I. INTRODUCTION

A. Project Description

The proposal includes one and two story residences ranging in size from 2,374 to 3,720 square feet (including attached accessory dwelling units but not including garages and covered porch areas) on lots ranging in size from 8,225 to 12,760 square feet. The resulting lot coverages would range from 29% to 35% and floor area ratio’s ranging from 26% to 40%. Other site improvements include a private road, public right-of-way frontage and median improvements, landscaping, fences and retaining walls.

The final tree preservation/removal plans will also be reviewed and approved by the Architectural Review Commission and Planning Commission at this phase in the process. More specifically, 11 trees (beyond the one proposed to be preserved) were required to be further analyzed.

B. Background

The project site was owned by the Molino Family for an extended period of time until it was sold to the applicant. In 2016, prior to an application being submitted to the City, the applicant obtained demolition permit approval from the City and demolished the existing structures on the properties.

Beginning in 2017, the project started the review process for the Planned Unit Development District and Vesting Tentative Map application. During this process,
environmental review occurred as the City prepared an Initial Study and Draft Mitigated Negative Declaration (IS/MND) for the project.

After review and recommendations to approve the project, the City Council will review the project on September 11, 2018. Staff will provide a summary of what occurred at this meeting. If the item is continued to a subsequent City Council meeting date, or not approved, this item will be continued to a later date that would coordinate with the action of the City Council.

A study session was also held with the ARC in June 2018, where preliminary feedback was provided to the applicant on the proposed architecture.

II. GENERAL INFORMATION

A. General Plan

The General Plan designates the site as Single Family Medium Density.

B. Zoning

The zoning designation is currently R-10 Single Family – 10,000 square foot lots. If the City Council approves the rezoning, the site would be zoned PUD-Planned Unit Development District.

C. Site Description and Existing Land Use

The site is currently vacant and contains multiple parcels that together total approximately 4.46 acres. The site currently contains multiple access points from Pleasant Hill Road. The site is located at the southeast corner of Pleasant Hill Road and Boyd Road. The site generally slopes from in a northeast direction.

D. Surrounding Zoning and Uses

<table>
<thead>
<tr>
<th></th>
<th>Zoning</th>
<th>Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>Single Family – 10,000 sf lots</td>
<td>Single Family Residential</td>
</tr>
<tr>
<td>South</td>
<td>Single Family – 10,000 sf lots</td>
<td>Single Family Residential</td>
</tr>
<tr>
<td>East</td>
<td>Single Family – 10,000 sf lots</td>
<td>Single Family Residential</td>
</tr>
<tr>
<td>West</td>
<td>Single Family – 10,000 sf lots</td>
<td>Single Family Residential</td>
</tr>
</tbody>
</table>

E. CEQA Status

An Initial Study and draft Mitigated Negative Declaration were previously prepared and adopted by the City for the project pursuant to Section 15070 of the Guidelines for the Implementation of the California Environmental Quality Act (CEQA). The Initial Study and the draft Mitigated Negative Declaration prepared for the project are available for public review at the City of Pleasant Hill Planning Division. None
of the circumstances noted in CEQA Guidelines Sections 15162 or 15163 that would require preparation of a new or updated environmental document are determined to be applicable to the project.

F. Public Notice

A notice of the public hearings, and Initial Study/Mitigated Negative Declaration, was mailed to each residence and/or owner of properties within 300 feet (+/-) of the project site. Notices were also sent to all applicable/required public and private agencies. In addition, notice for the public hearing was provided on signs posted at the site, on the City website and planning project website, on the City Hall electronic changeable message sign and via publication in the Contra Costa Times Newspaper on March 13, 2018.

G. Related Applications

The project also has an existing approval of a tentative map to allow the subdivision of the property into 17 residential lots (includes common open space and roadway parcels). In addition, the project also requires review and approval of a Development Plan Permit that will be reviewed by the Planning Commission.

