DEVELOPMENT CONCEPT PLAN
MT. DIABLO VIEW ASSOCIATES
RELIEZ TERRACE TRACT# 9447
PLANNED UNIT DEVELOPMENT

Purpose: Planned Unit Developments are meant to encourage and provide a means for carrying out desirable development in the City by allowing variations in siting, land use and dwelling types. This PUD will allow for the development of a large parcel of land by reducing the rigidity, delays, and conflicts that otherwise would result from the application of zoning standards and procedures designed primarily for small parcels. The result will yield a better, more thoughtful and organized land use, and higher quality development that complies with the General Plan densities and Land Use guidelines. It also allows for the inclusion of common open space to the benefit of the community and for the development and a more organized storm water management plan for the site as a whole. Lots are laid out in a logical site plan with a limited number of access points onto Pleasant Hill Road.

I. PROPERTY DESCRIPTION

A. Location: The property is a consolidation of five contiguous parcels, 149-051-002,003,004,009,011, located at the corner of Boyd Rd and Pleasant Hill Rd. Prior address of 2150 and 2198 Pleasant Hill Rd. The parcels encompass 4.42 acres.

B. Topography and Drainage: The site generally slopes from West to East and South to North. Elevations range from a high of approximately 118 ft. at the existing southern entrance from Pleasant Hill Rd to a low along the northeastern boundary, along Boyd Rd of approximately 94 ft.

C. Access and Circulation: Access to the site will be from Pleasant Hill Rd via a 29’ foot private street that will serve all lots except one. Lot 1 will be served from Boyd Rd.

D. Content: Reliez Terrace is a 17 lot single family residential project on a 4.42 acre property. The property is bounded by Pleasant Hill Rd to the West, Boyd Rd to the North, Contra Costa Flood Control Canal to the East and four existing lots which front on Kelsey Court to the South. Two PUD developments and single family homes are on the West side of Pleasant Hill Rd.

II. DESIGN CONCEPT

The homes developed on this site shall be single family residential units consisting of single story and two story plans. The plan 3 and the plan 6 will have ADU units integrated into the design. The attached site plan is the basis for this Concept Plan. The project will NOT be built in phases.

A. Development Standards.

1. Units: The units shall be single family detached dwellings consisting of one unit per lot. A total of 17 single family detached dwellings in the project.
2. Setbacks: 20’ front yard, 15’ rear yard, 5’ minimum side yard, 15’ side yard aggregate. PUD setback standards will apply.
3. Height: The maximum building height shall be 35’.
4. Lot Size: Lots will range in size from 8055 s.f. to 13,638 s.f. The average lot size is 9,414 s.f.
B. Architecture

1. Each home shall be sited based on its design relationship to the lot. There will be 8 single story and 9 two story homes consisting of six plans. Plans 1, 2, and 6 are single story homes. Plans 3, 4, and 5 are two story homes. Plans 3 and 6 will have ADU units incorporated into the design. A total of 4 ADU units will be built. The single story homes will be intermixed with the two story homes to present a cohesive street scape. Lots 9, 10, 11, and 12 will be single story homes to preclude two story homes from backing up to Kelsey Ct.

2. The architectural intent with the project is to take hints from the surrounding neighborhood and offer refined and current styles that nod toward Pleasant Hill and the past agrarian nature of the site. The neighborhood is largely comprised of ranch style and traditional style homes with clean and simple detailing. A mix of horizontal lap siding, vertical seam siding, stucco and board and batten trim over smooth panel siding is also used. Present roof styles are a mix of gables, hips and sheds with some forward facing architectural elements at steeper pitches for accents. There is a mix of one and two story homes. There will be a mix of styles that correspond with this traditional framework while providing a fresh look at current architectural stylings. There will be a mix of one and two story homes with strong porch fronts which diversify the streetscape and create pedestrian and neighbor friendly environments. The styles that are strong for the site are Farmhouse, Modern Ranch, Prairie, and Contemporary Craftsman. The Farmhouse style strongly eludes to the immediate natural surroundings and offers splashes of stone and brick veneer for accent. Often this style is characterized by a front to back lower sloping roof used as a backdrop for a steeper pitched accent roof in the front. Wood posts and board and batten siding are also highlights. Modern Ranch utilizes low pitched roofs with simplified massing which is similar to other homes in the neighborhood. The Prairie style takes some hints from adjacent Kelsey Court with its hipped roofs and longer roof overhangs. Simplified massing is also a positive trait of this style along with brick veneer. Contemporary Craftsman is characterized with low slope roofs and often a mixture of siding materials such as horizontal lap siding and vertical bats over smooth panel siding. Strong colonnaded porch fronts, stone and brick veneer are also positive characteristics of the style. The proposed layout and architectural style of the project makes for a contiguous and robust pedestrian friendly neighborhood that positively completes the neighborhood. The colors will be muted beiges and greys to blend with the landscaping.

