

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

**September 1, 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

[August 4, 2016](#)

PUBLIC HEARING ITEMS

1. PLN 14-0439, VERIZON WIRELESS TELECOMMUNICATION FACILITY – ARCHITECTURAL REVIEW PERMIT, 12 MONTH TIME EXTENSION, 1 SANTA BARBARA ROAD

[Staff Report](#)

- [Attachment A-2](#) Applicant Information
[Attachment B-2](#) September 3, 2015 Architectural Review Commission Staff Report & Project Plans (Attachments available at the Planning Division)
[Attachment C-2](#) Architectural Review Commission Action Letter and Conditions of Approval
[Attachment D-2](#) Proposed Conditions of Approval
[Attachment E-2](#) Public Hearing Notice

Public hearing to consider a 12 Month Time Extension for a previously approved Architectural Review Permit for a proposed wireless telecommunications facility submitted by GTE Mobilnet of California Limited Partnership dba. Verizon Wireless. The project includes the following:

- A free-standing cell tower, approximately 70 feet in height, designed to appear as an outdoor field light pole for the existing athletic field. The tower would have six TBD antennas, nine RRH antennas and two surge protectors attached to the light pole.
- A 25'x 40' square foot lease area, and an accompanying 10'x10' square foot lease area.
- A concrete block screen wall (eight feet in height), with a four foot high chain link fence above, for a combined height of 12 feet.
- An equipment shelter (within the screen wall area) up to 11 feet in height.
- An above-ground 132 gallon fuel storage tank for the back-up generator.

The property is located at 1 Santa Barbara Road, APN: 149-230-008 and is zoned *R-10 – Single Family, 10,000 square foot lots*.

CEQA Determination: The proposed extension is not a project within the meaning of Section 15378 of the State CEQA Guidelines. If the proposed extension is a project under CEQA, it is subject to the exemption contained in CEQA Guidelines Section 15061(b)(3), no possibility of a significant effect on the environment as the project has already been approved and this is merely a one year extension.

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

2. PLN 16-0261, CHIPOTLE MEXICAN GRILL OUTDOOR SEATING FACILITY 552-572 CONTRA COSTA BOULEVARD (PLEASANT HILL SHOPPING CENTER)

[Staff Report](#)

- [Attachment A](#) Staff Recommended Conditions of Approval
[Attachment B](#) Location Map

- [Attachment C](#) Applicant's Written Statement
[Attachment D](#) Zoning Administrator Memo dated August 25, 2016

Public hearing to consider a request by the applicant (Chipotle) for approval of an Architectural Review permit for the design of a 20-seat outdoor seating facility for an *Eating and Drinking Establishment* use, in a recently developed 4,150 square foot stand-alone multi-tenant building, located in the Pleasant Hill Shopping Center in the *RB, Retail Business* zone district. Assessor Parcel Number: 153-030-106.

CEQA Determination: Class 11 categorical exemption – accessory structures.

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

3. PLN 14-0371, DENOVA HOMES MAJOR SUBDIVISION (18 NEW HOMES) PUD CONCEPT PLAN/DEVELOPMENT PLAN & ARCHITECTURAL REVIEW PERMIT AT SOUTHEAST CORNER OF MERCURY WAY & TAYLOR BOULEVARD

[Staff Report](#)

- [Attachment A-1](#) Draft Resolution to include Recommended ARC Conditions of Approval (and proposed PUD/Concept Plan)
[Attachment B-1](#) Location Map
[Attachment C-1](#) Project Plans, Green Building Methods List, including the Planned Unit Development (District) Conceptual Plan and Rezoning Map
[Attachment D-1](#) Applicant's Arborist Report (Baefsky & Associates: March 16, 2015)
[Attachment E-1](#) Third Party Peer Review Arborist Report (Bob Peralta: August 2016)
[Attachment F-1](#) August 20, 2015 Architectural Review Commission Staff Report (to include public comment letters in Attachment G) Note: *Attachment D: Applicant's Arborist Report; is eliminated as it is provided as Attachment D-1 of this report.*
[Attachment G-1](#) ARC Summary Letter dated August 24, 2015
[Attachment H-1](#) Public Hearing Notice
[Attachment I-1](#) City Department and Outside Agency Comments
[Attachment J-1](#) No Public Comments were received between August 11, 2016 (when the ARC Public Notice was distributed) and August 25, 2016 (when the ARC staff report was distributed)
[Attachment K-1](#) Draft Initial Study/Mitigated Negative Declaration (IS/MND) to include Mitigation Monitoring Program

[Draft Initial Study/Mitigated Negative Declaration - Part 1.](#)

[Draft Initial Study/Mitigated Negative Declaration - Part 2.](#)

[Draft Initial Study/Mitigated Negative Declaration - Part 3.](#)

Appendices:

- [Appendix A.](#)

- [Appendix B.](#)

- [Appendix C.](#)

- [Appendix D.](#)

- [Appendix E.](#)

- [Appendix F.](#)

- [Appendix G.](#)

- [Appendix H.](#)

- [Appendix I.](#)

[Attachment L-1](#) Draft IS/MND Public Comment Letters Received between June 30, 2016 and July 20, 2016

[Attachment M-1](#) Responses to Public Comments Received in Association with the Draft IS/MND and one Errata Page (Minor Project Description Revision)

[Attachment N-1](#) Engineering Division Comments

Public hearing to consider a request by DeNova Homes, applicant, to provide recommendations for approval of planning application PLN 14-0371, a Planned Unit Development (PUD) Concept Plan which includes a Major Subdivision (Vesting Tentative Tract Map), Rezoning, Lot Line Adjustment, Development Plan and Architectural Review Permit. The Major Subdivision would create 18 new residential parcels, ranging in size from 6,004 s.f. to 12,630 s.f., with an average lot size of 8,611 s.f., each to be developed with two-story single family detached homes, associated open space areas, and related landscaping and site improvements. Four of the 18 homes would provide secondary dwelling units. A total of 152 trees would be removed, including 45 native oak species and 165 new trees would be provided. The project site is approximately 9.86 acres, zoned R-10 Single Family Residential – Medium Density. APN Nos.: 152-070-003, 010, 012, 014, & 016.

CEQA Determination: Mitigated Negative Declaration.

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

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to a regular meeting of the Architectural Review Commission on September 15, 2016, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.