Attachment A
1. Ensure excellence of architectural design.

The proposed project includes multiple design themes, uses multiple high quality materials for all of the proposed residences. The project incorporates building design features that provide interesting and increased visual interest to the proposed buildings such as varied roof lines and non-boxy buildings. The project incorporates landscaping that complements the appearance of the project, particularly along the Pleasant Hill Road frontage. The residences along the adjacent roadways front onto the roadway, rather than having their rears facing the streets, thus, improving the appearance of the project.

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.

The project limits one story residences at the southern edge of the site to minimize impacts to existing residences to the south. The proposed design themes are complementary to styles that can be found in the neighborhood. The proposed project colors are a mix of earth-tone and neutral colors, with some color to add visual interest to the project. The proposed building materials are high-quality and provide long term durability. The proposed landscaping is not inconsistent with existing vegetation throughout the City.

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.

The proposed landscape plan complements the architecture of the project. Front yard landscaping includes a mix of trees, shrubs and groundcover in a logical siting manner. The common open space areas are landscaped and provide both a visual interest to the project (corner of Boyd and Pleasant Hill Roads) and an appropriate landscape treatment.
for the area (internal common open space area). The landscape plan includes oak, maple and redbud trees that are commonly found throughout the City.

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

The proposed project is not within a hillside area, will preserve multiple trees within the project site and grading will not result in new, significant grading heights or reductions. The project does incorporate a new retaining wall on the eastern edge of the property; however, the height is reduced, the wall material will reduce the appearance of height (interlocking blocks with a darker wall color) and plants will be installed at the top and will grow over the retaining wall to further minimize its appearance.

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

The ARC staff report includes a discussion the projects consistency with various sections of the City-wide design guidelines.

CONDITIONS OF APPROVAL

1.0 Plans

1.1 Approval is based on and shall be in accord with the plans contained in the project file, dated, “Approved _____” except as they may be modified by these conditions and/or Planning Commission direction.

1.2 Any significant changes proposed to the exterior elevations prior to, or after issuance of a building permit shall be submitted to the Architectural Review Commission prior to building permit issuance or prior to building permit final.

1.3 Prior to building permit issuance, all lot coverage and floor area ratio calculations shall be provided and shown to be in compliance with the applicable PUD development standards (35% lot coverage and 40% floor area ratio) and stamped by a licensed engineer and/or licensed architect.

1.4 Modifications to building elevations should be made in according with Architectural Review Commission direction.

1.5 Prior to building permit issuance, all driveways except as necessary to accommodate tree preservation for Lot 9, shall have a minimum width of 17 feet throughout the length of the driveway apron.

1.6 Prior to building permit issuance, an in-lieu fee for tree replacements shall be submitted to the City to make up the balance of replacement trees that cannot be sited on the plan. The in-lieu fee shall be reviewed and approved by the Zoning Administrator, and is based on the cost of a 15 gallon tree, including installation, delivery and maintenance charges. Alternatively, off-site planting at a location determined by the City may be considered by the Zoning Administrator.
1.7 Prior to building permit issuance, building permit plans shall include pre-design and pre-wiring for solar energy systems for all residences.

1.8 Prior to the first occupancy of a residence a homeowners association, including Conditions, Covenants and Restrictions CC&R’s, should be prepared and recorded to cover all common areas.

1.9 Prior to building permit issuance, project plans shall show that all air conditioning and mechanical equipment is placed out of view from the public right of way and private driveway.

1.10 Prior to issuance of building permits, the applicant shall submit a final fencing plan for review and approval by the Zoning Administrator. The fencing plan shall specify location, height, material, and color.

1.11 No structures and vegetation above three feet tall shall not be located in any sight distance zone (street corners and driveways).

1.12 A tree protection plan for preserved trees that are on-site and in close proximity of the project site shall be provided and approved prior to issuance of any permits and shall be implemented prior to and during all construction activities. The tree protection plan shall be prepared by a certified/licensed arborist.

1.13 Grading and construction operations (if applicable) shall be limited to the hours of 7:30 a.m. to 7:00 p.m. Monday through Friday and prohibited on Saturdays and Sundays and City holidays. In addition, heavy/noisy equipment operation shall occurring only during the hours of 8:00 a.m. to 7:00 p.m., Monday through Friday.

