

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

**September 3, 2015
5:00 P.M.**

Large Community Room, 100 Gregory Lane, Pleasant Hill, CA 94523 www.pleasanthillca.org (925) 671-5209

CHAIR: RICHARD STANTON

VICE CHAIR: FRANK HERNANDEZ

MEMBERS: JOHN HART, JILL BERGMAN, THOR SCOREDELIS

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

[August 6, 2015](#)

PUBLIC HEARINGS

1. PLN 14-0439, VERIZON WIRELESS TELECOMMUNICATION FACILITY, ARCHITECTURAL REVIEW PERMIT, 1 SANTA BARBARA ROAD

Staff Report

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| <u>Attachment A-1</u> | Proposed Conditions of Approval and CEQA Findings |
| <u>Attachment B-1</u> | Project Plans |
| <u>Attachment C-1</u> | Photo-Simulations |
| Attachment D-1 | <u>August 25, 2015 Planning Commission Staff Report & Memorandum</u>
(includes Draft Initial Study and Negative Declaration – Attachment G) |
| <u>Attachment A</u> | Proposed Resolution |
| <u>Attachment B</u> | Location Map |
| <u>Attachment C</u> | Project Plans |

Attachment D	Applicant Information:
Attachment D-i	Project Description & Use Permit Analysis
Attachment D-ii	Environmental Information Form
Attachment D-iii	Wireless Coverage Maps
Attachment D-iv	Alternative Site Coverage Maps
Attachment D-v	RF Emissions Compliance Report
Attachment E	ARC Study Session Staff Report & Summary Letter
Attachment F	Photo Simulations
Attachment G	Draft Initial Study and Negative Declaration
Attachment H	Peer Review Analysis, completed by RCC Consultants
Attachment I	Public Hearing Notice/Notice of Intent to Adopt a Negative Declaration
Attachment J	Public Comments

Attachment E-1	Planning Commission Resolution No. 16-15
Attachment F-1	Public Hearing Notice
Attachment G-1	Public Comments

Public hearing to consider an Architectural Review Permit for a proposed wireless telecommunications facility submitted by GTE Mobilnet of California Limited Partnership dba. Verizon Wireless. The project includes the following:

- A free-standing cell tower, approximately 70 feet in height, designed to appear as an outdoor field light pole for the existing athletic field. The tower would have six TBD antennas, nine RRH antennas and two surge protectors attached to the light pole.
- A 25'x 40' square foot lease area, and an accompanying 10'x10' square foot lease area.
- A concrete block screen wall (eight feet in height), with a four foot high chain link fence above, for a combined height of 12 feet.
- An equipment shelter (within the screen wall area) up to 11 feet in height.
- An above-ground 132 gallon fuel storage tank for the back-up generator.

The proposed project would also require three exceptions to provisions of the wireless telecommunication's ordinance involving the allowable number of facilities on a single parcel, the visibility of the facility from public view and appearance of the facility. The proposed height of the facility also requires use permit approval.

The property is located at 1 Santa Barbara Road, APN: 149-230-008 and is zoned R-10 – Single Family, 10,000 square foot lots.

CEQA Determination: Pursuant to Section 15070 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA), an Initial Study and Negative Declaration has been prepared for the project.

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

STUDY SESSIONS

1. PLN 15-0162, DVC SHOPPING PLAZA REDEVELOPMENT, 61 & 66-93 CHILPANCINGO PARKWAY & 180-280 GOLF CLUB ROAD (45 Minutes)

Memorandum

Attachment A – Architectural Review Commission Summary Letter, August 7, 2015

Attachment B – Planning Commission Summary Letter, August 12, 2015

Study Session (no actions will be taken) on a request for signage for the redevelopment of DVC Shopping Plaza, by Merlone Geier Partners, PLN 15-0162. The proposed signage includes:

- New freestanding signs (3), at entrances off of Golf Club Road and Old Quarry Road, up to 8'6" in height.
- A new freestanding sign, up to 67 feet in height, located at 61 Chilpancingo Parkway.

The site area is approximately 19 acres, zoned *RB-Retail Business* and shown as APN's 153-300-001 through 004 and 153-270-001, located at 61& 66-93 Chilpancingo Parkway & 180-280 Golf Club Road.

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

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to a regular meeting of the Architectural Review Commission on September 17, 2015, at 5:00 P.M., in the Large Community Room at City Hall, 100 Gregory Lane, Pleasant Hill.