

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

**May 6, 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

[April 15, 2010](#)

PUBLIC HEARINGS

1. ARC 09-021, CLEARWIRE WIRELESS COMMUNICATION FACILITY, 77 SANTA BARBARA ROAD (Continued from April 15, 2010) (15 Minutes)

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

The applicant is requesting approval to co-locate a wireless communication facility on the roof of an existing office building consisting of an equipment cabinet, three 6' tall pipes

each with a panel antenna radio-head unit, and three 6' tall pipes with microwave dishes attached. The equipment screen will have a maximum height of 53'1" on top of an existing 46'1" tall three-story building to match the existing screens. In addition, the Commission is also requested to accept the Exemption pursuant to Section 15303 of the State Guidelines for Implementation of the California Environmental Quality Act as the project includes the addition of small equipment (antennas, radio heads, and microwave dishes) to an existing building requiring minimal modifications. Assessor Parcel Number: 150-300-015

Project Planner: Michelle Umadhay, (925) 671-5211, mumadhay@ci.pleasant-hill.ca.us

STUDY SESSION

1. ARC 10-008, NEW TEEN CENTER STUDY SESSION, 147 GREGORY LANE
(45 Minutes) (Reviewed as a Presentation Item on January 15, 2009)

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

The applicant is seeking input from the Architectural Review Commission regarding a proposal for a new 7,424 square foot teen center in the 16.9 acre Pleasant Hill Park. The construction and site improvements, planned for the new teen center, are being funded by the voters with the passage of a bond measure on the ballot in 2009 (Measure E). The new teen center would replace the existing 400 square foot teen center that is presently situated within a 1,034 square foot stand-alone structure. Associated proposed improvements consist of an outdoor (recreation) courtyard area, modified landscaping and minor parking lot revisions to include a designated drop-off and pick-up zone. Assessor's Parcel Number: 150-141-007. No action will be taken on this item.

Project Planner: Jeff Olsen, (925) 671-5206, jolsen@ci.pleasant-hill.ca.us

2. WATER EFFICIENT LANDSCAPE ORDINANCE, CITY-WIDE (45 Minutes)

[Staff Report](#)
[Attachment A](#)
[Attachment B](#)
[Attachment C](#)

The Commission will hold a study session on a local Water Efficient Landscape Ordinance that would apply City-Wide that was developed in conjunction with other Contra Costa County jurisdictions and local water purveyors with modifications to address local conditions in the City of Pleasant Hill. The City is required to comply with State of California legislation (Assembly 1881) requiring local agencies to implement the State Department of Water Resources "Model Water Efficient Landscape Ordinance" or adopt a local ordinance that is shown to be equally as effective in conserving water. No action will be taken on this item.

Project Planner: Troy Fujimoto, (925) 671-5224, tfujimoto@ci.pleasant-hill.ca.us

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to a regular meeting of the Architectural Review Commission on May 20, 2010, at 5:00 P.M., in the Large Community Room, 100 Gregory Lane, Pleasant Hill.