1.14 All construction plans, such as, but not limited to, the site plan, building elevations, landscaping and irrigation plans, grading plan, mechanical drawings, street improvement plans, and detailed drawings submitted to the Building Division for permits shall be coordinated for consistency by the applicant prior to issuance of any permits. Any change or modification to one particular plan shall require the corresponding revisions on all other applicable plans. The applicant shall be responsible for correcting any inconsistency that may occur through error or omission during plan preparation or construction.

1.15 Compliance with all conditions of approval, and mitigation measures applicable to Vesting Tentative Tract Map PLN 18-0219 shall be completed, otherwise approval of this Architectural Review Permit shall be null and void.

1.16 Compliance with all conditions of approval, applicable to Development Plan PLN 18-0219 shall be completed, otherwise approval of this Architectural Review Permit shall be null and void.
1.17 Approval of this project shall not waive required compliance with all sections of the Pleasant Hill Municipal Code, General Plan, and applicable policy plans.

1.18 Prior to building permit final, the applicant/developer shall comply with the requirements of the City of Pleasant Hill Construction and Demolition Debris Ordinance (Chapter 14.40). Prior to building permit final a waste management plan shall be submitted and approved by the Building Division.

1.19 When submitting final revised plans for issuance of a building permit for any aspect of the project, the applicant must provide to the Zoning Administrator a copy of these conditions of project approval with a cover letter specifying how the plans address and comply with each of these conditions.

1.20 Prior to issuance of a building permit final (certificate of occupancy), the applicant shall submit to the Zoning Administrator an annotated list of outstanding conditions demonstrating proof of compliance with a cover letter specifying how the project has addressed and complied with each of these conditions.

1.21 Outside Agencies - The owner/applicant shall comply with the requirements of all other agencies having jurisdiction over this project. This shall include, but not be limited to the Contra Costa County Fire Protection District, PG&E, Contra Costa Health Department, Central Contra Costa County Sanitation District, Contra Costa County Flood Control District and Contra Costa Water District. Proof of approval from other agencies with jurisdiction over the project shall be provided to the Zoning Administrator prior to commencement of operations at the facility.

1.22 Federal, State and Local laws - Owner/applicant shall comply with all federal, state, and local laws. The issuance of this development plan permit shall not constitute a waiver of the requirements of any federal, state or local law, including the requirements of the California Building Standards Code.

1.23 As required to comply with applicable laws and regulations, if site disturbance commences between February 1 and August 31, a pre-construction survey shall be conducted by a qualified wildlife biologist. If nests of either migratory birds or birds of prey are detected on or adjacent to the site, the applicant shall consult with the CDFW to determine the size of a suitable buffer in which no new site disturbance is permitted until August 31, or the qualified biologist determines that the young are foraging independently. If more than 15 days elapses between the survey and site disturbance, the survey shall be repeated.

1.24 As required to comply with applicable laws and regulations, prior to issuance of grading, or building permits the project applicant shall submit to the Contra Costa Fire Protection District and the City a Phase I environmental site assessment report, (and a Phase II report if warranted by the Phase I report) for the project site. The reports shall make recommendations for remedial action, if appropriate, and should be signed by a Registered Environmental Assessor, Professional Geologist, or Professional Engineer. The project shall comply with the recommendations.
1.25 The owner/applicant shall defend, (with counsel acceptable to the City) at its sole cost and expense, indemnify, protect, release and hold harmless the City of Pleasant Hill and any agency or instrumentality thereof, including any of its agents, commissions, boards, officers, and employees ("indemnitees") from any and all claims, actions, or proceedings arising out of or in any way related to the processing and/or approval of this Project and any environmental determination that accompanies it. This indemnification shall include, but not be limited to, suits, damages, judgments, costs, expenses, liens, levies, attorney fees or expert witness fees that may be asserted or incurred by any person or entity, including the applicant, third parties, and the indemnitees, arising out of or in connection with the processing and/or approval of this Project, except to the extent attributable to the sole negligence or willful misconduct of indemnitees.

