Attachment D-1
Dear Mr. Wood:

On July 18, 2019, the Architectural Review Commission (ARC) held a public hearing on the project noted above. The Commission continued the public hearing on the item to August 1, 2019 ARC meeting date, to allow the applicant time to modify the proposal to address the concerns and comments noted by the Commission. The comments are summarized below.

- Study the circulation on-site to improve vehicular movements within the property.
- 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.
- Consider relocating, and consolidating, the electric vehicle (EV) parking spaces.
- Consider substituting the Italian Cypress trees with a similar tree species.
- Explore extending the pedestrian path from the rear/sides to the front in a continuous connected pattern.
- Extend the wall at the southern boundary as close to North Main Street as possible, without affecting line of sight, access issues.
- Enhance the southern elevation of the building, consider adding board and batten materials or other architectural features to increase interest on this elevation.
- Consider providing a variety of window types on the western 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.
- Consider the use of pervious paving/pavers for walkways within the parking lot.
- 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.)

Please note that responses and complete plan resubmittals will need to be made by Tuesday, July 23, 2019 to keep the August 1, 2019 meeting date.

If you have any questions, please contact me at (925) 671-5224 or tfujimoto@pleasanthillca.org.

Sincerely,

[Signature]

Troy Fujimoto
Project Planner

CC: File