

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

**June 18, 2015
5:00 P.M.**

Large Community Room, 100 Gregory Lane, Pleasant Hill, CA 94523 www.ci.pleasant-hill.ca.us (925) 671-5209

CHAIR: JILL BERGMAN

VICE CHAIR: RICHARD STANTON

MEMBERS: JOHN HART, FRANK HERNANDEZ, THOR SCORDELIS

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 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

[May 7, 2015 Minutes excerpt](#) – 118 Price Lane

PUBLIC HEARINGS

1. PLN 15-0137, GRACE HEALTH CARE NEW MONUMENT SIGN, 1625 OAK PARK BOULEVARD (Continued from June 4, 2015)(5 Minutes)

[Attachment A](#)

[Attachment B](#)

[Attachment C](#)

[Attachment D](#)

Staff Report

Staff Recommended Conditions of Approval

Revised Project Plans

ARC Staff Report dated June 4, 2015

ARC Letter of Continuance dated June 5, 2015

Hearing to consider approval of a sign permit for one new freestanding monument sign at an existing (health care) commercial building. The application involves a .81 acre parcel zoned *PAO Professional & Administrative Office* and shown as Assessor's Parcel Number: 170-091-015, located at 1625 Oak Park Blvd.

CEQA Determination: Categorically Exempt, Class 1 (Existing Facilities – interior or exterior alterations) and Class 11 (Accessory structures/on premise signs).

Project Planner: Jeff Olsen, 925-671-5206, jolsen@pleasanthillca.org

2. PLN 15-0024, ARCHITECTURAL REVIEW PERMIT, PRICE LANE SUBDIVISION – SINGLE FAMILY RESIDENCE FOR LOT 4, 118 PRICE LANE – (Continued from June 4, 2015 Meeting) (20 Minutes)

Staff Report (June 18, 2015)

A - 2 June 4, 2015 Architectural Review Commission Staff Report & Memorandum

Attachment A-1 Proposed Conditions of Approval

Attachment B-1 Revised Project Plans for Lot 4

Attachment C-1 May 7, 2015 Architectural Review Commission Staff Report

Staff Report

Attachment A Proposed Conditions of Approval

Attachment B Project Plans including building colors

Attachment C June 15, 2006 ARCommission Staff Report

Attachment D Previously Adopted Mitigated Neg. Declaration

Part 1 Part 2

Attachment E Updated Arborist Report/Tree Removal Proposal

Attachment F Green Building Practices and Site Photos

Attachment G Public Notice

Attachment H Location Map

Attachment I Public Comment Letters

Attachment D-1 Public Comment Letters

B - 2 Revised Conceptual Project Plans for Lot 4 and Additional Project Information provided by Applicant

C - 2 Proposed Conditions of Approval

D - 2 Public Comments

Hearing on the request of Castle Companies, applicant, to consider approval of an architectural review permit, originally submitted on January 29, 2015, for a single family residence [revised to 2,340 square feet (originally 2,503 sf.) not including garages], including site improvements such as new landscaping. This residence was continued from the May 7, 2015 meeting for further design review. The application involves a 1.02 acre site, zoned R-7 – Single Family – 7,000 square foot lots and shown as Assessor Parcel Number: 150-161-022, located at 118 Price Lane.

CEQA Determination: Pursuant to Section 15070 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), the City of Pleasant Hill previously adopted a Mitigated Negative Declaration for this project and the proposed project would not require preparation of a subsequent or revised environmental document pursuant to CEQA Guidelines Sections 15162 and 15163 & the project is Categorically Exempt, Class 32 (In-fill Development Projects).

Project Planner: Troy Fujimoto, 925-671-5224, tfujimoto@pleasanthillca.org

STUDY SESSION

1. PLN 15-0069, PLEASANT HILL BASEBALL ASSOCIATION NEW UTILITY BUILDING (PLEASANT OAKS PARK), 0 SANTA BARBARA ROAD (20 Minutes)

Staff Report

Attachment A	Reserved for Recommended Findings and Conditions of Approval
<u>Attachment B</u>	Location Map
<u>Attachment C</u>	Project Plans
<u>Attachment D</u>	Public Hearing Notice
<u>Attachment E</u>	Engineering Division Comments

Study session to provide design review feedback for an architectural review permit to construct a new utility building in an existing *park and recreation* facility (Pleasant Oaks Park). The proposed single story, 1,800 square foot utility building (20' 7" in height), would be located in the northern portion of Pleasant Oaks Park. The project would also include new wall-mounted lighting and minor modifications to existing parking and landscape. Assessor's Parcel Number: 149-230-009.

Project Planner: Jeff Olsen, 925-671-5206, jolsen@pleasanthillca.org

2. PLN 15-0152, VERIZON WIRELESS COMMUNICATION FACILITY - (HYATT SUMMERFIELD SUITES) AT 2611 CONTRA COSTA BOULEVARD (20 Minutes)

Staff Report

<u>Attachment A</u>	Location Map
<u>Attachment B</u>	Written Statement/Project Plans
<u>Attachment C</u>	Applicant's Photos and Photo Simulations
<u>Attachment D</u>	Staff's Photos
<u>Attachment E</u>	Public Hearing Notice

Study Session to provide comments for an architectural review permit for the installation of a new wireless telecommunications facility on the roof of an existing 40.5' (four story) hotel building (Hyatt Summerfield Suites), and installation of associated ground-mounted equipment. The roof top facilities will be screened and will result in heights of 14' and 18.5' above the roof. The application involves two parcels (2.02 and .87 acres, respectively). The parcel is zoned *PUD DSP Planned Unit District Downtown Specific Plan* and shown as Assessor's Parcel Numbers: 149-110-085 & 149-110-086, located at 2611 Contra Costa Boulevard.

Project Planner: Lori Radcliffe, 925-671-5297, lradcliffe@pleasanthillca.org

3. PLN 14-0439, VERIZON WIRELESS COMMUNICATIONS FACILITY AT 1 SANTA BARBARA ROAD (20 Minutes)

[Staff Report](#)

Attachment A	Project Plans & Applicant Information
Attachment B	Photo-Simulations
Attachment C	Study Session Notice
Attachment D	Location Map
Attachment E	Public Comments

Study Session to provide comments for an architectural review permit to construct a new wireless telecommunications facility to appear as an outdoor field light pole (maximum height of 70 feet) with six antennas, nine RRH antennas and two surge protectors attached to the light pole. The project also includes an equipment area and 132 gallon above ground fuel storage tank. The parcel is zoned *R-10 Single Family – 10,000 sq. ft. lots* and shown as Assessor's Parcel Number: 149-230-008, located at 1 Santa Barbara Road.

Project Planner: Troy Fujimoto, 925-671-5224, tfujimoto@pleasanthillca.org

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to the next regular meeting of the Architectural Review Commission on July 2, 2015, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.