

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

**February 16, 2017
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.

PUBLIC HEARING ITEMS

1. PLN 16-0318, ARCHITECTURAL REVIEW PERMIT, RECONSIDERTION OF BARBOUR SINGLE FAMILY RESIDENCE REMODEL/ADDITION AT 1958 OAK PARK BOULEVARD

[Staff Report](#)

[Attachment A](#)
[Attachment B](#)

Staff Recommended Conditions of Approval
Revised Plans (Elevations and Landscape)

Attachment C	City Council Staff Report (dated January 23, 2017) – Includes ARC Study Session Staff Report (dated October 20, 2016) and ARC Staff Report (dated November 17, 2016) Staff Report Exhibit A – Proposed Resolution Exhibit B - Project Plans Exhibit C - ARC Staff Report 11/17/16 Exhibit D – ARC Letter Exhibit E – Appellant/Owner Appeal Exhibit F – Minutes Exhibit G - Public Hearing Notice
Attachment D	Green Building Methods
Attachment E	Public Notice
Attachment F	Public Comment

Public Hearing to re-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). This project was referred back to the ARC by the City Council on January 23, 2017, for consideration of the proposed balcony (details and privacy concerns), landscape, and completion of the project submittals.

The site is approximately 9,200 square feet, zoned R-10; APN: 149-284-004 located at 1958 Oak Park Boulevard.

CEQA: Exempt, (Class 3 – New Construction or Conversion of Small Structures)

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

2. PLN 16-0264, ARCHITECTURAL REVIEW PERMIT, COURTYARD MARRIOTT HOTEL LANDSCAPE MODIFICATION AT 2250 CONTRA COSTA BOULEVARD
(Continued from December 15, 2016, January 19, 2017 and February 2, 2017)

[Staff Report](#)

Attachment – January 19, 2017 Staff Report and Attachments

[Staff Report](#)

Attachment A	Staff Recommended Conditions of Approval
Attachment B	Applicant’s Proposal for Replacement Trees (4 Options)
Attachment C	ARC Staff Report dated December 15, 2016 (to include Location Map, Applicant’s Arborist Report, Third Party Peer Review Arborist Report and Public Notice)
Attachment D	ARC Letter of Comments dated December 16, 2016

Public hearing to consider an Architectural Review Permit submitted by the Courtyard Marriott Hotel to remove five (5) True Date Palm trees located on the landscape area extending along Monument Boulevard. The trees are proposed to be replaced with five (5) 15-gallon Crepe Myrtle trees. The 2-acre project site is located on the northeast

corner, of the intersection of Crescent Plaza and Contra Costa Boulevard, and is zoned *PUD Downtown Specific Plan*. Assessor's Parcel Number: 127-110-026.

CEQA: Exempt, (Class 1 – Maintenance of Existing Landscape)

Project Planner: Jeff Olsen, 925 671-5206, jolsen@pleasanthillca.org

3. PLN 16-0392, VERIZON WIRELESS TELECOMMUNICATION FACILITY, ARCHITECTURAL REVIEW PERMIT, 685 CONTRA COSTA BOULEVARD

Staff Report

Attachment A	Proposed Conditions of Approval and CEQA Findings
Attachment B	Project Information
Attachment C	Project Plans
Attachment D	Photo-Simulations
Attachment E	Arborist Report
Attachment F	Acoustical Analysis
Attachment G	RF Study and associated Technical Information
Attachment H	Public Hearing Notice
Attachment I	Location Map
Attachment J	Public and Outside Agency Comments

Public hearing to consider an Architectural Review Permit for a proposed wireless telecommunications facility submitted by Ridge Communications Inc. (on behalf of Verizon Wireless). The project includes the following:

- Four roof-top mounted antennas (approx. 9 to 10 feet tall) arrays installed on the roof of the JCPenney store building, including multiple RRU's, screened on three sides of each array by FRP (fiberglass) screen walls that would be painted to complement the building.
- A new ground enclosure that would contain a generator with an internal 54 gallon fuel tank, four electronic cabinets, RRU's, telco box and surge suppressors. The enclosure would be a CMU wall that would match the existing building exterior appearance.
- Removal of four trees and the installation of new landscaping to replace the lost landscaping as a result of the new ground enclosure.
- The request also includes exception requests, including for lighting and allowed noise levels.

The property is located at 685 Contra Costa Boulevard, APN: 153-250-007 and is zoned *RB-Retail Business*.

CEQA Determination: Exempt, Class 1

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

STUDY SESSION ITEM

1. STUDY SESSION TO REVIEW THE CITY-WIDE DESIGN GUIDELINES (RESIDENTIAL) – CITY WIDE (*Study Session held on April 21, 2016*)

Staff Report

Attachment A-1

Amendments to Residential Design Guidelines

Attachment B-1

April 21, 2016 Architectural Review Commission Staff Report

This is a second study session to review the Residential City-Wide Design Guidelines (RDG) and provide feedback to the Zoning Administrator regarding clarifications, updates and new provisions. The RDG's have not been comprehensively reviewed since original adoption in 2008.

Project Planner: Jeff Olsen, (925) 671-5206, jolsen@pleasanthillca.org and 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 March 2, 2017, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.