

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

**November 19, 2015  
5:00 P.M.**

**Large Community Room**, 100 Gregory Lane, Pleasant Hill, CA 94523 [www.pleasanthillca.org](http://www.pleasanthillca.org) (925) 671-5209

**CHAIR: RICHARD STANTON**

**VICE CHAIR: FRANK HERNANDEZ**

**MEMBERS: JOHN HART, JILL BERGMAN , THOR SCOREDELIS**

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](http://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 15, 2015](#)

## **PUBLIC HEARINGS**

1. PLN 15-0162, DIABLO VALLEY PLAZA REMODEL, SIGN PERMIT, 61 CHILPANCINGO PARKWAY (20 Minutes) (Continued from October 15, 2015 and November 5, 2015)

[Staff Report](#)

- A-6 [Proposed Conditions of Approval](#)
- B-6 [Revised Project Plans](#)
- C-6 [October 15, 2015 ARC Staff Report](#) (attachments are available for review from the Planning Division and through the following link <http://www.ci.pleasant-hill.ca.us/ArchiveCenter/ViewFile/Item/2150>) and Memorandum
- D-6 [November 5, 2015 ARC Staff Report and Memorandum](#)
- E-6 [FAA Letter of Determination](#)
- F-6 [Public Comments](#)

Public hearing to consider approval of a Sign Permit submitted by MGP X DVC, LLC. for a free-standing pylon sign related to the proposed remodel of Diablo Valley Plaza. The proposed pylon sign would have a height of 67 feet with sign face area of 610 square feet one sided (1,220 square feet two-sided), plus an additional 55.5 square feet of sign face area for the third side. The top eight feet of the sign would accommodate City of Pleasant Hill identification, including the City logo. The site area is approximately 0.37 acres, zoned *RB-Retail Business* and shown as APN 153-270-001, located at 61 Chilpancingo Parkway.

CEQA: Categorically Exempt, Class 1 and 11 (existing facilities and accessory structures).

Project Planner: Troy Fujimoto, 925-671-5224, [tfujimoto@pleasanthillca.org](mailto:tfujimoto@pleasanthillca.org)

2. PLN 15-0387, AT&T WIRELESS NEW ROOF-MOUNTED FACILITY, ARCHITECTURAL REVIEW PERMIT – 400 TAYLOR BOULEVARD

Staff Report

Attachment A [Staff Recommended Conditions of Approval](#)

Attachment B [Project Plans to include Photo Simulations](#)

Attachment C ARC Staff Report dated March 6, 2014

Staff Report

Exhibit A-1

Exhibit B-1

Exhibit C-1 Part 1 and Part 2

Exhibit D-1

Exhibit E-1

Exhibit F-1

Attachment D [ARC Letter of Approval dated March 7, 2014](#)

Attachment E [Kramer Technical Report \(Peer Review Consultant\) dated February 4, 2014](#)

Attachment F [Public Hearing Notice](#)

Public hearing to consider an Architectural Review permit request submitted by AT&T to install a new roof-mounted wireless communication facility use consisting of: (1) sixteen antenna panels; (2) 20 new RRU's (remote radio units) and 2 new GPS antennas; (3) one new ground-mounted support equipment enclosure on the west side of the site, and (4) relocation of two existing microwave antenna dishes. All new and existing roof-mounted equipment would be placed behind/within a new 8 foot tall screen wall on the east end of the existing three-story medical office building. The 4.5-acre project site is located in a PAO (Professional & Administrative Office) District Assessor Parcel Number: 153-050-059, located at 400 Taylor Boulevard.

*Note: This application was previously approved as PLN 13-0202 but construction on the project did not commence within one year of approval, consequently, the permit expired.*

CEQA Determination: Categorically Exempt, Class 3 (construction and location of limited numbers of new, small facilities or structures).

Project Planner: Jeff Olsen, 925-671-5206, [jolsen@pleasanthillca.org](mailto:jolsen@pleasanthillca.org).

**STAFF COMMUNICATIONS**

**UPCOMING PROJECTS AND FUTURE MEETINGS**

**ADJOURNMENT**

Adjourn to a regular meeting of the Architectural Review Commission on December 3, 2015, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.