III. PURPOSE AND SCOPE OF REVIEW

The purpose of architectural review is to evaluate the interdependence of property values and aesthetics, and to provide a method to promote sound land use development. More specifically, architectural review is intended to:

1. Ensure excellence of architectural design;

2. Ensure that siting and architectural design of structures, including their materials and colors, are visually harmonious with surrounding development and with the natural landforms and vegetation of the areas in which they are proposed to be located;

3. Ensure that plans for the landscaping of open spaces conform with the requirements of Section 18.115.010.B and that they provide visually pleasing settings for structures on the site and on adjoining and nearby sites, and blend harmoniously with the natural landscape; and

4. Prevent excessive and unsightly grading of hillsides, and preserve natural landforms and existing vegetation.

5. Ensure substantial compliance with City-wide design guidelines.

Please note that due to a recent zoning ordinance amendment, this permit will reviewed and approved by the Planning Commission in conjunction with the required Development Plan Permit. Thus, the Architectural Review Commission will make its recommendations to the Planning Commission regarding approval of the Architectural Review Permit.
IV. ANALYSIS

The applicant is requesting review and approval of an Architectural Review Permit for development of 17 homes and associated landscaping and site improvements, as well as approval of a tree preservation/removal plan for the site. An analysis of the project is provided below.

A. Development Standards Compliance

The Planned Unit Development and Concept Plan include development standards that modified various provisions of the existing R-10 zoning applicable to the project site. Modifications proposed are related to setback reductions for Lots 3 and 4, a lot coverage increase of 5%, and modifications to lot size, depth and width requirements. These modifications were previously reviewed and considered by the Commission and are currently pending final review and action by the City Council. The following is a summary table of the project in relation to the applicable development standards.

<table>
<thead>
<tr>
<th>Development Standards</th>
<th>Proposed PUD Zoning District</th>
<th>Proposed Plans</th>
</tr>
</thead>
<tbody>
<tr>
<td>Setbacks</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Front Yard:</td>
<td>20 ft.</td>
<td>20 ft.</td>
</tr>
<tr>
<td>Rear Yard:</td>
<td>15 ft.</td>
<td>15 ft.</td>
</tr>
<tr>
<td>(Lot 17 could be reduced to 12.5, subject to ARC and PC review)</td>
<td></td>
<td>Lot 17, 12.5 ft.</td>
</tr>
<tr>
<td>Aggregate Side Yard: 15 ft.</td>
<td></td>
<td></td>
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<tr>
<td>Lots 3 and 4 – Are allowed a 20% reduction for side and rear yards (only if interior access for Lot 1 is required, all other lots to comply as noted below)</td>
<td>15 ft.</td>
<td></td>
</tr>
<tr>
<td>Interior Side Yard: 5 ft.</td>
<td></td>
<td>5 ft.</td>
</tr>
<tr>
<td>Lots 3 and 4 – Are allowed a 20% reduction for side and rear yards (only if interior access for Lot 1 is required, all other lots to comply as noted below)</td>
<td>5 ft.</td>
<td></td>
</tr>
<tr>
<td>Corner Side Yard: 15 ft.</td>
<td></td>
<td>15 ft.</td>
</tr>
</tbody>
</table>
The Concept Plan allows for reduction of the rear yard setback for Lot 17 to 12.5 feet, provided that there is adequate justification such as for tree preservation or to improve the appearance of the building on that lot. Staff does recommend preserving two trees on Lot 17, thus, this could be the basis for allowing the 2.5 foot rear yard setback reduction.

The applicant has proposed building sizes that slightly exceed the lot coverage or floor area ratio, all less than one percent of the allowable area. Thus, since the exceedances are small, and it would not significantly affect the overall appearance of the residences, staff recommends that the buildings be resized to comply with lot coverage and floor area ratio maximums prior to building permit issuance (Condition No. 1.3).

B. Architecture

The PUD Concept Plan notes that the architecture should offer refined and current styles that are reminiscent of Pleasant Hill’s past and the agrarian nature of the
site and also incorporate more contemporary features. The Concept Plan notes the use of farmhouse, modern ranch, prairie and contemporary craftsman styles should be used and a mix of one and two story homes with strong porch fronts should also be incorporated. In addition, the residences fronting Pleasant Hill Road should not be boxy or blocky in appearance and have a variety of heights and 2nd floor setbacks with side-loaded garages.

