Attachment C-1
July 23, 2019

Re: PLN 18-0198 – Stratus Development Partners Hotel Development, 313, 3195 North Main Street and 1531 Oak Park Blvd, Pleasant Hill, CA – ARC Summary Letter

Dear Troy:

We are in receipt of your July 19, 2019 ARC Summary Letter. The following will serve as our response in **BOLD** type along with our resubmitted plans for each change we were able to include in the project.

- **Study** the circulation on-site to improve vehicular movements within the property. **We provided and Alternate Site Plan which includes re-working the parking area to the south of our building.**
- **Consider** increasing landscape buffers, and including additional trees, on the western edge of the property. This could be completed by adding smaller motorcycle parking in-lieu of the full size parking spaces. **We included motorcycle parking at the beginning of our drive isles to help circulation and add landscape right in front of the trash enclosure.**
- **Consider** relocating, and consolidating, the electric vehicle (EV) parking spaces. **We relocated several of the EV stalls towards Oakpark Blvd.**
- **Consider** substituting the Italian Cypress trees with a similar tree specie. **We replaced the Italian Cypress with Juniper Taylor Redcedar**
- Explore extending the pedestrian path from the rear/sides to the front in a continuous connected pattern. **We were unable to extend the walkways due to the close constraints of North Main Street. We did however add stamped concrete at each of entrances on North Main and Oakpark Blvd.**
- **Extend** the wall at the southern boundary as close to North Main Street as possible, without affecting line of sight, access issues. **This was added to our Alternate Site Plan**
- **Enhance** the southern elevation of the building, consider adding board and batten materials or other architectural features to increase interest on this elevation. **The elevations were updated with board and batten material on the southern elevation instead of stucco, along with additional windows.**
- **Consider** providing a variety of window types on the western elevation. **We added a new line of smaller windows on the 4th floor above a color change and batten divider. The new windows are 5’ different from the balance of windows on the building that are 6’. This will add interest and break up the elevation.**
- Modify the roof material to at least “50 year” composition that would have increased architectural interest and/or using different roof material, such as standing seam metal roof. If using composition roof materials, consider those with a cream or tan colored fleck within its material. **This was included in the revised elevations.**
- **Consider** the use of pervious paving/pavers for walkways within the parking lot. **We included stamp concrete ribbons at each of entrances.**
- The Commission also noted support for leaving the power pole on the northeast corner of the site, incorporating artwork into the site, decorative entrance features (paving, etc.) **Noted**

David S. Wood

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