

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

**November 17, 2016
5:00 P.M.**

Large Community Room, 100 Gregory Lane, Pleasant Hill, CA 94523 www.pleasanthillca.org (925) 671-5209

CHAIR: FRANK HERNANDEZ

VICE CHAIR: KARLA MOSELEY

MEMBERS: JILL BERGMAN, JOHN HART, 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.

The Large Community Room is equipped with an Assistive Listening System. A receiver with headphone or Tel Coil antenna is available from the staff liaison at the meeting. If, due to a disability, other reasonable accommodation is needed to participate in this meeting, please contact the ADA Coordinator 72 hours in advance of the meeting at (925) 671-5221 or via California Relay at 711.

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 3, 2016](#)

PUBLIC HEARING ITEM

1. PLN 16-0274, DEB'S FLOWER MARKET, SIGN PERMIT FOR MONUMENT AND WALL SIGNS, 1907 CONTRA COSTA BOULEVARD (*Continued from October 6, 2016 meeting*)

Staff Report

- Attachment A-1 Staff Recommended Conditions of Approval
- Attachment B-1 Proposed Project Plans
- Attachment C-1 Architectural Review Commission Staff Report dated October 6, 2016
- Attachment D-1 Architectural Review Commission Summary dated October 12, 2016
- Attachment E-1 Public Notice

Public hearing to consider a request by the applicant (Maria de Jesus Duarte) for approval of a Sign permit for a monument sign (2 feet, 6 inches in height; 15 square feet of sign area) located at the corner of Woodsworth Lane and Contra Costa Boulevard, and two new wall signs (total of 32 square feet of sign area), one on the northern & one on the eastern elevation of the existing building. The proposed signage would be located at 1907 Contra Costa Boulevard in the *Planned Unit Development District PUD 347* zoning district. Assessor Parcel Number: 150-150-055. (Note: the monument sign and one of the wall signs will replace signage that has been installed at the site without City approval.)

CEQA Determination: Class 11 Categorical Exemption – Accessory Structures.

Project Planner: Andrew Shiflet, (925) 671-5211, ashiflet@pleasanthillca.org

2. PLN 16-0318, ARCHITECTURAL REVIEW PERMIT, BARBOUR SINGLE FAMILY RESIDENCE REMODEL/ADDITION AT 1958 OAK PARK BOULEVARD (*Study Session held on October 20, 2016*)

Staff Report

- Attachment A Conditions of Approval
- Attachment B ARC Study Session Staff Report (dated October 20, 2016)
- Attachment C Revised Project Plans
- Attachment D Engineering Comments
- Attachment E Public Notice

Public hearing to consider an Architectural Review permit submitted by Doris Barbour for a substantial remodel/addition to an existing single-story 1,479 square foot home (1,011 square feet of living space, 414 square foot garage area, and 54 square feet of covered porch area). The resulting two-story home will consist of 4,157 square feet (2,189 square feet first floor living area, 1,500 square foot second story living area, and 414 square foot garage and 54 square feet of covered porch area). The site is approximately 9,200 square feet, zoned R-10; APN: 149-284-004 located at 1958 Oak Park Boulevard.

CEQA Determination: Class 3 Categorical Exemption – New Construction or Conversion of Small Structures.

Project Planner: Lori Radcliffe, 925 671-5297, lradcliffe@pleasanthillca.org

3. PLN 16-0342, ARCHITECTURAL REVIEW PERMIT, VERIZON WIRELESS, WIRELESS COMMUNICATIONS FACILITY AT 685 CONTRA COSTA BOULEVARD.

Staff Report

Attachment A	Proposed Conditions of Approval and CEQA Findings
Attachment B	Project Plans
Attachment C	Additional Project Information
Attachment D	Photo-Simulations
Attachment E	Public Hearing Notice
Attachment F	Public Comments

Public hearing to consider a request by the applicant (Ridge Communications Inc. on behalf of Verizon Wireless) for approval of an Architectural Review permit for a wireless communications facility that would include the following:

- Three roof-top mounted antennas (approx. 4.5 feet tall) on tripod ballast mounts & one microwave antenna, screened by FRP (fiberglass) screen walls.
- A generator that would operate the facility & an associated equipment located on a vehicular trailer, all to be screened by a non-permanent fence with slats within the existing parking lot.
- An above ground fuel tank (approximately 80 gallons).

It should be noted that the applicant refers to this proposal as a temporary facility, however, the City of Pleasant Hill is reviewing the proposal as a permanent facility. The proposed project would be located at 685 Contra Costa Boulevard in the *RB-Retail Business* zoning district. Assessor Parcel Number: 153-250-007.

CEQA Determination: Class 11 Categorical Exemption – Existing Facilities.

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

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to a regular meeting of the Architectural Review Commission on December 1, 2016, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.