ATTACHMENT A

ARCHITECTURAL REVIEW COMMISSION
ARCHITECTURAL REVIEW & SIGN PERMITS
STAFF RECOMMENDED CONDITIONS OF APPROVAL

Project: Shell Gas Station Exterior Improvements and Signs
Application Number: PLN 19-0183
Address: 2401 Pleasant Hill Road
Review Date: October 3, 2019

The following conditions were reviewed by the Pleasant Hill Architectural Review Commission to ensure the project is built in conformance with the City's Ordinances and Design Guidelines. These conditions may be appealed to the City Council within ten days of the mailing of the action letter (which usually occurs within two days of the meeting). Any specific questions should be addressed to the Public Works & Community Development Department.

1.0 Special Conditions

1.0 The applicant shall re-roof the canopy structure and food mart building with new composite shingle roofing, at the same time the other changes are made to the site. Prior to issuance of a building permit, the applicant shall submit a sample of the proposed roofing material to the Zoning Administrator for final review and approval.

1.1 Prior to building permit issuance, plans shall show that the monument sign intensity/brightness is adjustable. The intensity/brightness of the monument signs' LED lighting is subject to Zoning Administrator review and approval after the LED lighting is installed. In the event that the Zoning Administrator determines that the LED lighting is “too bright” the lighting level intensity can be required to be reduced to the satisfaction of the Zoning Administrator.

1.2 The applicant shall submit three (3) sets of final plans to the Zoning Administrator, and obtain necessary building permits from the Building Division (if applicable).

1.3 Prior to issuance of a building permit for signage, revised plans shall be submitted in compliance with direction provided by the Architectural Review Commission.

1.4 Prior to issuance of a building permit, all signs, cabinet and individual channel letters shall not project more than six inches from the wall/fascia/monument sign.

1.5 The approved signs shall comply with all requirements of Chapter 18.60 of the Pleasant Hill Municipal Code.

1.5 The applicant shall complete the repair of any damage or disturbance to any site features attributed to the replacement of the building and gas station canopy prior to the building permit final.
1.6 The applicant shall comply with all standards of the City of Pleasant Hill Engineering Division to include issuance of an Encroachment Permit prior to the commencement of any work to be conducted in the public right-of-way.

1.7 The applicant shall comply with all standards as required by the Contra Costa County Fire Protection District and Contra Costa County Environmental Health Department.

1.8 The developer shall defend, (with counsel acceptable to the City) indemnify and hold harmless the City of Pleasant Hill and its agents, officers and employees from any claim, action or proceeding against the City and its agents, officers or employees to attack, set aside, void, or annul an approval of the Zoning Administrator, Architectural Review Commission, Planning Commission, City Council, Public Works and Community Development Director or any other department, committee, or agency of the City concerning this Permit.

2.0 Plans

2.1 Approval is based on and shall be in accordance with the plans prepared by A & S Engineering and stamped "Approved October 3, 2019" except as they may be modified by these conditions.

3.0 Approval Time Limit

3.1 Planning Permit PLN 19-0183 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 approval is renewed by the Architectural Review Commission. A renewal may be granted only if a written request is submitted by the applicant to the Zoning Administrator prior to expiration of the Planning Permit.