

C-O-R-R-E-C-T-E-D
(revisions shown in strike-out/underline type)

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

**July 1, 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: RICHARD STANTON

VICE CHAIR: GEORGE CORRIGAN

MEMBERS: JILL BERGMAN, 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

[June 17, 2010](#)

PUBLIC HEARINGS

1. ARC 09-024, CLEARWIRE WIRELESS ANTENNA, 199 BRANDON ROAD – CHRIST THE KING CAMPUS (30 Minutes)

[Staff Report](#)
[Attachments A-D](#)
[Attachments E-H](#)

The applicant is requesting design review approval to install a wireless communication facility, on the roof of an existing auditorium/gymnasium building, inside a proposed 7-foot wide by 8-foot long by 10-foot high cupola. Three 3-foot tall panel antennas, two microwave antennas, three RRU units and one GPS unit are proposed to be installed inside the cupola. The associated equipment cabinet will be installed inside the attic of the existing building.

In addition, the Commission is also requested to accept the Categorical Exemption pursuant to section 15303 (Class 3) of the State Guidelines for Implementation of the California Environmental Quality Act (CEQA) of 1970, as the project is determined to be Categorically Exempt which consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure. Assessor's Parcel Number: 149-010-014 & 149-010-082

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

2. ARC 10-013, CROWLEY NEW SINGLE FAMILY RESIDENCE, 235 PLEASANT VIEW DRIVE (30 Minutes)

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

The applicant is requesting design review approval to construct a new 2,948 square foot single-story single family home on a vacant 10,380 square foot lot. The proposed home consists of 2,423 square feet of living space and an attached 525 square foot garage. The site is located on the east side of Pleasant View Drive, within an R-10 Single Family Residential zoning district.

In addition, the Commission is also requested to accept the Categorical Exemption pursuant to Section 15303 (Class 3) of the State Guidelines for Implementation of the California Environmental Quality Act as the project is determined to be Categorically Exempt as a New Construction or Conversion of Small Structures. The project consists of new construction of a single-family residence in a residential zone, and is in conformance with the General Plan and zoning, and therefore would not have a significant impact on the environment. Assessor's Parcel Number: 149-311-006.

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

STUDY SESSION ITEMS

Staff is requesting informal input and comments from the Commission on the topic of signage regulation concerning design criteria for temporary portable signs and clarifications to the city's sign ordinance (60 minutes).

1. TEMPORARY PORTABLE SIGNS, CITYWIDE

[Staff Report](#)
[Attachment](#)

The City Council recently allowed the Zoning Administrator to temporarily suspend enforcement of temporary, portable, freestanding signs in the retail business zones and downtown areas provided that such signs meet certain standards. Prior to finalizing the standards, staff is seeking input from the Commission. The signs will be allowed to be displayed in most commercial districts and in the Downtown area through January 2011. No action will be taken by the Commission on this item.

Project Planner: Greg Fuz, (925) 671-5218, gfuz@ci.pleasant-hill.ca.us

2. SIGN ORDINANCE AMENDMENTS, CITY-WIDE *(Continued, without being discussed, from the June 17, 2010 meeting)*

[Staff Report](#)

The Commission will hold a study session on proposed amendments to the existing sign ordinance, specifically Chapters 18.60, 18.105 and 18.140 of the Pleasant Hill Municipal Code. The proposed amendments are intended to make minor corrections and clarifications, integrate references to the City's Design Guidelines and streamline review procedures to improve administration of the ordinance. No action will be taken by the Commission on this item.

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

DISCUSSION ITEMS

1. ~~TEMPORARY PORTABLE SIGNS, CITYWIDE~~ *(30 Minutes)*

~~The City Council recently allowed the Zoning Administrator to temporarily suspend enforcement of temporary, portable, freestanding signs in the retail business zones and downtown areas provided that such signs meet certain standards. Prior to finalizing the standards, staff is seeking input from the Commission. The signs will be allowed to be displayed in most commercial districts and in the Downtown area through January 2011. This is a discussion item therefore no action will be taken by the Commission.~~

~~Project Planner: Greg Fuz, (925) 671-5218, gfuz@ci.pleasant-hill.ca.us~~

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to a regular meeting of the Architectural Review Commission on July 15, 2010, at 5:00 P.M., in the Large Community Room, 100 Gregory Lane, Pleasant Hill.