

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

**November 19, 2009
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: GEORGE CORRIGAN, THOR SCORDELIS, JOHN HART

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 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 5, 2009](#)

PUBLIC HEARINGS

1. S 09-017, MR. SANDWICH SIGNAGE, 1966 CONTRA COSTA BLVD. (15 Minutes)
(Continued from the October 1, 2009 and November 5, 2009 Meetings)

[Memorandum](#)

This item was continued at the October 1, 2009 meeting and continued a second time from the November 5, 2009 meeting. The applicant is requesting sign permit approval for a wall sign face replacement, approximately 17 square feet in sign area, at a retail tenant space in the Pleasant Hill Plaza. The sign application was referred to the ARC by the Zoning Administrator in accordance with Section 18.115.020 of the Zoning Ordinance to address design issues associated with the proposed sign. Assessor Parcel Number: 127-270-003.

Project Planner: Michelle Umadhay, (925) 671-5211, mumadhay@ci.pleasant-hill.ca.us

2. ARC 09-007, DILYN LLC TREE REMOVAL – LANDSCAPE MODIFICATION, 181-197 MAYHEW WAY (30 minutes) (Continued from May 21, 2009 Meeting)

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

This item was continued from the May 21, 2009 meeting at the request of the applicant. The Zoning Administrator is requesting direction regarding the appropriate replacement requirements, and any additional requirements, for thirteen (13) mature trees that were recently removed without approval. In addition, staff noticed that a new perimeter and interior fence was also recently installed at the property, thus, staff is requesting review of the fence. The fence is approximately 7 to 8 feet tall and is constructed of wood. Assessors Parcel Number: 148-371-011.

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

3. ARC 09-015, AT&T WIRELESS TELECOMMUNICATION FACILITY, 77 SANTA BARBARA ROAD (30 minutes)

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

The applicant is requesting design review approval to install a wireless communications facility on the roof of the existing County Office of Education building. The facility consists of twelve antenna panels installed within the walls of two separate 7-foot high roof-mounted screens (8 panels in one new screen and 4 panels in one existing screen). Associated support equipment would be located within, and below, the top of the new roof-mounted screen. Emergency lighting is proposed within the roof-screen facility, but is proposed to be tilted downward and used for emergency purposes only. The existing three-story office building structure is 46-feet above-grade level resulting in a total antenna height of 53-feet above-grade level.

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

STAFF COMMUNICATIONS

UPCOMING PROJECTS AND FUTURE MEETINGS

ADJOURNMENT

Adjourn to a regular meeting of the Architectural Review Commission on December 3, 2009, at 5:00 P.M., in the Large Community Room, 100 Gregory Lane, Pleasant Hill.