The proposed project is designed with themes related to contemporary craftsman and farmhouse architecture. Front porches are proposed and a variety of building materials, roof lines and colors are incorporated into the designs to provide an interesting and pleasing appearance for the residences. The residences along Pleasant Hill Road would have second stories setback from the first floor to reduce the boxy appearance. In addition, the garages on these residences would be side loaded. The proposed architecture for all the residences is consistent with the design provisions noted in the PUD Concept Plan.

The proposed plans incorporate four sided architecture, however, there are some side elevations that have fewer architectural features, which could result in a plain, uninteresting appearance. An example is Plan 4A on the left elevation, which may merit additional architectural treatment to improve the appearance (see Condition No. 1.4).

City Wide Single-Family Residential Design Guidelines

The Single-Family Residential Design Guidelines pertaining to the project architecture are as follows:

- No. 2a. – Architectural elements of new residential buildings should be designed to reduce the mass of large structures and provide a pedestrian scale to the buildings. The plans include front covered porches, building roof varieties and material variety to provide a pedestrian scale to the buildings. Two story residence plans are not blocky in its appearance to further reduce the massing.

- No. 2b. – Scale and mass of new single-family residential buildings or additions should be harmonious and visually compatible with the physical condition of the existing neighborhoods. A mix of one and two story plans are proposed with various architectural styles. The project site is surrounded by other two story residential homes and a mix of architecture styles in the neighborhood.

- No 3a. – New homes should convey a small-town feel & 3e – facades should be varied and articulated to provide visual interest & 3h – no building façade should consist of an unarticulated blank wall. The plans propose both farmhouse and craftsman architectural styles. Many of the plans feature a front covered porch and have a variety of materials, colors and architectural elements to provide increased interest and articulation to the buildings. Four-sided architecture is generally utilized throughout the project, however, there
are some side elevations that have reduced architectural interest (ex. Plan 4A, left elevations) and may require further consideration (as noted above).

- No. 3c. – Buildings should be designed to reinforce the relationship to streets. The proposed plans incorporate front porches and windows on the front of the buildings. In addition, the residences that would front Pleasant Hill Road would have direct access to the street sidewalk and would not “turn their back” on the frontage.

- No. 3d – Structures should be visually and architecturally pleasing by varying the height, color, setback, materials, texture, trim and roof shape, and landscape & No. 3f. – Buildings should include architectural details that enhance the character of the building. The project plans incorporate front porches, variety of building materials, varied building roof lines and multiple windows on the front that improve the appearance of the residences.

- No. 3n. – Roof materials should relate to the design and style of the building and have texture and relief. Composition shingles are proposed to complement the proposed architectural styles (craftsman and farmhouse).

- No 9k. – Homes should employ varying color combinations and architecture to provide variety. The project plans incorporate varying building color packages.

C. Site Plan – Layout

The proposed project includes a private roadway that will serve the residences within the subdivision. The road is a backwards “C” with no secondary access (except for emergency purposes) and end with a cul-de-sac bulb that allows vehicles to turn-around to exit the project. Sidewalks are provided along the private street, with access both from the northern and southern end of the property.

The residences at the southern end of the site are limited to one-story, with a mix of both one and two stories through the remainder of the site. While the homes along Pleasant Hill Road do not have direct vehicular access off of Pleasant Hill Road, the residences are designed to face the street, rather than turning their backs onto Pleasant Hill Road.

City Wide Single-Family Residential Design Guidelines

The applicable Single-Family Residential Design Guidelines pertaining to site layout include, but not limited to:

- No. 1a – The layout should preserve existing natural site features such as topography, views and vegetation. While the project includes grading throughout the property, the general slope and topography would remain similar to the existing condition. The project does proposes to preserve
certain trees throughout the site, however, many trees would be removed since the site was relatively undeveloped in its current condition. The project would not result in significant effects to existing views surrounding the property.

- No. 1b – Integrate new single-family residential developments into the surrounding environment. Finding a balance between new and older homes that respects both interests. The project proposes development of two-story structures throughout the site, however, single story residences would be maintained on the southern end of the site, adjacent to a row of existing residential homes. The proposed site layout would minimally affect the surrounding the neighborhood and would remove multiple driveways that currently access directly onto Pleasant Hill Road.