2.0 Approval Time Limit

2.1 Architectural Review permit shall expire one (1) year from the effective approval date unless: a building permit is issued, substantial money is expended, and construction diligently pursued, or an occupancy permit is issued, or the Architectural Review Commission renews the approval. A renewal may be granted only if a written request is submitted by the applicant to the Zoning Administrator prior to expiration of the Architectural Review permit.

3.0 Related Approvals

3.1. The project shall comply with all conditions of approval as identified in the approved Vesting Tentative Tract Map, associated Mitigation Measures, Development Plan and PUD Concept Plan.

4.0 Building Design

4.1 Specific paint, siding, wall or roofing materials, finish textures, and windows or doors shall be in substantial compliance with Architectural Review Commission approved plans and conditions. Manufacturer specifications and samples of final color and materials selections may be required by the Zoning Administrator prior to issuance of building permits to verify compliance.

4.2 Buildings shall include gutters and down spouts to collect and appropriately drain/disperse stormwater. All building drainage gutters, down spouts, vents, and similar elements located on the exterior walls shall be shown on final building elevation drawings prior to building permit issuance and shall be completely concealed from view or shall be architecturally compatible with the exterior building design and color.

5.0 Landscaping

5.1. The proposed landscaping shall comply with the City of Pleasant Hill Water-Efficient Landscape Ordinance. Compliance shall be documented prior to installation of any
irrigation or landscaping and as noted in the ordinance. A peer review to verify compliance shall be funded by the applicant.

5.2 The applicant/developer shall enter into a Landscape Maintenance Agreement (LMA) with the City that includes a requirement for an annual report certifying that the project site is being maintained in compliance with the approved landscape plan. The report shall be prepared by a landscape professional and submitted annually to the Zoning Administrator commencing 12 months after initial building occupancy approval. The City will prepare the LMA upon request by the applicant. Lastly, upon review and approval by the City, the property owner shall record the LMA at the Contra Costa County Recorder’s office and provide a copy of the recorded LMA to the Zoning Administrator prior to issuance of a Final Certificate of Occupancy or final building inspection, whichever is applicable.

5.3 The site shall be subject to annual compliance reviews by the Zoning Administrator from the approval date of Architectural Review Permit PLN 18-0219. Any trees/shrubs that are determined to be dead or dying by the City shall be replaced to the satisfaction of the Zoning Administrator by April 1 of each year.

5.4 Prior to issuance of building permits, detailed final landscape and irrigation plans shall be submitted to the Zoning Administrator for review and approval in accordance with direction from the Architectural Review Commission. Such plans shall be prepared and stamped by a California licensed landscape architect or other equally educated and experienced professional qualified to the satisfaction of the Zoning Administrator.

5.5 Landscape plans shall be scaled to a minimum of 1" = 20' and shall specify the following:

a. The location and size of all plant materials and shall include a plant legend specifying species type (botanical and common name), container size, and quantity of all plant materials;

b. Spacing for all trees shrubs, and ground covers;

c. Locations of all pavements and hardscape (vehicular and pedestrian), walls, fencing, buildings, roof overhangs and other structures, utility equipment (air conditioners, transformers, backflow prevention valves, etc.), property lines, and other pertinent site plan features.

5.6 All landscaping shall be installed in accordance with the plan approved by the Architectural Review Commission. Plant materials shall comply with the following:

a. Plant materials shall consist of a mix of evergreen and deciduous trees, shrubs and ground covers to provide design interest and serve as a protective measure against disease and insect infestation. Low maintenance plants are encouraged;

b. Only live ground cover is allowed in high visibility and pedestrian areas. Exceptions may be approved by the zoning administrator to include, but not be limited to, decorative gravel beds, decomposed granite paths or pedestrian spaces and areas to be
accented with shrubs;

c. All landscape planting areas shall be mulched or covered with bark chips or other similar material, unless growth of live ground covers would be impeded. Exposed soil is prohibited;

d. Drought tolerant species suitable for the Pleasant Hill area are encouraged;

e. Plant material selections must consider the climatic conditions of the Pleasant Hill area. Species particularly susceptible to, or potentially damaged by, disease, insects, winter freeze, summer heat, wind, and other climatic conditions are discouraged. Species exhibiting particular problems in the Pleasant Hill area may not be permitted and, as such, plant substitutions may be required by the Zoning Administrator.

