

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

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

**Large Community Room**, 100 Gregory Lane, Pleasant Hill, CA 94523 [www.ci.pleasant-hill.ca.us](http://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](http://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**

[November 4, 2010](#)

**PUBLIC HEARINGS**

1. ARC 10-012, CLEARWIRE ANTENNA, 401 TAYLOR BOULEVARD (30 Minutes)

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

The applicant is requesting approval for the installation of a wireless communication facility consisting of 3 antennas, 1 microwave dish antenna, 3 radio heads, one GPS unit, and associated equipment on the roof of an existing building. The installation of the proposed antennas would be at a height of 36' above grade (the existing building height is 24'7")

above grade). In addition, the Commission is 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 153-050-057.

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

2. ARC 10-027 & S 10-028, TACO BELL COLOR CHANGE & NEW WALL SIGNS, 500 CONTRA COSTA BOULEVARD (30 Minutes)

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

The applicant is requesting design review approval of an exterior color change to an existing 2,240 square foot restaurant facility. The existing drive-through facility and existing parking facility would remain unchanged. In addition, the applicant is proposing to replace two existing wall signs, placed one each, on the east and north building elevations. No changes are proposed for the existing freestanding signage on the project site consisting of one monument sign, one menu board sign and two directional signs. In addition, the Commission is requested to accept the Categorical Exemption proposed for the project pursuant to Section 15301 (Class 1) of the State Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, because the project includes a remodel to an existing restaurant facility (with no additional floor area to the building and no modifications to the existing parking facility or landscape areas) and thus it would not have a significant impact on the environment. Assessor's Parcel Number 125-050-013.

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

3. ARC 10-025, ROSS DRESS FOR LESS FAÇADE IMPROVEMENTS, 556 CONTRA COSTA BOULEVARD (30 Minutes)

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

The applicant is requesting approval for façade and other related exterior building improvements to an existing approximate 30,000 square foot retail tenant space. Improvements include new building colors, new exterior lighting, a new 35 foot tall tower element, new doors and window, new roof top equipment and modification to existing loading doors at the rear of the tenant space. In addition, the Commission is requested to accept the Categorical Exemption proposed for the project pursuant to Section 15301 (Class 1) of the State Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, because the project includes exterior improvements to an existing tenant space (with

no expansion of floor area) and thus it would not have a significant impact on the environment. Assessor's Parcel Number 153-030-106.

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

**STAFF COMMUNICATIONS**

**UPCOMING PROJECTS AND FUTURE MEETINGS**

**ADJOURNMENT**

Adjourn to the regular meeting of the Architectural Review Commission on December 2, 2010, at 5:00 P.M., in the Large Community Room, 100 Gregory Lane, Pleasant Hill.