

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

**March 18, 2010
5:00 P.M.**

Large Community Room, 100 Gregory Lane, Pleasant Hill, CA 94523 www.ci.pleasant-hill.ca.us (925) 671-5209

CHAIR: JILL BERGMAN

VICE CHAIR: RICHARD STANTON

MEMBERS: GEORGE CORRIGAN, THOR SCORDELIS, JOHN HART

Members of the audience wishing to speak on any matter must fill out a card and turn it in to the secretary. 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.

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.

ANNOUNCEMENTS

MINUTES

[March 4, 2010](#)

PUBLIC HEARINGS

1. ARC 09-023, JACK'S CAFÉ STOREFRONT IMPROVEMENTS, 60 CRESCENT DRIVE (30 Minutes) (Continued from March 4, 2010)

[Memorandum](#)
[Attachments](#)

The applicant, City of Pleasant Hill Redevelopment Agency, presented the project on December 17, 2009 (as the Boulevard Café) for exterior improvements to include: a new outdoor covered seating area, a new covered entry, color changes, and new landscaping. On that date, the Commission approved the project and directed the applicant to provide additional information (paint color, materials for all elements of the project, landscape, lighting, furnishings, and finishes) for final review and approval. As a result, the Commission will review these architectural review elements at this meeting. Assessor Parcel Number: 150-300-004

Project Planner: Lori Radcliffe, (925) 671-5297, lradcliffe@ci.pleasant-hill.ca.us

2. ARC 09-019, CLEARWIRE WIRELESS TELECOMMUNICATION FACILITY, 2255 CONTRA COSTA BOULEVARD (15 Minutes) (Continued from March 4, 2010)

[Memorandum](#)
[Attachment – Staff Report 3/4/10](#)
[Attachment A](#)
[Attachment B](#)
[Attachment C](#)
[Attachment D](#)
[Attachment E](#)
[Attachment F](#)
[Attachment G](#)

This item was continued from the March 4, 2010 ARC meeting to allow the applicant to provide more specific details on the design of the antennas and screening elements. The applicant is proposing to install a wireless communication facility, on the roof of an existing 3-story, 44.5 foot tall, 28,434 square foot office building, consisting of a rooftop equipment cabinet (25" wide by 25" long by 54" tall), three panel antennas, three microwave dishes and three radio head units on top of the roof-top and a ten foot extension of the existing equipment screen. Assessor Parcel Number: 150-300-015.

Project Planner: Lori Radcliffe, (925) 671-5297, lradcliffe@ci.pleasant-hill.ca.us

3. ARC 09-020 CLEARWIRE WIRELESS TELECOMMUNICATION FACILITY, 2551 PLEASANT HILL ROAD (OASIS CHRISTIAN FELLOWSHIP CHURCH) (30 Minutes)

[Staff Report](#)
[Attachments A – D](#)
[Attachments E – F](#)
[Attachments G - K](#)

The applicant is proposing to install a wireless communication facility, consisting of 3 antennas, 3 radio heads, 1 microwave dish and support equipment, to be located on an existing facility (mono-pine) and in an existing equipment enclosure. Assessor Parcel Number: 164-030-005 and 164-030-008.

Project Planner: Lori Radcliffe, (925) 671-5297, lradcliffe@ci.pleasant-hill.ca.us

STUDY SESSION

1. ARC 09-018, NEW SAFEWAY STORE – FAÇADE CHANGES AND NEW FUEL STATION STUDY SESSION, 707 CONTRA COSTA BOULEVARD (45 Minutes)

[Staff Report](#)
[Attachments](#)

The applicant is seeking input from the Architectural Review Commission regarding a proposal for new signs, new building facade, and site improvements to include modified landscaping and a revised parking design. The building façade is proposed to be applied to approximately 58,500 square feet of tenant space area located on the south end of an approximately 104,300 square foot multi-tenant retail building. CVS Pharmacy currently occupies 26,600 square feet on the north side of the building. The remaining 19,200 square feet of floor area, currently vacant and located in the central portion of the building, is not proposed to receive exterior building modifications at this time. Lastly, the applicant is proposing to develop a 450 square foot fuel station kiosk, and gas island canopy, at the front of the main parking facility along Contra Costa Boulevard. Assessor's Parcel Number: 153-230-005.

Project Planner: Jeff Olsen, (925) 671-5218, jolsen@ci.pleasant-hill.ca.us

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to a meeting of the Architectural Review Commission on April 1, 2010, at 5:00 P.M., in the Large Community Room, 100 Gregory Lane, Pleasant Hill.