Attachment C
August 17, 2018

Troy Fujimoto
Senior Planner
City of Pleasant Hill
100 Gregory Lane
Pleasant Hill, CA 94523

Re: Reliez Terrace ARC and PC Final Architecture and Site Development Plan Submittal

Dear Troy,

Ponderosa Homes Inc. is pleased to submit plans and other information for the September 6th ARC meeting and subsequent planning commission meeting at a date to be determined for final approval of Reliez Terrace house architectural designs, project landscaping and site development plan.

Included with this submittal is the following:

- Application and deposit check for $10,000
- 3 full-sized, twelve 11x17 and one 8 1/2x11 Plan Sets: including a Pleasant Hill Road streetscape, house elevations and floorplans for each plan, project landscaping plans, site development plan and a copy of the full tentative map plans
- Color and materials boards (3 sets)

The plans were reviewed at a June 21st ARC study session with the majority of commissioners giving favorable feedback and support for the design concepts. Comments regarding some specific items the commissioners wanted addressed prior to final approval were captured in your letter dated June 22, 2018 which I will respond to below:

- The Commission preferred the alternative designs that had a more traditional appearance, over the more contemporary design. *The contemporary craftsman design for plan 3 elevation was revised to eliminate the large vertical element and off-centered windows. A traditional farmhouse elevation for plan 3 was introduced. In order to create greater differentiation along the Pleasant Hill Road streetscape, the contemporary farmhouse elevation is used on Lot 2 but was modified to replace some of the smooth panels with more traditional stone veneer. The commission was comfortable with the contemporary elements shown on the plan 1 and plan 4 (metal roofing, vertical siding).*

- Recommended that actual color samples be provided for review. *Color boards with actual paint chips are included in this submittal.*

- Cautioned against the use of dark colors and the use of multiple exterior design materials on the exterior of the residences. *The architectural themes of contemporary craftsman and farmhouse lend themselves to the use of darker colors to accentuate important elements that*
define each of these styles. The exterior color schemes include a second lighter body color to accent the darker elements in response to the comments received. Actual paint color chips are submitted to assist commissioners in evaluating the darker colors that are proposed. There are 7 color schemes proposed for the 17 new homes (3 farmhouse/4 craftsman) to create significant variety.

- The Commission recommended that 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. Several design changes were made to address this: (1) wall heights were significantly lowered on lots 3-8 facing the canal (by 1' to 4.5') by lowering the pads; (2) the sharp angle on lot 6 has been rounded; (3) trailing vines next to the wall are included in the rear yards of the lots that back onto the canal; (4) a decorative beveled-edge brown key-stone retaining wall block design is proposed (landscape plan sheet L-7). This block wall material will result in a battered wall elevation that further softens the appearance.

- The Commission prefers the open work fence on the eastern edge of the project site, however, not clear on the final design solution. The final design for the fence located along the canal is an open wire mesh design with a solid fence proposed on the side of lot 1 for privacy in this one area. (landscape plan sheet L-1 and L-7).

- 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. Acknowledged

- A member of the public spoke noting concerns with the location of two-story residences along Pleasant Hill Road. Only 3 of the 5 homes that are visible from Pleasant Hill Road are two story and the planning commission placed a condition of approval that prohibits boxy designs and requires second floors setback from ground floor. The plan 3 two-story home addresses these conditions.

A few other things I wanted to highlight for you:

All of the home designs now meet the 35% max lot coverage and 40% FAR ratios as requested by staff (see table attached to this letter and included on Site Development Plan sheet A.2a).

There are 4 ADU’s proposed for the project per the conditions of approval. These are located on lot 1, 2, 13 and 17.

The Boyd Road corner open space parcel design is shown on landscape plan sheet L-3 and includes two concepts for a community amenity for the commission to consider. Both options include a commemorative plaque and imagery of the Molino family ravioli business that operated on the property for nearly 50 years. The proposed language for the plaque is attached to this letter and we are open to staff and community input on the final imagery and language used. The second option includes a hardscape area that can be used as a bike-share staging
We look forward to presenting this set of plans to the ARC and Planning Commission for consideration and approval.

Best Regards,

Rick Rosenbaum
Manager – Forward Planning

Enclosures
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This 4.4-acre site was home to the Molino family who lived on the property for more than 70 years and prepared and sold their locally famous ravioli for more than a half-century. Italian immigrants Peter Molino Sr. and his wife, Emilia, bought the property in the early 1930s and built the family’s red tile-roofed Craftsman-style bungalow. In the 1950s, the couple’s son, Peter Jr., built a second home on the property for his wife, Margherita, and their children. After she retired from the family’s Emeryville restaurant in the early 1950s, Emilia began selling ravioli from the Pleasant Hill home’s basement to former restaurant customers. As this family business grew, they added hot meals such as lasagna, minestrone soup and garlic bread to the menu for its take out customers. According to family members, to keep up with the crush of orders at the holidays, the family worked from dawn until night to produce several hundred boxes of ravioli each day for customers who stopped by this site to pick-up their orders.
September 13, 2018

Troy Fujimoto
Senior Planner
City of Pleasant Hill
100 Gregory Lane
Pleasant Hill, CA 94523

Re: Reliez Terrace ARC Meeting Supplemental Submittal

Dear Troy,

In our efforts to further refine the final design for the landscaping and site plan, I am providing some new exhibits for the ARC members to review at the September 20th meeting:

1. Revised Landscape sheet L4 that shows planting and bollard details for the EVA
2. House plotting exhibit for Lot 9 and 10 showing location of existing tree #41
3. House plotting exhibit for Lot 5 and 6 showing location of existing tree #25

Please provide these exhibits in the commissioner’s packet and I look forward to presenting this at the meeting.

Best Regards,

Rick Rosenbaum
Manager – Forward Planning

Enclosures