

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

**November 4, 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, JOHN HART, THOR SCORDELIS

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

[October 21, 2020](#)

PUBLIC HEARINGS

1. ARC 08-027 & ARC 10-023, PLEASANT HILL RECREATION AND PARK DISTRICT – NEW SENIOR CENTER AND TEEN CENTER, 233 & 147 GREGORY LANE (*Continued from the October 7, 2010 Meeting*) (40 Minutes)

[Staff Report](#)
[Attachments A-E](#)
[Attachment F / Attachment F part 2](#)

[Attachment G](#)
[Attachment H / Attachment H part 2](#)
[Attachment I](#)

This item was originally heard by the Commission on October 7, 2010 and subsequently continued to November 4, 2010. Public hearing to consider approval of Architectural Review Permits for a new 22,587 square foot Senior Center and a new 5,002 square foot Teen Center to replace existing facilities at Pleasant Hill Park, including site and landscaping improvements, tree removals, and shared parking. In addition, the Commission is requested to accept the Final Mitigated Negative Declaration prepared by the Recreation and Park District and determine, pursuant to Section 15162 of the Guidelines of the Implementation of the California Environmental Quality Act (CEQA) of 1970, that no subsequent environmental document is necessary for the proposed project. Assessor's Parcel Number's 150-141-006 & 007.

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

2. ARC 10-007, CORTSEN SINGLE FAMILY HOMES, 297 CORTSEN ROAD (30 Minutes)
(Continued from October 21, 2010)

[Staff Report](#)
[Attachment A](#)
[Attachment B](#)
[Attachment C / Attachment C part 2](#)

This item was originally heard by the Commission on October 21, 2010 and subsequently continued to November 4, 2010. The applicant is requesting approval from the Architectural Review Commission (ARC) for three proposed new single family residences (lot coverage, 26.6%, 26.5%, 24.3%) in a recently approved four-lot minor subdivision. The three new homes will be 3,374, 3,434, and 3,956 square feet. In addition, an existing 3,605 square foot (per survey) (20.4% lot coverage) single story residence will remain. Lastly, the Commission is also requested to accept the Categorical Exemption proposed for the project pursuant to Section 15303 (Class 3) of the State Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, because the project consists of construction and location of limited number of new small structures, in this case three single family residences in an urbanized area. Assessor's Parcel Numbers 166-070-048, 166-060-045, and 166-050-007.

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

3. ARC 09-024, T-MOBILE WIRELESS TELECOMMUNICATION FACILITY, 1432 CONTRA COSTA BOULEVARD (30 Minutes)
(Continued from October 21, 2010)

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

This item was originally heard by the Commission on September 23, 2010 and subsequently continued to the October 7, October 21, and November 4, 2010 meeting dates. The applicant is requesting approval for the installation of a wireless communication facility consisting of 6 antennas, 3 radome canister antenna screens, and associated equipment on the roof of an existing building. The installation of the proposed antennas would be at a height of 41' above grade (the existing building height is 36' above grade). In addition, the Commission is also requested to accept the Categorical Exemption proposed for the project pursuant to Section 15303 (Class 3) of the State Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, for construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; where only minor modifications are made to the exterior of the structure. Assessor's Parcel Number 127-050-068.

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

4. S 09-028, HOOKSTON SQUARE MONUMENT SIGNS, 3478-3480 BUSKIRK AVENUE
(30 Minutes)

[Staff Report](#)
[Attachments A-C](#)
[Attachments D-F](#)

The applicant is requesting sign permit approval to install: (1) a third and fourth monument sign in an existing administrative office complex and (2) 22.5 square feet of sign area, per sign face, of the double-faced monument sign (or 45 square feet for two sign faces) located at Buskirk Avenue. The second proposed monument sign consists of a 16 square foot single-face design that would be located adjacent to the site's entry along Hookston Road. Each of the two proposed signs are intended to provide tenant identification. In addition, the Commission is also requested to accept the Categorical Exemption proposed for the project pursuant to Section 15303 (Class 3) and Section 15311 (Class 11) of the State Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, because the project consists of construction of limited numbers of new small structures and construction of minor structures (on-premise signs) accessory to existing commercial facilities. Assessor's Parcel Numbers 148-090-030 & 148-090-034.

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

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to the regular meeting of the Architectural Review Commission on November 18, 2010, at 5:00 P.M., in the Large Community Room, 100 Gregory Lane, Pleasant Hill.