3. There will be four ADU units built. They will be incorporated in the plans 3 and 6. Plan 3, located on lots 2, 17, and 13, is a two story and the ADU unit will be on the second story in the back of the home. It will have a three car garage and a separate entrance for the ADU unit. Plan 6, located on lot 1, is a single story and will have the ADU unit attached and located at the back of the home with a separate entrance.

4. The lot coverage ranges from 22% to 34% and shall not exceed the maximum of 35%.

5. The proposed roof heights range from 26 to 29 feet and shall not exceed 35 feet.

C. Massing along Pleasant Hill Rd.

1. The project’s relationship to Pleasant Hill Rd will consist of two story homes with the front of the home facing Pleasant Hill Rd. There will be three homes that face Pleasant Hill Rd on lots 2, 17, and 13 with large spacing between the homes with a maximum height of 29 feet to present a low profile and massing fronting the road. The homes on lots 17 and 13 will be
1. A landscape plan for the front yard areas and area adjacent to Pleasant Hill Road shall be prepared by a licensed Landscape Architect and approved by the Architectural Review Commission. The front yards of the homes will be landscaped by the applicant in accordance with the Preliminary Landscaping Plan. Backyard and side yard areas that are fenced need not be landscaped by the developer and will be the responsibility of the homeowner.

2. Side yard and rear yard fencing shall be developed and installed by the developer as a part of the landscape plan and approved by the Architectural Review Commission.

3. Plant materials used shall be those suitable to the prevailing conditions and residential needs. Trees shall include both fast growing for immediate effect and slow growing species for sustained effect. A tree survey and arborist report has been provided for the existing trees on the undeveloped property.

4. A unifying streetscape for Pleasant Hill Rd along the westerly edge of the subdivision will be developed which will conform to the objectives established with the Pleasant Hill Road Corridor Study.

5. A passive seating area will be located within the community centralized open space area.

6. The existing heritage valley oak tree located along south property line designated as tree number 49 on the arborist report will be preserved.

7. The landscape plant palette will be crafted with a majority of low water use plant species while integrating a limited selection of moderate water use accent plantings.

8. Appropriate plant cultivars will be incorporated for use within the C3 storm water management areas on site.

9. The select landscape plant material and designed automatic irrigation systems will promote water conservation and meet City of Pleasant Hill’s Water Efficient Landscape Ordinance.

10. The plant palette will be vibrant with seasonal flowering, autumn foliage color, with form and textural interest year-round.

11. Sustainable Green Building Outdoor Principles will be used with a whole natural system approach to support the integrity of the San Francisco Bay Area’s ecosystem.

D. Access and Parking

1. The internal street shall have a 34’ right of way with 29’ of pavement. On one side of the roadway a 5’ concrete sidewalk shall be provided.

2. The garages have been designed with a minimum setback of 20 feet from the back of the curb. This will allow parking for two additional cars in the driveway. All plans are designed with two car garages except plan 3, which encompasses the ADU units, will have three car garages. There will be 18 on street parking spaces for guests. Each home shall have an automatic garage door opener.

