Attachment G
June 5, 2017

AD Architects Inc.
Attn: Newell Arnerich
3738 Mt. Diablo Blvd. Suite 310
Danville, CA 94549

Re: Architectural Review Commission Study Session Summary - PLN 16-0380 – Fountainhead Montessori Day Care at 1715 and 1725 Oak Park Boulevard, Pleasant Hill, CA

Dear Mr. Arnerich:

The purpose of this letter is to inform you that the Architectural Review Commission, on June 1, 2017, held a study session on the project noted above. The following comments were provided by the Commission, for applicant consideration (in addition to the comments in the staff report):

1. Consider using a darker colored roof shingle to minimize the appearance of the PV panels.
2. Consider using a 40 year composition roof, rather than the proposed 30 year composition roof for an improved appearance and longer durability.
3. Prior to the formal public review of the project, a more detailed landscape and irrigation plan is required.
4. Better delineate a “walking” or “sidewalk” path from the drop off area to the building entrance.
5. Consider increasing the length of the parking space that is closest to Oak Park Boulevard for increased ingress and egress access.

Please note the following:

1. While the ARC voiced support over the neighborhood plan, please note that staff still supports the alternate plan that includes the reduced parking backing directly onto Ecclestone Avenue. The Planning Commission will also have input into this proposed configuration, through the Development Plan review process.
2. Please note that staff will continue to recommend increased landscaping along both street frontages, particularly to soften the appearance of the five foot wall/fence. Strong consideration should be given to increase landscape areas by reducing the size of the outdoor play area. If this outdoor play area square footage is required per the State of California, please provide this information for City review.
3. Lastly, please note that the various necessary variances and adjustments will be subject to Planning Commission review, thus, the ARC only provided input on project design.
If you have any questions, please contact me at (925) 671-5224 or tfujimoto@ci.pleasant-hill.ca.us.

Sincerely,

Troy Fujimoto
Project Planner

CC: File