I. INTRODUCTION

A. Project Description

The proposed request is to consider an Architectural Review Permit for exterior building color changes to an existing restaurant at 60 Crescent Drive, Suite A.

B. Background

Downtown Pleasant Hill was completed in the late 1990’s, the subject site has been a restaurant since the opening of downtown, having gone through changes in ownership. The restaurant completed various improvements since the change in ownership including an expanded covered outdoor area on the southeast corner and most recently a small building addition and second level outdoor deck.

C. Project Location

The subject site, addressed as 60 Crescent Drive, Suite A, near the northeast corner of the intersection of Crescent Drive and Crescent Plaza.

II. GENERAL INFORMATION

A. General Plan

The General Plan designates the site as Mixed Use.
B. **Zoning**

The zoning designation is *PUD DSP – Planned Unit District – Downtown Specific Plan*.

C. **Site Description and Existing Land Use**

The building addition would be at the northeast corner of the existing Jack’s Restaurant and Bar. The site is generally level and located with Downtown Pleasant Hill, adjacent to the open plaza/paseo in the eastern area Downtown. The Assessor’s Parcel Number is 150-300-004.

D. **Surrounding Zoning and Uses**

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<td>South</td>
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<td>East</td>
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<td>West</td>
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E. **CEQA Status**

Pursuant to section 15301 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, as amended, this project is determined to be Categorically Exempt (Class 1) since the project scope is limited to exterior modifications to an existing commercial building with no expansion.

F. **Public Notice**

Public notices were sent in advance of the public hearing to all property owners within 300 feet of the project site.

III. **PURPOSE AND SCOPE OF REVIEW**

A. **Purpose**

The purpose of architectural review is to evaluate the interdependence of property values and aesthetics, and to provide a method to promote sound land use development. More specifically, architectural review is intended to:

1. *Ensure excellence of architectural design;*
2. *Ensure that siting and architectural design of structures, including their materials and colors, are visually harmonious with surrounding*
development and with the natural landforms and vegetation of the areas in which they are proposed to be located;

3. Ensure that plans for the landscaping of open spaces conform with the requirements of Section 18.115.010.B and that they provide visually pleasing settings for structures on the site and on adjoining and nearby sites, and blend harmoniously with the natural landscape;

4. Prevent excessive and unsightly grading of hillsides, and preserve natural landforms and existing vegetation; and,

5. Ensure substantial compliance with City-wide design guidelines.

IV. ANALYSIS

Building Color Change

The applicant proposes to repaint the north and east elevation walls of the restaurant building (the scope of work does not include the steel patio enclosure or entrance awning). The proposed color scheme would update the look and appearance of elevations of the restaurant.

The repainted portions of the building include the main walls, wainscoting, fascia, trim, and gate along the north and east elevations only.

- **Body**: Sherwin Williams “Jogging Path” (SW7638)
- **Body Accent Wall**: Sherwin Williams “Rustic City” (SW 7699)
- **Cornice & Wainscoting**: Sherwin Williams ”Anonymous” (SW 7046)
- **Window & Door Trim**: Sherwin Williams “Black Fox” (SW 7020)

City Wide Non-Residential Design Guidelines

The following Non-Residential Design Guidelines are most pertinent to review of the proposed building architecture:

- **No. 2.O. Colors and Materials**
  
  (i) *Corporate colors and materials should be minimized where possible. Design should relate to the existing surrounding neighborhood and the small-town feel.*

  (ii) *Appropriate colors should be used on buildings.*

Staff Analysis

The proposed colors are appropriate for the building and for the surrounding retail area of Downtown Pleasant Hill. Each building within the downtown pleasant hill area is painted with a unique color scheme. The color scheme selected by the applicant, which contains warm, earthy tones of tan, gray, brown and green, are complementary to the surrounding building while being unique.
V. SUMMARY

The applicant proposes to update the exterior appearance for the existing restaurant building in the Downtown Pleasant Hill area. The project proposes a new, contemporary color scheme that would complement surrounding buildings.

VI. RECOMMENDATION

Approve Architectural Review Permit PLN 19-0371 subject to the findings and conditions included in Attachment A, subject to any changes directed by the Commission, and adopt the CEQA findings noted in the staff report.

VII. ATTACHMENTS

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