3. The private street will be designed with the guidance of the City’s Engineering department.

4. An association shall be established to ensure the maintenance of the private street.

E. Landscaping

1. A landscape plan for the front yard areas and area adjacent to Pleasant Hill Road shall be prepared by a licensed Landscape Architect and approved by the Architectural Review Commission. The front yards of the homes will be landscaped by the applicant in accordance with the Preliminary Landscaping Plan. Backyard and side yard areas that are fenced need not be landscaped by the developer and will be the responsibility of the homeowner.

2. Side yard and rear yard fencing shall be developed and installed by the developer as a part of the landscape plan and approved by the Architectural Review Commission.

3. Plant materials used shall be those suitable to the prevailing conditions and residential needs. Trees shall include both fast growing for immediate effect and slow growing species for sustained effect. A tree survey and arborist report has been provided for the existing trees on the undeveloped property.

4. A unifying streetscape for Pleasant Hill Rd along the westerly edge of the subdivision will be developed which will conform to the objectives established with the Pleasant Hill Road Corridor Study.

5. A passive seating area will be located within the community centralized open space area.

6. The existing heritage valley oak tree located along south property line designated as tree number 49 on the arborist report will be preserved.

7. The landscape plant palette will be crafted with a majority of low water use plant species while integrating a limited selection of moderate water use accent plantings.

8. Appropriate plant cultivars will be incorporated for use within the C3 storm water management areas on site.

9. The select landscape plant material and designed automatic irrigation systems will promote water conservation and meet City of Pleasant Hill’s Water Efficient Landscape Ordinance.

10. The plant palette will be vibrant with seasonal flowering, autumn foliage color, with form and textural interest year-round.

11. Sustainable Green Building Outdoor Principles will be used with a whole natural system approach to support the integrity of the San Francisco Bay Area’s ecosystem.
12. The storm water treatment areas by lot 15, along Pleasant Hill Rd and Boyd Rd, and the park will be managed and maintained by the Homeowners Association.

F. Grading and Erosion Control

1. A grading plan shall be submitted to the Chief Building Inspector for approval.
2. Through early prioritization during the initial planning stages and working closely with the City of Pleasant Hill, we have been able to incorporate LID treatment areas that are easily accessible for future maintenance. This was accomplished by integrating LID treatment areas (flow through planters/bio retention systems) into the Pleasant Hill and Boyd Road frontages, along with a small area within the proposed park.
3. The total amount of LID treatment area required is 4,604 s.f. and the proposed treatment area is 4,778 s.f. Therefore, the proposed area exceeds what is required for the site, per the calculations, as directed by the Engineering Department. A full Detention Analyses report has been prepared by the Civil Engineer and given to the City.
4. An Erosion Control Plan shall be used where appropriate for all areas that are exposed during the wet season, generally October 15 through March 15.

G. Utilities

Plans shall be prepared and submitted for the review and approval of the ARC detailing the location of all utility boxes, poles, meters, valves, transformers, vaults, utility covers, and other appurtenances, including, gas, electricity, water, cable television, sewer, irrigation and telephone prior to the issuance of building permits. All house gas and electric meters will be on the side of the garage. All PG&E transformers will be underground. Garbage collection will be the responsibility of the individual homeowner.

H. Benefits

The benefits to the City of Pleasant Hill achieved by Reliez Terrace will be:
1. 17 new families added to the City
2. 17 new homes added to the City’s required housing supply.
3. Four ADU units
4. Open space park for the benefit of the community.
5. 18 guest parking space for visitors within the community.
6. High quality architecture and land planning for a cohesive design throughout the project site.
7. New sidewalks and traffic calming within the project site for pedestrian safety.
8. Provides a private street at no cost to the City and taxpayers.
9. Purposeful and organize storm water management system that treats the entire site.
10. The frontage of Pleasant Hill Rd will be improved with landscaping, a sidewalk, and a bike lane.
11. Siting of homes to front on Pleasant Hill Rd to improve the visual quality and connectivity to the surrounding neighborhood.
12. There will be no solid wall along Pleasant Hill Rd
13. Medians will be placed in the center of Pleasant Hill Rd for traffic calming purposes to slow the traffic in the neighborhood.
14. The sidewalk along the frontage of Pleasant Hill Rd and Boyd Rd will provide a safe walking path that will connect the public to the Canal walking trail that is separated from traffic.
iii. Land Planning