- No. 1e. – Setback garages or de-emphasize garages from the front of the dwelling. For the residences that would be located adjacent to the public streets, the garages would be located to the side of the residences, thus, not visible from either public street frontage.

- No. 1j. – New homes should minimize the loss of existing mature trees on-site, through the use of thoughtful and creative design. The project proposes to remove the majority of the trees from the site. However, after peer review, trees that are deemed to be the best candidates for preservation will remain.

- No. 1k – New two story homes or additions should transition appropriately to respect the privacy of adjacent single-story buildings & 11. – New homes should be sensitive to existing structures and minimize obstruction of existing outward views where possible. The project limits residences on the southern edge, adjacent to existing residences, to one story. All the two story homes would be on the inside of the project or along Pleasant Hill Road.

D. Access, Circulation and Parking

Access to the project is via a 34-foot wide private street (widens up to 42 feet near the internal common open space area) from Pleasant Hill Road, running through the middle of the project site. The end of the private street has a cul-de-sac, but allows emergency vehicles through to Pleasant Hill Road. The City Council will determine at its September 17 meeting, whether access will be directly off of Boyd Road or have internal access within the subdivision. Staff will update the Commission at the meeting. Trash collection will be similar to other single family neighborhoods in the City, where individual bins will be put out during garbage day and then put back in when not serviced.

To accommodate the proposed residences, modifications are proposed along Pleasant Hill Road. In addition to a new median (for traffic calming purposes), the project will also be incorporating a northbound right turn pocket from Pleasant Hill Road.

Each individual residence will have either a two or three car garage (the third space will be in a tandem configuration). The four residences that have an
Accessory dwelling unit are not required to provide a parking space since it is located within a half mile of a transit stop, thus, only the two garage spaces are required. Guest parking is proposed on the private street, largely on one side. It should be noted that the driveway aprons fronting each residence have capacity for additional parking. The project is proposing to install a sidewalk along the property frontage (both Pleasant Hill and Boyd Roads) in addition to an internal sidewalk that largely is on one side of the street.

To ensure there is long-term maintenance for the project improvements, including the road, fencing, drainage, etc., project Conditions, Covenants and Restrictions (CC&R’s) will be recorded for each of the lots providing for long-term maintenance of the private roadway (Condition No. 1.8).

City Wide Single-Family Residential Design Guidelines

The applicable Single-Family Residential Design Guidelines pertaining to access and circulation include, but are not limited to:

- No. 9b. – The circulation system should be logical predictable and not confusing. The proposed private street is a simple design that provides one access point onto Pleasant Hill Road. The private street has a dead-end, however, there is sufficient turn-around area in the end cul-de-sac to allow safe vehicle circulation. The project also has two pedestrian access points into and out of the project. The second access from Boyd Road will be reviewed and determined by the City Council as part of the PUD.

- No. 9d. – Sidewalks shall be incorporated. The project proposes a new internal sidewalk and a new sidewalks along Pleasant Hill and Boyd Roads.

- No. 9p. – Provide adequate visitor parking. The project has driveway aprons and parking along the private street to accommodate visitor parking needs.

E. Landscaping/Tree Removal

Front yard areas of individual lots would be landscaped by the project developer, as indicated on the proposed Landscape Plan. The applicant is proposing to incorporate new landscaping with the trees that are proposed to be preserved on the site. The landscape plan shows multiple tree species including maples, sour gum, Chinese pistache and coast live oaks along with accent trees including madrones, redbuds, maidenhair, crape myrtle, and olive trees.

1. Front Yard Landscaping

All lots would comply with front yard landscape provisions (50% of front setback must be landscaped). The lots would be landscaped with a mix of trees, shrubs and groundcover that present a pleasing street side appearance.
Housing fronting the two adjacent streets would have a larger landscape area that have street trees mixed with ground cover, shrubs and a new sidewalk.

**Hardscape**

The proposed front yard landscape includes reduced width driveway aprons (down to 16 feet wide). Staff recommends that the widths be increased to allow two vehicles to be parked side by side, or at least be increased to at least a width of 17 feet to better accommodate two parked cars (Condition No. 1.5). Walkways are proposed to extend from either the driveway or from the private road to the front door and side yard access.

