A regular meeting of the Architectural Review Commission (ARC), City of Pleasant Hill, was called to order by Vice Chairperson Stanton at 5:00 P.M., on Thursday, May 16, 2019, 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 Johanson, Moseley, Stanton
Absent: Commissioner Hart, Chair Bergman
Staff: Associate Planner, Jeff Olsen
       Senior Planner, Troy Fujimoto
       Assistant Planner, Andrew Shiflet
       City Planner, Greg Fuz

PUBLIC COMMENT

There was no public comment.

MINUTES – May 2, 2019

MOTION: Motion (Moseley/Johanson) to approve the minutes of the May 2, 2019 meeting, as submitted, carried by the following vote:

Ayes: Johanson, Moseley, Stanton
Noes: None
Abstain: None
Absent: Hart, Bergman

PUBLIC HEARINGS

1. **PLN 19-0079, GREGORY VILLAGE COLOR CHANGE, 1601-1699 CONTRA COSTA BLVD. (Continued from May 2, 2019)**

Public hearing to consider approval of an Architectural Review Permit for exterior building color changes to the Gregory Village Shopping Center. This project was completed prior to approval by the City of Pleasant Hill and is an after-the-fact permit request. The applicant proposes repainting portions of the building light blue with dark blue trim, while maintaining the existing stone veneer. The subject site is 1601-1699 Contra Costa Blvd. The property is zoned RB – Retail Business. Assessor Parcel Number 150-052-009.

The item was continued to June 6, 2019, pending submittal of color samples. No one from the public spoke on the item.
MOTION: Motion (Johanson/Moseley) to continue the item to the June 6th meeting carried by the following vote:

Ayes: Johanson, Moseley, Stanton
Noes: None
Abstain: None
Absent: Hart, Bergman

2. PLN 19-0158, BENJAMIN MOORE SIGNAGE, 655 CONTRA COSTA BLVD.

Public hearing to consider approval of a Sign Permit to install a new wall-mounted sign on the west (front) building elevation. The wall sign would read Benjamin Moore in individual white channel letters on a red background panel that is 48.8 square feet in area. The applicant also proposes to install a new sign face panel in an existing freestanding monument sign along Contra Costa Blvd. The monument sign faces would be 21.3 square feet in area on each side (42.6 square feet combined) and would display the same copy on a red background, but with additional secondary copy reading “Creative Paint” on a blue background. The subject site is 655 Contra Costa Blvd. The property is zoned RB – Retail Business. Assessor Parcel Number: 153-250-006.

The Commission approved the wall sign, with conditions, and continued the monument sign review to June 6, 2019. No one from the public spoke on the item.

MOTION: Motion (Moseley/Johanson) to approve the wall sign with staff recommended conditions and continue the monument sign face to the June 6th meeting carried by the following vote:

Ayes: Johanson, Moseley, Stanton
Noes: None
Abstain: None
Absent: Hart, Bergman

3. PLN 19-0166 - PLEASANT HILL VILLAGE EXTERIOR IMPROVEMENTS, 100 BOYD ROAD

Public hearing to consider approval of an Architectural Review Permit submitted by Pleasant Hill Village L.P., to modify the previously approved exterior colors associated with Architectural Review Permit PLN 17-0037 at Pleasant Hill Village. The project would involve revision of paint colors only. The project site is located at 100 Boyd Road, approximately 2.33 acres, zoned Planned Unit Development - 347. Assessor Parcel Number: 149-110-076.

The item was approved with conditions. No one from the public spoke.

MOTION: Motion (Moseley/Johanson) to approve the exterior improvements with revisions carried by the following vote:

Ayes: Johanson, Moseley, Stanton
Noes: None
Abstain: None
Absent: Hart, Bergman
4. PLN 19-0013 – DIABLO VALLEY PLAZA REMODEL AND NEW COMMERCIAL BUILDING – 180-280 GOLF CLUB ROAD

Public hearing to consider recommendations to the Planning Commission regarding approval of an Architectural Review Permit and a Sign Permit, by Merlon-Geier Partners, for replacement/demolition and reconstruction of approximately 76,000 square feet of existing in-line retail buildings with an 80,000 square foot retail building. In addition, the project would include: (1) remodeling the storefronts of existing tenant spaces (Shops A), (2) restriping the parking lot to provide 90-degree parking, (3) new landscape/irrigation, (4) new site lighting, (5) a new dog park and new creek side trail, and (6) an amendment to an existing master sign program. The two-parcel 8.83-acre project site is zoned RB Retail Business. Assessor Parcel Nos. 153-300-003 & 004.

The project was recommended for approval to the Planning Commission with conditions of approval. Two members of the public spoke on the item. The Commission made specific recommendations to the Planning Commission including the following:

- Requesting additional review of building colors, light fixtures, the open landscape area at the western end of the site and the artwork for the site.
- Requested exploring options to preserve an oak tree within the parking lot at the eastern edge of the project site.

MOTION: Motion (Stanton/Moseley) to recommend approval to the Planning Commission, with revisions and additions to the conditions of approval, carried by the following vote:

Ayes: Johanson, Moseley, Stanton
Noes: None
Abstain: None
Absent: Hart, Bergman

STAFF COMMUNICATIONS

None.

UPCOMING PROJECTS AND FUTURE MEETINGS

None.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:20 P.M. The next regularly scheduled meeting of the Architectural Review Commission is set for June 6, 2019, 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.