ATTACHMENT A

ARCHITECTURAL REVIEW COMMISSION
ARCHITECTURAL REVIEW PERMIT (PLN 19-0079)
STAFF RECOMMENDED CONDITIONS OF APPROVAL

Project: Building Color Change
Application Number: PLN 19-0079
Location: 1601-1699 Contra Costa Boulevard
Review Date: June 6, 2019

The following conditions of approval were reviewed by the Pleasant Hill Architectural Review Commission to ensure the project is built to the City’s high design standards and are consistent with the City Wide Design Guidelines. These conditions may be appealed to the City Council within ten (10) days of the mailing of the action letter (which usually occurs within two days of the meeting date). Any specific questions should be addressed to the Public Works & Community Development Department’s Planning Division.

1.0 Plans

1.1 Approval is based on and shall be in accord with the plans contained in the project file, dated, “Approved June 6, 2019” except as they may be modified by these conditions and/or Architectural Review Commission direction.

1.2 Applicant shall ensure that exterior painting work is completed throughout entire shopping center structure(s). All areas of deficient or unfinished painting shall be completed within thirty (30) days after issuance of an Architectural Review Permit.

1.3 Any significant changes proposed to the exterior elevations after issuance of an Architectural Review Permit shall be submitted to the Architectural Review Commission.

1.4 All construction plans, such as, but not limited to, the site plan, building elevations, landscaping and irrigation plans, grading plan, mechanical drawings, street improvement plans, and detailed drawings submitted to the Building Division for permits shall be coordinated for consistency by the applicant prior to issuance of any permits. Any change or modification to one particular plan shall require the corresponding revisions on all other applicable plans. The applicant shall be responsible for correcting any inconsistency that may occur through error or omission during plan preparation or construction.

1.5 Approval of this project shall not waive required compliance with all sections of the Pleasant Hill Municipal Code, General Plan, and applicable policy plans.

1.6 The owner/applicant shall comply with all federal, state, and local laws. The issuance of this architectural review permit shall not constitute a waiver of the requirements of any federal, state or local law, including the requirements of the California Building Standards Code.
1.7 The owner/applicant shall defend, (with counsel acceptable to the City) at its sole cost and expense, indemnify, protect, release and hold harmless the City of Pleasant Hill and any agency or instrumentality thereof, including any of its agents, commissions, boards, officers, and employees ("indemnitees") from any and all claims, actions, or proceedings arising out of or in any way related to the processing and/or approval of this Project and any environmental determination that accompanies it. This indemnification shall include, but not be limited to, suits, damages, judgments, costs, expenses, liens, levies, attorney fees or expert witness fees that may be asserted or incurred by any person or entity, including the applicant, third parties, and the indemnitees, arising out of or in connection with the processing and/or approval of this Project, except to the extent attributable to the sole negligence or willful misconduct of indemnitees.

3.0 Approval Time Limit

2.1 Architectural Review permit shall expire one (1) year from the effective approval date unless: a building permit is issued, substantial money is expended, and construction diligently pursued, or an occupancy permit is issued, or the Architectural Review Commission renews the approval. A renewal may be granted only if a written request is submitted by the applicant to the Zoning Administrator prior to expiration of the Architectural Review permit.

4.0 Building Design

4.1 Specific paint, siding, wall or roofing materials, finish textures, and windows or doors shall be in substantial compliance with Architectural Review Commission approved plans and conditions. Manufacturer specifications and samples of final color and materials selections may be required by the Zoning Administrator prior to issuance of building permits to verify compliance.

4.2 All building drainage gutters, down spouts, vents, and similar elements located on the exterior walls shall be shown on final building elevation drawings prior to building permit issuance and shall be completely concealed from view or shall be architecturally compatible with the exterior building design and color.