2. **Common Open Space Landscaping**

Two common open space area are proposed that will be landscaped. One area is at the corner of Boyd Road and Pleasant Hill Road, the other will be located in the project site, adjacent to Lot 15. As required by the Concept Plan, the corner area must incorporate a commemorative of the history of the site and enhanced landscaping. The applicant proposes options for Commission consideration. The options include:

- A single multi-sided pilaster with commemorative pieces in the pilaster;
- A precast concrete wall with stone pilasters, with commemorative plaques;
- A precast concrete wall with stone pilasters and a wood trellis, with commemorative plaques.

All of the options would incorporate enhanced landscaping with a mix of trees, shrubs and ground cover. The applicant also has an alternative option that includes, in addition to landscaping, interlocking pavers, decomposed granite that would include bicycle parking (due to the proximity of the canal trail).

The common area adjacent to Lot 15, would largely serve as a bio-retention area, however, a small portion at end of the site will have a small passive open area that would have groundcover, shrubs and trees. This area will also be where the project mailbox and parcel box will be located.

3. **Median Area Landscaping**

As part of the project, the applicant is required to install a new median within Pleasant Hill Road. While the final design is subject to review and approval by the City Engineering Division, Commission design input is requested. The plans show the intention of having a mix of smaller shrubs and cobblestone within the median area. While the inside median width is only proposed to be
three feet wide, it is not clear whether trees could be incorporated into this width.

4. **Tree Preservation/Removal**

86 trees are proposed to be removed from the property (73 are considered “protected”). Eleven trees were required to be further reviewed to determine whether those could be preserved on the site. The City had a peer review arborist review the information provided by the applicant, complete a site visit and make recommendations. His recommendations are provided in Attachment E. In summary, the recommendation, supported by City staff, is to preserve four of the trees on the property. One additional tree was included after a site visit verified that an additional healthy tree could be preserved. Thus, with the one previously proposed to be preserved, the project would include the preservation of six trees. Staff recommends that the Commission confirm the direction pertaining to the preservation of the trees as recommended by the peer review arborist and City staff.

Overall, based on the proposed number of trees to be removed, 108 replacement trees would be required on the property. The proposed landscape plan includes the planting of 67 trees spread throughout the project site. Staff recommends that the applicant provide the balance of the required replacement trees off-site at a location determined by the City or that an in-lieu fee payment for the remaining required replacement trees be provided prior to issuance of the grading permit for the subdivision (Condition No. 1.6).

5. **Tree Preservation**

For the trees that are to be preserved (tree # 25, 29, 41, 49, 85, 199), a final tree preservation plan (including the proposed preserved trees) shall be prepared by the project arborist and shall be incorporated into the building permit plans, and followed through the construction process (Condition No. 1.12).

**City Wide Single-Family Residential Design Guidelines**

The applicable Single-Family Residential Design Guidelines pertaining to landscaping include, but not limited to:

- No. 4a – Landscaping should be an integral part of the overall site design, No. 4b, – Landscaping should be used to complement good design & No. 4c. – Select landscape materials that are appropriate in scale and function with the site. The proposed landscape plan would complement the existing site and the buildings proposed for the project. The proposed landscaping will not hide or
overpower the buildings at the site.

- No. 4d., 4e., 7aiv & 8a. – Heritage and protected trees shall be preserved to the greatest extent feasible and mature tree loss shall be minimized where possible. After further review by the City peer review arborist, it was determined that four additional trees should be preserved.

- No. 4i. – Native, drought tolerant plant materials and other plant species which are well adapted to local climatic conditions and can preserve water resources. The proposed project is required to comply with the City water efficient landscape provisions (see Condition No. 5.1).

- No. 4m. – The scale and nature of landscaping materials should be appropriate to the site, structures and neighborhood. The landscape plan appears to be well suited and appropriate to the site and the proposed structures. With no predominant landscape style in the area, the proposed plan would not be in conflict with properties of the neighborhood.

- No. 4q. – Air conditioning/mechanical equipment and trash enclosures/receptacles shall be placed out of view from the public right-of-way through the use of landscaping or walls/fences & No. 4s – sight distance zones shall not have any landscaping over three feet tall. Condition No. 1.9 is proposed to ensure compliance with these Guidelines and also includes sight distance provisions from the private driveways.

