

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

**April 15, 2010  
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: 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](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**

[April 1, 2010](#)

**PUBLIC HEARINGS**

1. ARC 09-007, DILYN LLC TREE REMOVAL - LANDSCAPE MODIFICATION, 181-187 & 191-197 MAYHEW WAY (15 Minutes) (Previously heard at May 21, 2009 and November 19, 2009 ARC Meetings)

[Staff Report](#)  
[Attachment A-1](#)  
[Attachment B-1](#)  
[Attachment C-1](#)  
[Attachment D-1](#)  
[Attachment E-1](#)

The applicant is requesting approval of an Architectural Review permit that includes the previous removal of 13 mature trees and proposes a new landscape plan that includes 15 new trees (all ornamental pears), shrubs, and groundcover for the entire light industrial site. In addition, the Commission is also requested to accept the Exemption pursuant to Section 15304 of the State Guidelines for Implementation of the California Environmental Quality Act as the project involves minor alterations to land and/or vegetation, in this case landscape removal and replacement. Assessor Parcel Number's 148-371-010 & 011

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

2. ARC 09-021, CLEARWIRE WIRELESS COMMUNICATION FACILITY, 77 SANTA BARBARA ROAD (15 Minutes)

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

The applicant is requesting approval to co-locate a wireless communication facility on the roof of an existing office building consisting of an equipment cabinet, three 6' tall pipes each with a panel antenna radio-head unit, and three 6' tall pipes with microwave dishes attached. The equipment screen will have a maximum height of 53'1" on top of an existing 46'1" tall three-story building to match the existing screens. In addition, the Commission is also requested to accept the Exemption pursuant to Section 15303 of the State Guidelines for Implementation of the California Environmental Quality Act as the project includes the addition of small equipment (antennas, radio heads, and microwave dishes) to an existing building requiring minimal modifications. Assessor Parcel Number: 150-300-015

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

## STUDY SESSION

1. ARC 09-018, NEW SAFEWAY STORE – FAÇADE CHANGES AND NEW FUEL STATION STUDY SESSION, 707 CONTRA COSTA BOULEVARD (30 Minutes)  
*(Reviewed as a Study Session Item on March 18, 2010)*

[Staff Report](#)  
[Attachment A](#)  
[Attachment B](#)  
[Attachment C](#)  
[Attachment D](#)  
[Attachment E](#)

The applicant is seeking input from the Architectural Review Commission regarding a proposal for new signs, new building facade, and site improvements to include modified landscaping and a revised parking design. The building façade is proposed to be applied to approximately 58,500 square feet of tenant space area located on the south end of an approximately 104,300 square foot multi-tenant retail building. CVS Pharmacy currently occupies 26,600 square feet on the north side of the building. The remaining 19,200

square feet of floor area, currently vacant and located in the central portion of the building, is not proposed to receive exterior building modifications at this time. Lastly, the applicant is proposing to develop a 450 square foot fuel station kiosk, and gas island canopy (4,200 square feet), at the front of the main parking facility along Contra Costa Boulevard. Assessor's Parcel Number: 153-230-005.

Project Planner: Jeff Olsen, (925) 671-5218, [jolsen@ci.pleasant-hill.ca.us](mailto:jolsen@ci.pleasant-hill.ca.us)

#### **STAFF COMMUNICATIONS**

#### **UPCOMING PROJECTS AND FUTURE MEETINGS**

#### **ADJOURNMENT**

Adjourn to a meeting of the Architectural Review Commission on May 6, 2010, at 5:00 P.M., in the Large Community Room, 100 Gregory Lane, Pleasant Hill.