

**MINUTES OF THE
REGULAR MEETING - ARCHITECTURAL REVIEW COMMISSION
OCTOBER 15, 2015**

A regular meeting of the Architectural Review Commission (ARC), City of Pleasant Hill, was called to order by Chairperson Stanton at 5:03 P.M., on Thursday, October 15, 2015, in the Large Community Room, 100 Gregory Lane, Pleasant Hill, California, complete proceedings of which are recorded. The agenda for this meeting was posted on the City's Bulletin Board 72 hours prior to the hearing.

ROLL CALL

Present: Commissioners Hart, Hernandez, Scordelis, Stanton
Absent: Commissioner Bergman
Staff: Associate Planner, Jeff Olsen
City Planner, Greg Fuz
Senior Planner, Troy Fujimoto

PUBLIC COMMENT

There was no public comment.

MINUTES: October 1, 2015

MOTION: Motion (Scordelis/Hernandez) to approve the minutes of the October 1, 2015 meeting, as submitted, **carried** by the following vote:

Ayes: Hart, Hernandez, Scordelis, Stanton
Noes: None
Abstain: None
Absent: Bergman

PUBLIC HEARINGS

1. PLN 14-0457, NEW FREESTANDING TENANT BUILDING (PLEASANT HILL SHOPPING CENTER), 552-572 CONTRA COSTA BLVD

Public hearing to review an Architectural Review permit amendment request related to the location of a new trash enclosure to accommodate a new 4,150 s.f. tenant pad building approved by the Architectural Review Commission on March 19, 2015.

The application was approved with conditions. No members of the public spoke.

MOTION: Motion (Hernandez/Scordelis) to approve the new freestanding tenant building, with conditions, **carried** by the following vote:

Ayes: Hart, Hernandez, Scordelis, Stanton
Noes: None
Abstain: None
Absent: Bergman

2. **PLN 15-0162, DIABLO VALLEY PLAZA REMODEL, ARCHITECTURAL REVIEW PERMIT, 65-93 CHILPANCINGO PARKWAY & 180-280 GOLF CLUB ROAD**

Public hearing to consider approval of an Architectural Review Permit for the proposed remodel of Diablo Valley Plaza. The proposed project includes the following: Exterior façade improvements for all of the existing buildings, Increased and enhanced landscaping throughout the center, Refurbishment of the parking lot, including new landscape planters, trees, new lighting, and accessibility and drainage improvements, Removal of 57 trees (replaced with 87 new trees), A new dog park, A new multi-use creek trail on the eastern edge of the property, Various public art features throughout the site.

The remodel application was approved with conditions. Five members of the public spoke.

MOTION: Motion (Scordelis/Hart) to approve the Diablo Valley Plaza Remodel, with conditions, **carried** by the following vote:

Ayes: Hart, Hernandez, Scordelis, Stanton
Noes: None
Abstain: None
Absent: Bergman

3. **PLN 15-0162, DIABLO VALLEY PLAZA REMODEL, SIGN PERMIT, 61 CHILPANCINGO PARKWAY**

Public hearing to consider approval of a Sign Permit for a new 67 foot tall 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 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's 153-270-001, located at 61 Chilpancingo Parkway.

Action: A motion to approve the sign permit failed on a 2-2 vote of the Commission. The Commission then voted unanimously to continue consideration of this item to November 5, 2015. Four members of the public spoke.

The majority of the Commission concurred with placement of the City of Pleasant Hill logo at the top of the sign with "*Pleasant Hill*" written below the logo. Commissioners also concurred with inclusion of a vertical LED lighting feature. Commissioners (and the City's design consultant) suggested potentially reducing the width of each tenant sign panel by several inches.

Consideration of an alternative font for the text on the third side of the sign was also suggested. Two members of the Commission expressed concerns about the size and location of the sign. One Commissioner suggested further consideration of design elements in the City's Gateway Sign Program in the design of the proposed pylon sign. One Commissioner noted the sign should be higher than 67 feet to achieve greater freeway visibility.

MOTION: Motion (Stanton/Hart) to approve the sign permit **failed** by the following vote:

Ayes: Hart, Stanton
Noes: Hernandez, Scordelis
Abstain: None
Absent: Bergman

MOTION: Motion (Hart/Hernandez) to continue the sign permit to the meeting of November 5th **carried** by the following vote:

Ayes: Hart, Hernandez, Scordelis, Stanton
Noes: None
Abstain: None
Absent: Bergman

4. **PLN 15-0162, DIABLO VALLEY PLAZA REMODEL – MASTER SIGN PROGRAM, SIGN PERMIT, 65-93 CHILPANCINGO PARKWAY & 180-280 GOLF CLUB ROAD**

[Staff recommended a continuance of the public hearing to November 5, 2015 and instead hold a study session on the proposed item].

The proposed project is 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.

This item was continued without discussion to November 5, 2015.

MOTION: Motion (Scordelis/Hart) to continue the item **carried** by the following vote:

Ayes: Hart, Hernandez, Scordelis, Stanton
Noes: None
Abstain: None
Absent: Bergman

STAFF COMMUNICATIONS

City Planner, Greg Fuz, provided an update on the Oasis Christian Church monopine.

UPCOMING PROJECTS AND FUTURE MEETINGS

No report was presented.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:25 P.M. The next regularly scheduled meeting of the Architectural Review Commission is set for November 5, at 5:00 P.M., in the Large Community Room, 100 Gregory Lane, Pleasant Hill. The agenda for this meeting will be posted on the City's Bulletin Board 72 Hours prior to the meeting.