

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

**December 5, 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

[November 7, 2013](#)

PUBLIC HEARINGS

1. PLN 13-0187, ADDENMATTEN NEW SINGLE FAMILY RESIDENCE - 1941 BUTTNER ROAD (30 minutes)(Continued on August 1, 2013, September 5, 2013 and November 7, 2013)

[Staff Report](#)

[Exhibit A](#)

[Exhibit B](#)

[Exhibit C Part 1](#) and [Part 2](#)

[Exhibit D](#)

[Exhibit E](#)

Public hearing to consider an Architectural Review permit for a new 3,206 square foot two-story single family home and a 782 square foot attached 3-car garage. The project also would include a 105 square foot covered front porch area and new landscape improvements for the front yard. Assessor's Parcel Number 164-051-020.

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.

2. 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 and November 7, 2013) (60 minutes)

[Staff Report](#)

[Exhibit A-2](#)

[Exhibit B-2](#)

Exhibit C-2

[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

[Exhibits D-2 to I-2](#)

Public hearing to consider Architectural Review Permit ARC 10-029 submitted by AT&T Wireless. **Note:** *The associated Use Permit (UP 10-024) for this project was approved by the Planning Commission on June 28, 2011 and appealed (by the New Falconpointe Homeowner Association) to the City Council. The appeal of the Use Permit is currently pending at the City Council. Any Architectural Review Permit that may be approved for this site would not be effective unless the City Council approves the associated Use Permit.*

The applicant is requesting that the Architectural Review Commission review and approve the design of a proposed wireless communication facility, consisting of 9 panel antennas (55" in height x 12" wide x 7" deep) installed on a 45 foot faux pine tree structure (monopine) that would be located approximately 20 feet downslope from the crest of the hilltop. In addition, the proposed project would include four equipment cabinets (6.5' in height) inside a fenced area (18' width x 35' length; 630 square feet) and associated landscaping. Note: *Originally, the applicant proposed a 35 foot faux pine tree structure and*

associated equipment area that would be located on the crest of the hill of the same project site.

In addition, the City Council (as part of its consideration of the pending Use Permit appeal noted above) requested design input from the Architectural Review Commission concerning potential alternatives to the site/facility being proposed by AT&T Wireless. The applicant will be providing two alternative off-site design concepts for consideration consisting of a 38 foot faux pine structure at Paso Nogal Park and a 43 foot faux pine structure within the boundaries of the New Falconpointe Homeowner Association for review and comment by the Commission. The Commission's comments will be provided to the City Council when it resumes consideration of the Use Permit appeal. Note: AT&T has not submitted permit applications for either of these alternative sites.

Assessor's Parcel Number 154-022-015 (Project Site)

Assessor's Parcel Number 154-220-027 (Alternative Site: Paso Nogal Park)

Assessor's Parcel Number 154-051-053 (Alternative Site: New Falconpointe HOA 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

STUDY SESSION

1. PLN 13-0412 DOWNTOWN CLOCK TOWER & TENANT IMPROVEMENTS - 45 CRESCENT DRIVE (A & B) (20 Minutes)

[Staff Report](#)
[Attachments](#)

The applicant is requesting design review feedback, associated with an Architectural Review permit, for exterior tenant improvements and for modifications to the existing Downtown Pleasant Hill clock tower. More specifically, the study session will focus on exterior building improvements, including replacement of the existing clock tower roof and existing clock faces; and new façade treatments (consisting of fabric awnings, rigid overhangs, exterior materials, building colors, glass systems, wall-mounted lighting, etc.) and an outdoor display area. The project does not include any increase in building square footage beyond the existing tenant spaces. No action will be taken. Assessor's Parcel Number 150-300-006

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 December 19, 2013, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.