

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

**March 3, 2011  
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**

[February 17, 2011](#)

**DISCUSSION ITEM**

**PUBLIC HEARINGS**

1. ARC 05-021 – TIME EXTENSION, PRICE LANE SUBDIVISION FOR FIVE SINGLE FAMILY RESIDENCES, 118 PRICE LANE (5 minutes)

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

[Attachment B](#)  
[Attachments C-D](#)

The property owner is requesting a 12-month time extension for Architectural Review Permit ARC 05-021 which was originally approved for five single family residences (ranging in size from 2,505 to 2,745 square feet, not including garages) including site improvements for the proposed Price Lane Subdivision. An Initial Study and draft Mitigated Negative Declaration were previously prepared and adopted, by the City, for the project pursuant to Section 15070 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). Assessor Parcel Number: 150-161-022.

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

2. [ARC 10-005, T-MOBILE WIRELESS ANTENNA, 1432 CONTRA COSTA BOULEVARD](#) (30 Minutes)

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

This project was previously approved by the Architectural Review Commission (ARC) on December 2, 2010. The approval allowed the wireless telecommunication facilities to be screened within a single radome canister to be installed in the center of the roof (15' above the roof deck). The decision of the ARC was appealed on December 13, 2010 by Cardoza Properties based on concerns about the appearance of the project. Prior to consideration of this appeal by the City Council, the applicant and the appellant are requesting that the ARC reconsider the screening options, including other additional options that may be proposed by the parties, and approve a preferred screening method for this project. In an effort to facilitate a resolution, the applicant installed two mock-up screening options on the site that include a total of four radome canisters. Option 1 includes a single radome canister (as was previously approved, however with a smaller diameter) installed in the center of the roof top and Option 2 includes three radome canisters installed on the northwest, northeast, and southeast corner of the roof (10' tall above roof deck). All of the mock-up canisters are eight inches in diameter, 10" less than approved by the ARC.

Pursuant to Section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA) of 1970, as amended, this project is determined to be Class 3 categorical exemption, 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. In this case the project includes small equipment (antennas, radome canisters and associated equipment) to an existing building. Assessor Parcel Number: 127-050-068.

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

3. ARC 10-037, BERG NEW HOME, 1790 RUTH DRIVE STUDY SESSION(30 Minutes)

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

The applicant is requesting ARC approval for a new 2,592 square foot residence. The proposed project would result in 1,670 square feet of living space, a 549 square foot garage, and 373 square feet of covered porch area. In addition the Commission is requested to accept the Categorical Exemption proposed for the project pursuant to section 15303 of the Guidelines for the Implementation of the California Environmental Quality Act of 1970, as amended, the proposed project is determined to be Categorically Exempt (Class 3) since the project scope is limited the construction of one single-family residence in a residential zone and as a result will not have a significant impact on the environment. Assessor's Parcel Number is 153-192-025

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

**STUDY SESSION**

1. ARC 10-016 OASIS CHRISTIAN CHURCH EXPANSION, 2551 PLEASANT HILL ROAD (30 Minutes)

[Staff Report](#)  
[Attachment A-1](#)  
[Attachments B-1 thru G-1](#)

The applicant is requesting further input regarding a proposed expansion of the existing Oasis Christian Church with the following components:

1. Demolish and remove an existing circular building that is located to the north of the existing two-story portion of the church.
2. Construct a new 7,231 square foot two-story addition (reduced in size from the initial proposal) to the north of the remaining existing building.
3. Expand the existing parking lot on the east and west ends for a total of 67 parking spaces
4. Install drainage improvements and add new landscaping within the parking lots, around the building and on the periphery of the parking lots.
5. Install a new 5'2" tall new freestanding sign (total square footage of approximately 27 square feet) at the corner of Taylor Boulevard and Pleasant Hill Road.

The site is zoned *R-10 Single-Family Residential*, APN's # 164-030-005 & 008. No action will be taken on this item since it is a study session.

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 March 17, 2011, at 5:00 P.M., in the Large Community Room, 100 Gregory Lane, Pleasant Hill.