F. Lighting

The project proposes to a combination of pedestrian and street lights along Pleasant Hill Road, subject to compliance with City Engineering provisions. The project does not propose any internal street or pedestrian lights. The only lights proposed are wall mounted accent lights on the individual residences. If the Commission believes additional lighting is appropriate within the project site the project could be conditioned to address this concern.

City Wide Single-Family Residential Design Guidelines

The applicable Single-Family Residential Design Guidelines pertaining to lighting include, but are not limited to:

- No. 7a – Lighting should be provided in balance with neighborhood concerns & No. 7b. Lighting should be located and designed to minimize glare and spillage onto adjacent properties. The project does not propose any internal street lights, thus, would not affect surrounding properties.

G. Fencing/Walls and Screening

Each property would have a six foot high privacy fence that separates side and rear yards from adjacent properties. Those residences along the eastern edge of the site would have six foot high view fences that will have an open work (wire
mesh) design that will be placed on retaining walls to separate these properties from the adjacent canal property.

The applicant proposes to incorporate stacked retaining wall blocks with vertical and horizontal grooves, along with a rock, multi-color appearance to minimize the appearance of height. In response to comments received during the previous study session (and through the Planned Unit Development process), the retaining walls along the eastern edge of the site were reduced in height from approximately nine feet down to a range of 0 to 6.5 feet. This appearance of height would further be minimized with the planting of trailing vines and plants that are expected to grow down the retaining wall. It should be noted that there is one area where the retaining wall height would be up to 8 feet (at the corner point between lots 3 and 4), however, that is in one small area and would be screened with existing vegetation.

City Wide Single-Family Residential Design Guidelines

The applicable Single-Family Residential Design Guidelines pertaining to fences and walls include, but not limited to:

- No. 6a – Design of walls and fences should be architecturally compatible with the primary structure. The proposed fencing designs appear compatible with the primary structures (wood and open-work mesh fences with wood exterior buildings). The proposed retaining wall construction provides architectural interest and would be compatible with the residences.
- No. 6h. – To keep scenic corridors in its natural appearance, the use of walls and fences should be minimized to preserve scenic corridors. Fences would be setback back from Pleasant Hill Road and buffered with landscaping.

H. Grading and Drainage

The preliminary grading plan shows the site is graded in a southwest to northeast direction. The grading in general appears to meet current standards of maximum slope of 2:1. The applicant has provided retaining walls at select locations adjacent to developed areas to minimize disturbance to the existing homes to the south on Kelsey Court and to the open space area next to the Contra Costa Canal Trail.

The preliminary drainage plan indicates that runoff from developed areas will be collected and conveyed into the proposed bio-retention areas. There appears to be sufficient hydraulic capacity in the proposed storm drain network and will be confirmed during final design. The applicant proposes to meet C.3 stormwater quality requirements for the development by utilizing low-impact development (LID) strategies including bio-retention. There are three proposed bio-retention areas which appear to be sized correctly from a preliminary review of the calculations and the site plan. The future homeowner’s association will be expected to maintain these areas.
City Wide Single-Family Residential Design Guidelines

The applicable Single-Family Residential Design Guidelines pertaining to grading include, but not limited to:

- No. 9i. – Mass grading should be minimized. Proposed grading is minimized throughout the site. The only grading proposed is largely to accommodate stormwater drainage through the site.

I. Sustainable/Green Building Methods

Various green building methods are proposed to be incorporated into the project as noted below and in Attachment G:

- Construction material waste diversion
- Storm water bioretention systems
- No turf landscaping in the front yards and water efficient plant material and irrigation design
- Green framing, building envelope and insulation components
- Pre-plumbed for solar and instant hot water heaters
- Exceeding Title 24 base requirements by 10% and HVAC system testing

City Wide Single-Family Residential Design Guidelines

The project is potentially consistent with the following Single-Family Residential Design Guidelines pertaining to green building and sustainable methods:

- No. 10ai. – Use landscape to reduce energy costs.
- No. 10a(ii. – Use recycled materials, low wattage fixtures, energy efficient appliances, etc.
- No. 10a(iv. – Use high quality, long lasting materials.
- No. 10a(v. – Implement advanced building materials and techniques.
- No. 10a(vi. – Installing attachments and pre-wiring for solar energy in new construction and ensure this type of equipment is located in the most opportune location to make use of the full extent of natural energy.

