONS, 60 CRESCENT DRIVE (30 Minutes)

Staff Report

- Attachment A Conditions of Approval
Attachment B Study Session Staff Report date September 17, 2015
Attachment C Revised Project Plans
Attachment D Photos
Attachment E Downtown Tenant Design Guidelines (excerpt)
Attachment F Public Notice

Hearing on a request by Urban Plates, to consider approval of PLN 15-0331 for an Architectural Review Permit, submitted on September 9, 2015 and previously reviewed by the ARC as a study session on September 17, 2015, for exterior modifications (new outdoor patio areas, new landscape features, and new patio furniture), signage and various façade. The application involves a 55,713 square foot parcel zoned *PUD DSP – Planned Unit District Downtown Specific Plan* and shown as APN: 150-300-004, located at 60 Crescent Drive (site of the former Shaadzee's Restaurant and adjacent tenant space).

CEQA: Categorically Exempt (Class 1 Existing Facilities and Class 3 Construction or Conversion of Small Structures).

Project Planner: Lori Radcliffe, 925-671-5297, lradcliffe@pleasanthillca.org

5. PLN 14-0338, SUN VALLEY APARTMENTS SITE IMPROVEMENTS, ARCHITECTURAL REVIEW PERMIT – 12 MONTH TIME EXTENSION, 1382-1400 CONTRA COSTA BOULEVARD (10 minutes)

[Staff Report](#)

- [Attachment A](#) Applicant Information
[Attachment B](#) January 15, 2015 Architectural Review Commission Staff Report & Project Plans (Attachments available at the Planning Division)
[Attachment C](#) January 16, 2015 Action Letter
[Attachment D](#) Proposed Conditions of Approval
[Attachment E](#) Public Hearing Notice

Hearing on the request of Kevin Bundy (applicant) to consider approval of a 12 month time extension for Architectural Review Permit PLN 14-0338 for various site improvements including: grading (to remediate non-approved fill of Ellinwood Creek), provision of additional parking spaces, landscape modifications (including addressing unapproved tree removals), re-vegetation of portions of Ellinwood Creek, and various minor modifications to parking lot development standards at the rear of the site. The 3.4 acre project site is developed with an 88-unit apartment complex, located in the *MRH zoning district* at 1382-1400 Contra Costa Boulevard. Assessor Parcel Number: 127-050-069.

CEQA Determination: Mitigated Negative Declaration.

Project Planner: Troy Fujimoto, 925-671-5224, tfujimoto@pleasanthillca.org.

STUDY SESSION

1. PLN 15-0069, PLEASANT HILL BASEBALL ASSOCIATION NEW UTILITY BUILDING (PLEASANT OAKS PARK), 0 SANTA BARBARA ROAD (10 Minutes)
(Study Session previously held on June 18, 2015)

[Staff Report](#)

- [Attachment A-1](#) Reserved for Recommended Findings and Conditions of Approval
[Attachment B-1](#) Revised Project Plans (to include Light Fixture details) and Written Statement
[Attachment C-1](#) ARC Staff Report dated June 18, 2015 (Study Session)
[Attachment D-1](#) ARC Summary of Comments (dated June 19, 2015)
[Attachment E-1](#) Engineering Division Comments
[Attachment F-1](#) Letter from Pleasant Hill Rec & Park District dated October 8, 2015
[Attachment G-1](#) Public Hearing Notice

Study session to provide design review feedback for an architectural review permit to construct a new utility building in an existing park and recreation facility (Pleasant Oaks Park). The proposed single story, 1,800 square foot utility building (20' 7" in height), would be located in the northern portion of Pleasant Oaks Park. The project would also include new wall-mounted lighting and minor modifications to existing parking and

landscape. Property is zoned *Residential Single Family, 10,000 square foot lots (R-10)*; Assessor's Parcel Number: 149-230-009. No action will be taken.

Project Planner: Jeff Olsen, 925-671-5206, jolsen@pleasanthillca.org

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to a regular meeting of the Architectural Review Commission on November 19, 2015, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.