

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

**August 15, 2013  
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: JOHN HART**

**VICE CHAIR: JILL BERGMAN**

**MEMBERS: THOR SCORDELLIS, GEORGE CORRIGAN, RICHARD STANTON**

Members of the audience wishing to speak on any matter are requested to fill out a card and turn it in to the Chair. 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.

**MINUTES**

[July 18, 2013](#)

**STUDY SESSIONS**

1. ARC 10-029, AT&T NEW WIRELESS COMMUNICATION FACILITY - 0 PASO NOGAL COURT (*Continued from August 18, 2011*) (45 minutes)

[Staff Report](#)  
[Exhibit B](#)  
[Exhibit C Pt. 1](#)  
[Exhibit C Pt. 2](#)  
[Exhibits D - J](#)

Study session to consider and comment on a proposal for a 35-foot artificial pine tree (monopine) which would have twelve panel antennas (75" tall x 10" wide x 5.5" deep). Initially, four equipment cabinets (6' 6" tall) are proposed to be located within a 20' by

30' fenced lease area. The applicant also provided two alternative designs (although the applicant's proposal remains the monopine). The two alternative designs, provided in photo simulation format only, consist of:

- A 35-foot high monopole designed as a faux eucalyptus tree
- A 35-foot high water tank structure

No action will be taken.

*Note: the applicant is proposing a more dense foliage design, than previously presented to the ARC on August 18, 2011 and the number of antenna panels may be reduced to nine without the panel's dimensions increasing. Assessor's Parcel Number 154-022-015.*

CEQA Determination: Categorically Exempt (Class 3, New Construction or Conversion of Small Structures).

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

2. PLN 13-0202, AT&T NEW WIRELESS COMMUNICATION FACILITY - 400 TAYLOR BOULEVARD (California Cancer and Research Institute) (30 minutes)

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

Study session to consider and comment on a proposal for a new roof-mounted AT&T wireless communication facility use consisting of: (1) sixteen antenna panels; (2) 20 new RRU's (remote radio units) and 2 new GPS antennas; (3) one new ground-mounted support equipment enclosure on the west side of the site, and (4) relocation of two existing microwave antenna dishes. *Note: All new and existing roof-mounted equipment would be placed behind/within a new 8-foot tall screen wall on the east end of the existing three-story medical office building.* Assessor's Parcel Number 153-050-059. No action will be taken.

CEQA Determination: Categorically Exempt (Class 3, New Construction or Conversion of Small Structures).

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

3. PLN 13-0261, THE MELT – 100 CRESCENT DRIVE (30 minutes)

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

Study session to consider and comment on a proposal for exterior building improvements, including a new outdoor seating area, new façade treatments (building colors, awnings, exterior materials, etc.), and new signage. The project does not include any increase in building square footage. Assessor's Parcel Number 150-300-012. No action will be taken.

CEQA Determination: Categorically Exempt (Class 1 - Existing Facilities, Class 3 – New Construction or Conversion of Small Structures, and Class 11 – Accessory Structures.

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

**STAFF COMMUNICATIONS**

**UPCOMING PROJECTS AND FUTURE MEETINGS**

**ADJOURNMENT**

Adjourn to the regular meeting of the Architectural Review Commission on September 5, 2013, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.