

**MEETING AGENDA
CITY OF PLEASANT HILL
ARCHITECTURAL REVIEW COMMISSION**

**October 3, 2013
5:00 P.M.**

Large Community Room, 100 Gregory Lane, Pleasant Hill, CA 94523 www.ci.pleasant-hill.ca.us (925) 671-5209

CHAIR: JOHN HART

VICE CHAIR: JILL BERGMAN

MEMBERS: THOR SCORDELLIS, GEORGE CORRIGAN, RICHARD STANTON

Members of the audience wishing to speak on any matter are requested to fill out a card and turn it in to the Chair. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes. If the applicant or his or her representative fails to attend the public hearing concerning their application, the Architectural Review Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing. Materials related to an item on this agenda submitted to the Commission after distribution of the packet are available for public review in the City of Pleasant Hill Planning Division at 100 Gregory Lane, Pleasant Hill, CA 94523 during normal business hours. Such documents are also available on the City of Pleasant Hill website at www.pleasant-hill.ca.us subject to staff's ability to post the documents before the meeting.

An appeal of the decision or conditions of the Architectural Review Commission to the City Council must be filed in writing with the City within 10 calendar days of the mailed notice of decision.

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT

The public is welcome at this time to address the Architectural Review Commission on any subject, with the exception of scheduled items. Comments are limited to three minutes per speaker.

MINUTES

[September 5, 2013](#) and [September 19, 2013](#)

PUBLIC HEARINGS

1. ARC 10-029, AT&T NEW WIRELESS COMMUNICATION FACILITY - 0 PASO NOGAL COURT (*Continued from August 18, 2011 and August 15, 2013*) (45 minutes)

[Staff Report](#)

Exhibit A – 1 Reserved

[Exhibit B – 1](#) Project Plans

Exhibit C – 1 August 15, 2013 Staff Report

[Staff Report](#)

[Exhibit B](#)

[Exhibit C Pt. 1](#)

[Exhibit C Pt. 2](#)

[Exhibits D - J](#)

[Exhibit D – 1](#) ARC Letter of Comments
[Exhibit E – 1](#) Comments from Third Party Peer Review Consultant
Exhibit F – 1 Reserved for Public Comments Received

Public hearing to consider an architectural review permit application for a wireless communications facility consisting of a 35-foot monopine (with 9 to 12 antenna panels) that would be located on the crest of the hill at the Contra Costa Water District project site at 0 Paso Nogal Court. In addition, the proposal includes a 20-foot by 30-foot (600 square foot) leasing area delineated by a 7-foot high redwood fence enclosure.

In addition, in response to City Council direction to consider additional alternatives, the applicant also submitted one alternative design for the project site and two alternative site photo-simulations at nearby locations for review and comment by the Commission. These three alternatives are as follows:

- A 45-foot monopine with nine panel antennas (55” height x 12” width x 7” depth). In addition, there would be six equipment cabinets (6’ 6” in height, or lower) which are proposed to be located within an 18’ by 35’ fenced lease area. The facility would be located on CCWD property, northwest and downslope from the applicant’s originally proposed project.
- A 38-foot monopine at Paso Nogal Park, southeast of the applicant’s originally proposed project, with appurtenant ground mounted support facilities similar to the proposed project.
- A 43-foot monopine at the New Falconpointe HOA site, west of the applicant’s originally proposed project, with appurtenant ground mounted support facilities similar to the proposed project.

Assessor’s Parcel Number 154-022-015 (project site).

CEQA Determination: Categorically Exempt (Class 3, New Construction or Conversion of Small Structures).

Project Planner: Jeff Olsen, 925-671-5206, jolsen@ci.pleasant-hill.ca.us

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to the regular meeting of the Architectural Review Commission on October 17, 2013, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.