

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

**September 7, 2017  
5:00 P.M.**

Note that access to the agenda with attachments has changed.  
Please click on the link below to access the agenda with individual staff  
reports and attachments here:

[Agenda with Attachments](#)

**Large Community Room**, 100 Gregory Lane, Pleasant Hill, CA 94523 [www.pleasanthillca.org](http://www.pleasanthillca.org) (925) 671-5209

**CHAIR: KARLA MOSELEY**

**VICE CHAIR: KENNETH CRAIG**

**MEMBERS: JILL BERGMAN, JOHN HART, RICHARD STANTON**

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](http://www.pleasant-hill.ca.us) subject to staff's ability to post the documents before the meeting.

The Large Community Room is equipped with an Assistive Listening System. A receiver with headphone or Tel Coil antenna is available from the staff liaison at the meeting. If, due to a disability, other reasonable accommodation is needed to participate in this meeting, please contact the ADA Coordinator 72 hours in advance of the meeting at (925) 671-5221 or via California Relay at 711.

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**

July 20, 2017

## **PUBLIC HEARING ITEMS**

1. PLN 17-0047 & PLN 17-0233, ARCHITECTURAL REVIEW PERMIT FOR KFC/A&W EXTERIOR BUILDING MODIFICATIONS AT 635 CONTRA COSTA BOULEVARD (Continued from July 20, 2017 and August 3, 2017)

Public hearing to consider approval of two separate Architectural Review permits submitted by West Coast Signs and Lendlease, for exterior modifications to a single multi-branded building occupied by A&W and KFC that include removing pyramid roof tops, repainting exterior walls with new colors and installing new awnings, canopies and lighting. No new floor area is proposed. The subject site is at 635 Contra Costa Blvd., on the east side of Contra Costa Blvd. The property is zoned RB-Retail Business. Assessor Parcel Number 153-250-004.

CEQA: Exempt, (Class 1 – Project limited to the improvement of an existing commercial building façade).

Project Planner: Andrew Shiflet, (925) 671-5211, [ashiflet@pleasanthillca.org](mailto:ashiflet@pleasanthillca.org).

2. PLN 17-0258 – TRI POINTE HOMES RESIDENTIAL ELEVATION MODIFICATIONS – 100 MAYHEW WAY

Public hearing to consider minor building elevation modifications proposed by the applicant (Tri Pointe Homes) to the approved architectural design of 44 recently-approved detached 3-story residences (i.e. architectural design and materials). In addition, the applicant is proposing design modifications to the approved pre-cast concrete perimeter walls and stone veneer finish. Lastly, the applicant is proposing to provide six (6) additional ADU's (accessory dwelling units) to the approved ADU's for a total of fifteen (15) ADU's. No modifications to any other associated site improvements (i.e. landscape, lighting, circulation, parking, community amenities, etc.) are proposed at this time. The project site is zoned *PUD Planned Unit Development – Ordinance 914*; located at 100 Mayhew Way, APN 148-070-004.

CEQA: Mitigated Negative Declaration.

Project Planner: Jeff Olsen, (925) 671-5206, [jolsen@pleasanthillca.org](mailto:jolsen@pleasanthillca.org)

## **STAFF COMMUNICATIONS**

## **UPCOMING PROJECTS AND FUTURE MEETINGS**

## **ADJOURNMENT**