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

PUBLIC COMMENT

There was no public comment.

MINUTES: August 1, 2019

MOTION: Motion (Johanson/Stanton) to approve the minutes of the August 1, 2019 meeting, as submitted, carried by the following vote:

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

PUBLIC HEARINGS

1. PLN 19-0183, SHELL EXTERIOR IMPROVEMENTS & SIGNAGE, 2401 PLEASANT HILL RD.

An Architectural Review Permit and Sign Permit request for exterior modifications to an existing gas station at 2401 Pleasant Hill Rd. as part of a Shell brand update. The project proposes a new fascia, building colors and signage on the food mart building, new fascia, colors and signage on the fuel dispenser canopy, and new signage and colors at the existing freestanding monument signs. Assessor Parcel Number: 164-131-027.

The item was continued to October 3, 2019. No one from the public spoke on the item.
MOTION: Motion (Johanson/Stanton) to continue the item to October 3, 2019, carried by the following vote:

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

2. **PLN 19-0259, SPEEDWAY EXPRESS EXTERIOR IMPROVEMENTS & SIGNAGE, 1616 OAK PARK BLVD.**

An Architectural Review Permit and Sign Permit request for exterior modifications to an existing gas station at 1616 Oak Park Blvd. in conjunction with a brand change from Mobil to Speedway Express. The project proposes a new fascia, colors and signage on the food mart building, new fascia, colors and signage on the fuel dispenser canopy, and new signage and colors at the existing freestanding monument sign. Assessor Parcel Number: 149-253-028.

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

MOTION: Motion (Stanton/Hart) to approve PLN 19-0259, Speedway Express Exterior Improvements and Signage, per staff’s conditions, carried by the following vote:

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

3. **PLN 19-0318 NGUYEN EXTERIOR IMPROVEMENTS – 2327 PLEASANT HILL ROAD**

Public hearing to consider approval for the installation of new Hardie Siding on three sides (side and rear elevations) of an existing multi-family building, on the second floor only, and new white vinyl windows on all elevations of the building:

- New Hardie Lap Siding – Off white  
- New White Vinyl Windows  
- Existing trim – Redwood stain – No new stain/paint proposed  
- Existing stucco – Beige – No new paint proposed

No additional square footage is proposed for the building. No additional improvements are proposed. The project site located at 2327 Pleasant Hill Road. The site is zoned **MRL – Multi-Family Low Density**. Assessor Parcel Number: 166-081-040-7

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

MOTION: Motion (Johanson/Hart) to approve PLN 19-0318 Nguyen Exterior Improvements, per staff’s conditions, carried by the following vote:
STUDY SESSION

1. **PLN 19-0323, PAHWA TWO NEW SINGLE FAMILY HOMES ARCHITECTURAL REVIEW PERMIT, OAK PARK BLVD. & MANOR AVE. – STUDY SESSION**

The Architectural Review Commission will conduct a study session on the request of Indy Pahwa, property owner, to consider PLN 19-0323 architectural review permit, submitted on July 25, 2019, for design review feedback on two new single family homes, each with an attached accessory dwelling unit (ADU), associated with a pending request for a two-lot Minor Subdivision. The proposal includes one home with 2,620 square feet of living space, a 481 square foot attached garage, a 1,199 square foot ADU and a 286 square foot garage for use by the ADU, and a second home with 2,789 square feet of living space, a 469 square foot attached garage, a 1,197 square foot ADU and a 286 square foot garage for use by the ADU. The 20,556 square foot project site, zoned R-10 (minimum “net” lot area of 10,000 square feet), is associated with a two-lot Minor Subdivision to create “net” lot areas of 10,505 square feet (parcel A) and 10,051 square feet (parcel B). Assessor Parcel Number 170-082-009.

The Commission provided feedback on the project including comments related to color palette, modifying the roof line, reducing the overall lot coverage and building size, being considerate to privacy to adjacent properties and ensuring adequate parking and vehicle movements on the property. One member of the public spoke on the item and noted concerns with privacy, available parking and owner-occupancy of the units.

STAFF COMMUNICATIONS

None.

UPCOMING PROJECTS AND FUTURE MEETINGS

Commissioners Johanson and Stanton will not be in attendance at the next meeting.

ADJOURNMENT

There being no further business, the meeting adjourned at 6:20 P.M. The next regularly scheduled meeting of the Architectural Review Commission is set for September 19, 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.