

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

**November 7, 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

[October 17, 2013](#)

PUBLIC HEARINGS

1. PLN 12-0161, PLEASANT HILL VILLAGE EXTERIOR IMPROVEMENTS – 100 BOYD ROAD (30 minutes)

[Staff Report](#)
[Attachment A](#)
[Attachment B](#)
[Attachment C](#)
[Attachment D](#)
[Attachment E](#)

Public hearing to consider an architectural review permit application for a modification to the exterior of an existing multi-family development (Pleasant Hill Village). The project would include removal of the existing wood shake siding, to be replaced with smooth and textured panels, new patio enclosures, new windows and trim, and a new color palette. No additional square footage is proposed. Assessor's Parcel Number is 149-110-076.

CEQA Determination: Categorically Exempt (Class 1 - Existing Facilities – New Construction).

Project Planner: Lori Radcliffe, 925-671-5297, lradcliffe@ci.pleasant-hill.ca.us.

STUDY SESSION

1. PLN 13-0187, ADDENMATTEN NEW SINGLE FAMILY RESIDENCE - 1941 BUTTNER ROAD (20 minutes)(Continued on August 1, 2013 and September 5, 2013)

[Staff Report](#)

Attachment A – Reserved

[Attachment B](#)

Attachment C – September 5, 2013 Meeting Packet

[Staff Report](#)

[Attachment B](#)

[Attachment C](#)

[Attachments D and E](#)

[Attachment D](#)

[Attachment E](#)

Study Session to provide design review feedback for an Architectural Review permit for a new 3,132 square foot two-story single family home (not including a 739 square foot attached 3-car garage). The project also includes a 105 square foot covered front porch area and new landscape improvements for the front yard. Assessor's Parcel Number 164-051-020. No action will be taken.

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.

DISCUSSION ITEM

1. ARC 10-029, AT&T NEW WIRELESS COMMUNICATION FACILITY - 0 PASO NOGAL COURT (Continued from August 18, 2011, August 15, 2013 and October 3, 2013)(Progress Report Provided on September 19, 2013) (10 minutes)

Progress report on a proposal for a 35-foot artificial pine tree (monopine) which would have twelve panel antennas (75" tall x 10" wide x 5.5" deep). Initially, four equipment cabinets (6' 6" tall) are proposed to be located within a 20' by 30' fenced lease area. The applicant also provided three alternative designs (although the applicant's proposal remains the 35' high monopine). The three alternative designs consist of:

- A 45-foot high monopine, on the project site, approximately 20-feet downslope from the preferred location
- A 38-foot high monopine on the Paso Nogal Park site
- A 43-foot high monopine on the New Falconpointe HOA site

Note: No action will be taken as the item was continued at the October 3rd study session to a future date to be determined, pending submittal of revised plans in accordance with ARC direction, however direction was provided to staff to provide a progress report on November 7, 2013.

Assessor's Parcel Number 154-022-015.

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

1. [Review and approve the 2014 Architectural Review Commission meeting schedule.](#)

ADJOURNMENT

Adjourn to the regular meeting of the Architectural Review Commission on November 21, 2013, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.