The project plans do not provide this feature, thus, staff recommends a condition of approval to address this issue (Condition No. 1.7).

- No. 10b – Utilize water efficient landscaping.

J. Architectural Review Commission Study Session Comments

The following are the comments provided by the Commission at the June 2018 Study Session (Attachment H). Responses to the comments are noted in italics.
• The Commission preferred the alternative designs that had a more traditional appearance, over the more contemporary design. *The applicant traditional design themes, mixed in with contemporary design themes for the project.*

• Recommended that actual color samples be provided for review. *Actual color samples will be provided at the meeting.*

• Cautioned against the use of dark colors and the use of multiple exterior design materials on the exterior of the residences. *The project includes the use of dark and light colors throughout the site. Some of the two story building use three primary building materials, while the remainder uses two primary building material types.*

• The Commission recommended that an alternative design solution be provided to minimize the height of project retaining walls, including reanalyzing the location of the retaining wall, particularly at “corners” to allow a curving appearance or a setback, breaking up the wall height, and the use of vegetation planted at the top of the wall to grow down the wall. In addition, the use of darker colored keystone (beveled/battered appearance) is preferred. *The applicant has reduced the height of the retaining walls by approximately 2 to 3 feet (a tall point still existing in the elbow area of the eastern edge of the property, but is screened by existing off-site vegetation) and has incorporated the darker colored keystone wall as noted by the Commission. The applicant also proposes to have plants at the top of the wall that will grow down the retaining wall over time.*

• The Commission prefers the open work fence on the eastern edge of the project site, however, not clear on the final design solution. *An open work fence is proposed.*

• The Commission had various feedback on the use of internal, vs. external access for Lot 1. However, this is to be resolved with the City Council. *Staff to report back on the direction provided by the City Council.*

V. SUMMARY/CONCLUSION

The design comments raised in this staff report for Commission consideration and direction are summarized below:

• *Design:*
  
  o Provide input and feedback to the design treatment of building elevations, particularly the right and left elevations of Plan 4A & 4B, left elevation of Plan 1A, right elevation of Plan 2A & 2B and rear elevation of Plan 3 (Farmhouse) Rear and Side building elevations.

  o Input on the proposed design alternatives/options for the treatment of the commemorative feature at the intersection of Boyd and Pleasant Hill Roads.
• *Tree Preservation:* Provide feedback on the staff recommended tree preservation (additional tree preservation of #25, 29, 41, 85, 199).

• *Landscape Plan:* Review the proposed planting plan and confirm that replacement trees not proposed on-site shall be provided off-site or through an in-lieu fee arrangement.

• *Lighting:* Determine whether internal lighting is needed for the project.

• *Retaining Wall Design:* Provide input and feedback on the proposed retaining wall design, plantings and open work fence along the eastern edge of the site.

VI. **NEXT STEPS**

The project will be reviewed and approved by the Planning Commission. The Architectural Review Commission recommendations will be considered by the Planning Commission as part of their review.

VII. **RECOMMENDATION**

Conduct the public hearing, receive comments from all interested parties, provide feedback and direction on the project, including input on the issues identified in the staff report and make a recommendation to the Planning Commission for the requested Architectural Review Permit. Make the recommendation that none of the circumstances noted in CEQA Guidelines Sections 15162 or 15163 would require preparation of a new or updated environmental document and that the previously adopted mitigated negative declaration is valid for the project.

VIII. **ATTACHMENTS**

Attachment A  Proposed Conditions of Approval  
Attachment B  Proposed Project Plans  
Attachment C  Applicant Information  
Attachment D  PUD Concept Plan  
Attachment E  Vesting Tentative Map Conditions of Approval  
Attachment F  Updated Arborist Report & Peer Review Arborist Report  
Attachment G  Green Building Methods – (Build it Green Table Summary)  
Attachment H  Architectural Review Commission Study Session Comments  
Attachment I  Public Hearing Notice  
Attachment J  Location Map