The project does not propose to significantly alter the current topographic features of the site. The site would still mainly slope from the northwest corner to the east. The proposed conceptual design of the homes would be a mix of one and two story structures, similar to surrounding residences. The placement of the homes on the site would generally follow the existing topography of the site. While the project does propose to remove almost all of the trees at the site, the conceptual landscape plan shows replacement of trees throughout the site with heavier landscaping at the perimeter of the site and the inclusion of multiple trees on the front yard areas of each residence.

NOW, THEREFORE, BE IT RESOLVED that the Architectural Review Commission of the City of Pleasant Hill, in accordance with Section 18.30.060(A) of the PHMC, recommends approval of the Planned Unit Development District rezoning and associated Concept Plan PLN 17-0013 based upon the following findings and Concept Plan contained in Exhibit A:

(1) The design of the structures conforms to the topographic features of the particular site.

The project does not propose to significantly alter the current topographic features of the site. The site would still mainly slope from the northwest corner to the east. The proposed conceptual design of the homes would be a mix of one and two story structures, similar to surrounding residences. The placement of the homes on the site would generally follow the existing topography of the site. While the project does propose to remove almost all of the trees at the site, the conceptual landscape plan shows replacement of trees throughout the site with heavier landscaping at the perimeter of the site and the inclusion of multiple trees on the front yard areas of each residence.
(2) The design of the structures enhances the natural attributes of the particular site.

The proposed Concept Plan includes architecture that is similar to styles found in the neighborhood, including a mix of farmhouse, modern ranch, prairie and contemporary craftsman styles with prominent front porch elements. In addition, proposed residences would have a mix of materials including board and batten, stone and brick veneer. Building colors are expected to be a mix of earth-tone beiges and grays. While the site has an easterly slope, without any prominent natural features, development with single family homes with designs that complement surrounding development would enhance the attributes of the site.

(3) The scale and bulk of the structures are appropriate to the particular site.

The proposed project would provide a mix of one and two story detached single family residences. The surrounding neighborhood includes a mix of one and two story residences, thus, the project from a model type will be similar to the surrounding area. The site proposes to have lots smaller than 10,000 square feet, however, the density would be similar to the surrounding neighborhood. Lastly, the project proposes to have lot coverage that exceeds the R-10 zoning district by 5% (30% to 35%), however, similar lot coverage of up to 35% is allowed in the same General Plan designated area within the R-10A zone district.

(4) The landscape plan is appropriate to the particular site.

The proposed conceptual landscape plan would provide improved landscaping throughout the project site, particularly, along the frontage of Pleasant Hill Road. The surrounding area does not have a particular landscape theme, however, the mix of oak trees, redbuds and crape myrtle can often be found in recently approved projects and in the surrounding area. The proposed conceptual front yard landscaping would be similar to other single family residences in the area with a logical tiered layout from the private street. Thus, the proposed conceptual landscaping would be appropriate for the site, within an existing single family residential neighborhood.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Architectural Review Commission (ARC) recommends the City Council certify and approve the Final Mitigated Negative Declaration and Mitigation Monitoring Program for this project, based on the following findings:

1. On the basis of the whole record before it (including the Initial Study and any comments received) that there is no substantial evidence that the project will have a significant effect on the environment and that the Final Mitigated Negative Declaration reflects the independent judgment and analysis of the City.

2. The Final Mitigated Negative Declaration is complete and in compliance with the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and the
City's local CEQA Guidelines, and adequately addresses the expected environmental impacts of the proposed project.

3. The Final Initial Study/Mitigated Negative Declaration and all related records of proceedings upon which the decision is based shall be maintained and kept on file by the Zoning Administrator in the City of Pleasant Hill Public Works and Community Development Department in the City of Pleasant Hill City Hall, 100 Gregory Lane, Pleasant Hill, California.

4. Through implementation of mitigation measures and through compliance with applicable laws, ordinances and regulations, there is no substantial evidence supporting a fair argument that the project will have a significant adverse effect on the environment.

5. Pursuant to Title XIV, California Code of Regulations ("CCR"), after considering the record as a whole, including the proposed mitigation measures, the proposed project will not have the potential for any adverse effects on wildlife resources or the habitat upon which the wildlife depends as defined in Fish and Game Code § 711.2.

ADOPTED by the Architectural Review Commission of the City of Pleasant Hill, on the 19th day of April, 2018, by the following vote:

AYES: Hart, Stanton, Bergman

NOES: None

ABSENT: Moseley, Craig

ABSTAIN: None

GREG FUZ, Zoning Administrator