

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

**December 17, 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.

MINUTES

[November 5, 2015](#)

PUBLIC HEARINGS

1. PLN 15-0162, DIABLO VALLEY PLAZA REMODEL – SIGN PERMIT, 61 CHILPANCINGO PARKWAY. (20 Minutes) (Continued from October 15, 2015, November 5, 2015 and, November 19, 2015)

[Staff Report](#)

- [A-7](#) Proposed Conditions of Approval
- [B-7](#) Revised Project Plans and Photo-simulations
- [C-7](#) November 19, 2015 ARC Staff Report (staff report and attachments are available for review from the Planning Division and through the following link <http://www.ci.pleasant-hill.ca.us/ArchiveCenter/ViewFile/Item/2188> and Memorandum
- [D-7](#) Public Comments

Public hearing to consider approval of a Sign Permit for a new pylon sign with a maximum height of up to 67 feet related to the proposed remodel of Diablo Valley Plaza. The proposed pylon sign would have a maximum sign face area of up to 610 square feet one sided (1,220 square feet two-sided), plus an additional 55.5 square feet for the third side and includes the top eight feet of the sign accommodating City of Pleasant Hill identification including logo. The site area is approximately 0.37 acres, zoned *RB-Retail Business* and shown as APN 153-270-001, located at 61 Chilpancingo Parkway.

Note: Since the last ARC hearing on this matter, the applicant has submitted revised plans for ARC consideration showing the sign at a lower height (52 feet and 45 feet), without the City logo and without reference to the City of Pleasant Hill, and proportionately smaller in size than originally proposed.

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

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 (20 Minutes)
(Study Sessions previously held on June 18, 2015 and on November 5, 2015)

Staff Memo

- Attachment A ARC Summary Letter dated November 6, 2015
Attachment B ARC Summary Letter dated June 19, 2015
Attachment C Public 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

2. PLN 14-0307, PAHWA TWO NEW SINGLE FAMILY HOMES (ARCHITECTURAL REVIEW PERMIT ASSOCIATED WITH MINOR SUBDIVISION PLN 14-0307) ABUTS 281 BOYD ROAD TO THE WEST (NO STREET ADDRESS) – STUDY SESSION (20 Minutes)

Staff Report

- Attachment A Reserved for Staff Recommended Conditions of Approval
Attachment B Location Map
Attachment C Proposed Project Plans
Attachment D Public Hearing Notice

The Architectural Review Commission (ARC) will conduct a study session on the request of Indy Pahwa, property owner, to consider PLN 14-0307 architectural review permit, submitted on November 10, 2015, for design review feedback on two new single family homes associated with a pending request for a two-lot Minor Subdivision. Both homes would each consist of 2,496 square feet of living area (1,181 square feet on the first floor and 1,315 square feet on the second floor) and an attached 618 square foot garage. The 14,935 square foot project site, zoned R-7 (minimum “net” lot area of 7,000 square feet), is associated with a two-lot Minor Subdivision to create “net” lot areas of 6,242 square feet and 7,000 square feet. No action will be taken.

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

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

1. [Review and approve the 2016 Architectural Review Commission meeting schedule.](#)

ADJOURNMENT

Adjourn to a regular meeting of the Architectural Review Commission on January 7, 2016, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.