A. The primary government constraint on housing production is the limitation on the number of units in a given area imposed by the General Plan and Zoning Ordinance. This could be a constraint to meeting Pleasant Hill’s share of the regional housing need. Pleasant Hill is a mature city with a limited supply of land for the construction of new housing. Pleasant Hill’s share of regional housing needs is 448 units from 2014 to 2022. This PUD will allow for the development of a large parcel of land by reducing the rigidity, delays, and conflicts that otherwise would result from the application of zoning standards and procedures designed primarily for small parcels. This achieves the Housing Element Goal 1.4 which is to continue to utilize PUD zoning which will allow for flexible development of large and or contiguous parcels that may include housing. The result will yield a better more thoughtful and organized land use, and higher quality development that complies with the General Plan densities and Land Use Guidelines. It also allows for the inclusion of common open space to the benefit of the community and for the development and a more organized storm water management plan for the site as a whole. This PUD project will help in achieving this goal thru the policy of allowing the rezone to a PUD and the implementation of the policy thru the approval process.

B. The current zoning is R-10 single family residential district which allows for residential land use at densities from 3.1 to 4.5 units per net acre. The Project is proposed to be rezoned to a PUD which allows for smaller lots and results in 4.5 units per net acre and therefore is consistent with the General Plan. It allows for the efficient maximization of the land to increase the housing supply in Pleasant Hill. It helps to satisfy the Housing Element goal 1.3 to continue to provide zoning categories that allow a range of housing densities sufficient to meet the City’s share of Regional Housing Needs and encourage residential densities when compatible with the neighborhood.

C. Pleasant Hill Rd is a designated arterial through the city. The Circulation Element has a goal and policy of development of complete streets, reducing speeding in neighborhoods and walkability. Reliez terrace will improve it’s Pleasant Hill Rd frontage with a sidewalk, landscaping, bike lane and median strips in the middle of the road to slow traffic. The interior street will have a sidewalk and an access to the sidewalk on Pleasant Hill Rd to achieve easy access to the canal trail to promote walkability. The implementation of these improvements will achieve these goals.

D. The General Plan has a community development goal of preserving and enhancing residential neighborhoods by aesthetic enhancement of residential areas while retaining the charm and character of individual neighborhoods. This project has removed old building and will remove old and dead trees and transform an eye sore and underused acreage into a viable and aesthetic neighborhood that blends with the existing environs through the architecture of the new homes.

E. Therefore, Reliez Terrace is consistent with the General Plan’s goals, policies and programs to provide an aesthetically pleasing new neighborhood to Pleasant Hill which will help to increase the housing supply, and provide street improvement, bike lanes and sidewalks along the frontage of Pleasant Hill Rd.
IV. ADMINISTRATION

A. Approval: The approval of the Concept Plan and the rezoning designates principles of land uses and land use relationships which are generally acceptable. This approval adopts the principles contained herein as part of the General Plan, Housing Element and Municipal Code for the district.

B. Tentative Tract Map: A tentative map which is compatible with these principles must be submitted within two years of the date of approval. If the map has not been submitted, the plan will become void and the parcel will revert to its previous zoning designations of R-10. Extension of the two year period for up to one additional year may be obtained by review of the Planning Commission prior to the elapse period of the Concept Plan, upon showing of just cause.

Submitted by:
Mt. Diablo View Associates LLC
Peter Baldacci

Attachments:
Site Plan
Conceptual Elevations
Conceptual Landscape Plan
RELIEZ TERRACE
SITE PLAN
RELIEZ TERRACE
CONCEPTUAL LANDSCAPE PLAN
RELIEZ TERRACE
CONCEPTUAL ELEVATIONS
REZONING (PUD)
2150 & 2198 PLEASANT HILL ROAD
RELIEZ TERRACES RESIDENTIAL SUBDIVISION