

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

**March 15, 2018
5:00 P.M.**

Please click on the link below to access the agenda with individual staff reports and attachments here:

[**Agenda with Attachments**](#)

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

CHAIR: KARLA MOSELEY

VICE CHAIR: KENNETH CRAIG

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

March 1, 2018

PUBLIC HEARING ITEM

1. PLN 17-0461, ARCHITECTURAL REVIEW PERMIT, KHASHABI NEW HOME AT 257 DOUGLAS LANE

Public hearing to consider approval of PLN 17-0461, Architectural Review Permit submitted by Amir Khashabi, for a new 2,210 square foot home that will be attached to an existing 981 square foot accessory structure (permitted as a pool house). The resulting home would consist of 3,191 square feet of living area (.17 FAR). Covered porches totaling 194 square feet are proposed; the existing 504 square foot detached garage will result in lot coverage of 21%. The project involves demolition of the existing 1,249 square foot home and attached one car garage and construction of a new residence. The site area is approximately 18,500 square feet, zoned R-10, APN 170-040-014, located at 257 Douglas Lane.

CEQA: (Class 3-New Construction or Conversion of Small Structures).

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

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

Public hearing to consider a Time Extension request for the previously approved 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 JC Penney 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: Class 1 Categorical Exemption – Existing Facilities.

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

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

Public hearing to consider a request by the applicant (Ridge Communications Inc. on behalf of Verizon Wireless) for approval of an Amendment to a previously approved 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 applicant is requesting an amendment to the date when the facility was to be removed and replaced with a permanent facility. The proposed project site is located at 685 Contra Costa Boulevard in the *RB-Retail Business* zoning district. Assessor Parcel Number: 153-250-007.

CEQA Determination: Class 1 Categorical Exemption – Existing Facilities.

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

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT