Attachment H
June 22, 2018

Rick Rosenbaum  
Ponderosa Homes Inc.  
5020 Franklin Drive, #200  
Pleasanton, CA 94588

Re: PLN 18-0219 – Reliez Terraces Subdivision Study Session – Design Review, 2150 & 2198 Pleasant Hill Road, Pleasant Hill, CA

Dear Mr. Rosenbaum:

The purpose of this letter is to inform you that the Architectural Review Commission (ARC), on June 21, 2018, held a public hearing on the project noted above. The Commission provided preliminary input and feedback on the design on the architectural design of the residences for the proposed Reliez Terraces Subdivision. The comments are provided below.

- The Commission preferred the alternative designs that had a more traditional appearance, over the more contemporary design.
- Recommended that actual color samples be provided for review.
- Cautioned against the use of dark colors and the use of multiple exterior design materials on the exterior of the residences.
- 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.
- The Commission prefers the open work fence on the eastern edge of the project site, however, not clear on the final design solution.
- 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.
- A member of the public spoke noting concerns with the location of two-story residences along Pleasant Hill Road.

If you have any questions, please contact me at (925) 671-5224 or tfujimoto@pleasanthillca.org.

Sincerely,

Troy Fujimoto  
Project Planner

CC: File