5.7. Plant material size and spacing shall comply with the following:

   a. Minimum tree size shall be a 50% mix of 24" box and 15 gallon. Minimum shrub size shall be 5 gallon. Smaller sized containers may be utilized for ground covers;

   b. Where plant materials are placed in two (2) or more rows, planting rows shall be staggered;

   c. Evergreen trees required for screening purposes shall not be less than six (6) feet in height at time of planting;

   d. Large shrubs required for screening purposes shall not be less than thirty (30) inches in height at time of planting. Spacing shall be between four (4) and six (6) feet on-center, as determined by the zoning administrator.

   e. Ground covers shall be spaced such that full coverage is achieved at the end of eighteen (18) months.

5.8. Planting and staking details shall comply with the following:

   a. Final landscape plans shall include planting and staking details in text and/or drawing form to insure proper installation and establishment of proposed plant materials;

   b. Soils shall be tested to identify existing soil conditions and necessary amendments. All planting pits shall be twice the diameter of the diameter of the root container;

   c. All trees shall be double-staked, except that twenty-four (24) inch or larger box trees may require guy wires or triple-staking as determined by the zoning administrator. Guy wires are prohibited within pedestrian traffic areas. Trees shall be protected from contact with any wire used in staking;

   d. Provide root deflectors for all trees planted within 8 feet of paved surfaces;

   e. All planters in areas which have been compacted, such as adjacent to buildings and in parking lots, shall be de-compacted to the following depths: planters less than 3' wide shall have compaction relieved to a minimum depth of 24" below subgrade; planters 3' to 10' wide shall have compaction relieved to a minimum depth of 18" below subgrade; planters more than 10' wide shall have compaction relieved to a minimum depth of 12" below subgrade;

   f. Planters 10' or less in width in locations that will not allow normal percolation of 24 to
36 hours maximum (such as adjacent to buildings) shall have drain pipes connected to the storm drain system or shall have dry wells installed as determined necessary by the zoning administrator;

g. The finished grade of planter islands or wells shall have a crown with a 2% slope down to surrounding grade or top of curb. Planters adjacent to buildings where a crown cannot be installed will require subdrains if adequate surface drainage will not be provided;

5.9. All landscaped areas shall be serviced by an automatic irrigation system. Irrigation plans shall comply with the following standards:

a. Valves and circuits shall be separate based on water use;

b. Drip or bubbler irrigation systems are required for trees;

c. Sprinkler heads must have matched precipitation rates within each control valve circuit;

d. Serviceable check valves are required where elevation differential may cause low head drainage;

e. Sprinkler head spacing shall be designed for head-to-head coverage. The system should be designed to minimum runoff and overspraying onto non-irrigated areas;

f. All irrigation systems shall be equipped with a controller capable of dual or multiple programming. Controllers must have multiple-cycle start capacity and a flexible calendar program;

g. Plans shall include a water budget including:

i. Estimated annual water use (in gallons) and the area (in square feet) irrigated.

ii. Precipitation rates for each valve circuit.

5.10. Screening of all mechanical equipment, valves, transformers, air conditioning and heating units, or similar appurtenances shall be indicated on revised plans and shall be screened from all views with methods to the approval of the zoning administrator.

5.11. All parking lot landscape areas shall be protected from automobiles with a 6 inch high, poured in place, vertical concrete curb.

5.12. Berms shall be illustrated according to slope, width, height above surrounding grade, and landscaping. Landscape berms shall be coordinated for consistency with the grading plan.

5.13. All landscape areas shall be maintained in a healthy, thriving condition, free from weeds, trash, and debris.

5.14. During installation of landscaping and irrigation, and prior to the issuance of an occupancy permit, the landscape architect or design professional responsible for preparing the final landscaping plans, or his/her designee, shall monitor installation and visit the site prior to completion of the landscape work. He or she will thereafter submit to the zoning administrator a written statement confirming: compliance with approved plans and conditions, and that the number of plants, their size and species installed on-site is in conformance with the plans.
6.0 Parking and Access

6.1 Any security gates or fences shall require details submitted to the Police Department, Contra Costa Fire Protection District, and Zoning Administrator for approval prior to issuance of building permits.