Attachment G
July 12, 2017

City of Pleasant Hill

Chris Trent
2835 Contra Costa Blvd.
Pleasant Hill, CA 94523

Re: Planning Commission Study Session Summary - PLN 17-0013—Reliez Terraces Subdivision at 2150 & 2198 Pleasant Hill Road, Pleasant Hill, CA

Dear Mr. Trent:

The purpose of this letter is to inform you that the Planning Commission (PC), on July 11, 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. The revised plans were improved from the first study session.
2. Additional information was requested on the costs and difficulties of undergrounding utilities. This includes, but is not limited to, providing more detailed information on the location of utilities within Pleasant Hill Road, cross-section of Pleasant Hill Road with existing utility locations, and the resulting impacts to the western side of Pleasant Hill Road.
3. Photos were requested of the existing streetscape condition of Pleasant Hill Road (showing all existing above ground utilities along both sides of the street along the project site’s frontage.
4. Noted that tree preservation and impacts are still open for discussion.
5. One Commissioner noted that there are still concerns that the project has not solidified the basis (and findings) for approval of the Planned Unit Development by demonstrating sufficient public benefit beyond the improvements that would already be required for a residential subdivision.

The following comments were made by members of the public:

1. Overall, comments were generally positive regarding the proposed project and recent revisions.
2. The need for park area within the project was noted.
3. The project should be sensitive to the historical narrative of Pleasant Hill.
4. Concerns were expressed about the size of the future residences.
5. Concern with the potential public improvements on the western side of Pleasant Hill Road and the effects of undergrounding of utilities on the western side of Pleasant Hill Road.

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

100 Gregory Lane - Pleasant Hill - California 94523-3323 - (925) 671-5270 - FAX (925) 256-8190
March 7, 2017

Chris Trent
2835 Contra Costa Blvd.
Pleasant Hill, CA 94523

Re: Planning Commission Study Session Summary - PLN 17-0013 – Reliez Terraces Subdivision at 2150 & 2198 Pleasant Hill Road, Pleasant Hill, CA

Dear Mr. Trent:

The purpose of this letter is to inform you that the Planning Commission (PC), on February 28, 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. Provide project renderings (massing diagrams are sufficient to depict the homes) and a lot layout and circulation plan for three alternative configurations for the project (homes fronting onto Pleasant Hill Road with garage access from the rear, homes backing onto Pleasant Hill Road and, as presented to the Commission, the sides of homes facing onto Pleasant Hill Road). Provide conceptual landscape/screening plans for each alternative. This would provide the Commission with a better understanding of the appearance of each configuration viewed from Pleasant Hill Road.

2. Consider incorporating on-site amenities into the project as noted in the staff report. Re-analyze the site, particularly lot 15 to provide open-space, parking, or other amenity.

3. Consider nearby off-site improvements, particularly along the canal trail, to enhance the user experience.

4. Consider providing a pedestrian access from the “bulb” end of the private street to Pleasant Hill Road (if this lot layout and circulation plan is pursued further).

5. Explore the idea of limiting homes on the southern edge of the site to one-story to minimize effects to adjacent properties.

6. The Commission agreed with the recommendations made by the Engineering Division pertaining to public right-of-way improvements along Pleasant Hill and Boyd Roads. This includes the undergrounding of existing above-ground utility lines adjacent to the project site.

7. Preserve appropriate tree specimens to the greatest extent feasible.

8. Continue to provide additional project details for further Commission consideration.

9. Explain the public benefits that would be provided as part of the project.

Chris Trent
The following comments were made by members of the public:

1. General support of the proposed project.
2. Concern with traffic in the area and access onto Pleasant Hill Road.
3. Consider incorporating a park/playground amenity into the project.
4. Concerns with adequate parking for the project.
5. Consider providing improved access across Pleasant Hill Road and to the Contra Costa Canal Trail.
6. Consider limiting residences to one story in height at the southern edge of the project.

If you have any questions, please contact me at (925) 671-5224 or tfujimoto@ci.pleasant-hill.ca.us.

Sincerely,

Troy Fujimoto
Project Planner

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