New Business Item #1: DIABLO PLAZA REMODEL AND NEW COMMERCIAL BUILDING
PLN 19-0013 - ARCHITECTURAL REVIEW PERMIT – CONDITIONS OF APPROVAL COMPLIANCE
180-280 GOLF CLUB ROAD

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Applicant/Owner: MGP X DVC, LLC., 3191 Zinfandel Drive, Suite 23, Rancho Cordova, CA 95670

I. INTRODUCTION

A. Background/Project Description

On May 28, 2019, the Planning Commission adopted Resolution No. 7-19 to conditionally approve a Development Plan Permit, an Architectural Review Permit and a Sign Permit (PLN 19-0013) to allow site improvements, a remodel of the Shops A building, demolition of approximately 76,100 square feet of existing commercial building area and construction of a new 79,700 square foot commercial building.

As required by the Planning Commission’s conditions of approval contained in the adopted resolution, the applicant is required to seek final review from the Architectural Review Commission (ARC) for various components of the project including: (1) revised materials and/or colors for the Major 2 building, (2) additional plantings in the landscape area to the north of the Shops A building, (3) provision of public art feature(s) and (4) a detailed lighting plan.

II. ANALYSIS

A. Architectural Review Permit Conditions of Approval

Planning Commission conditions of approval no. 1.38, 1.39, 1.41 and 1.42 (associated with the Architectural Review Permit) require review of various project components by the ARC. Each of the four conditions are cited below, along with a summary of the applicant responses in italics:
Condition no. 1.38 - The applicant shall submit revised elevation plans, drawn to scale, of the Major 2 building to indicate a warmer palette of colors and/or different materials to create a more cohesive relationship with the Shops A building. The corporate branding of the future tenant of this building, on the southern building elevation, shall retain specific elements including the use of reds and signage as noted in the approved plans. The revised plans and color and material sample board shall be submitted for final approval by the Architectural Review Commission (ARC). ARC approval shall be obtained prior to issuance of a Building Permit.

The applicant provided a response letter (in addition to revised elevation plans) citing the proposed revisions to address this condition (see Attachment A). In summary, the applicant has incorporated wood composite siding (Dark Burma – warm brown) around the building to provide a warmer tone and more cohesive appearance with the approved siding on the Shops A building. Also, the front (south) elevation is proposed in accordance with the intended tenant’s (Floor & Décor) corporate identity. Their corporate identity includes a “concrete gray” color, in addition to “white”, on various architectural features. The colors would also be compatible with the approved colors for the Shops A building.

Condition no. 1.39 - The applicant shall submit a revised landscape plan, drawn to scale, of the expansive landscape area north of the Shops A building (where the Major 1 and Shops B buildings currently exist) to clearly indicate the proposed plant palette for the entire area. The revised landscape plan shall be submitted for final approval by the Architectural Review Commission (ARC). ARC approval shall be obtained prior to issuance of a Building Permit.

The revised landscape plan for this area includes: (1) 13 more trees (for a total of 21 trees), (2) a meandering decomposed granite path, (3) two decorative sculptural benches, (4) upgraded landscaping (larger groupings of shrubs and grasses with varied heights) and (5) a green-screen trellis structure on the adjacent trash enclosure to accommodate ivy-plants for additional screening (see Attachment A).

Condition no. 1.41 - The applicant shall submit a revised site plan and design plans, drawn to scale, to provide public art features in accordance with ARC direction. The revised site plan and design plans shall be submitted for final approval by the Architectural Review Commission (ARC). ARC approval shall be obtained prior to issuance of a Building Permit.
The applicant is proposing three decorative sculptural benches. One bench would be located along the creek-side trail and two others would be located along the landscaped park area north of the Shops A building (see Attachment A).

Condition no. 1.42 - The applicant shall submit revised lighting design plans, drawn to scale, to provide detailed design features for each type of proposed light feature. The revised site plan and design plans shall be submitted for final approval by the Architectural Review Commission (ARC). ARC approval shall be obtained prior to issuance of a Building Permit.

The applicant provided lighting detailed cut sheets for each style of proposed lighting feature (see Attachment A).

Additional information can be found in Attachment A, in response to the conditions. This also includes plans and information to illustrate compliance with the condition.

B. Proposed Site Landscape Coverage

Architectural Review Permit condition no. 1.12 (see below) adopted by the Planning Commission on May 28, 2019 requires the applicant to submit revised plans which comply with the Retail Business district’s minimum 25% site landscape coverage standard.

Condition no. 1.12 - The applicant shall submit revised plans, in accordance with ARC direction, to provide no less than 25% site landscape coverage or submit a Variance request for substandard site landscape coverage for the Planning Commission to consider.

To comply with the 25% site landscape coverage standard, the applicant is proposing to provide 20.4% soft-scape and 4.7% decorative hardscape for a total of 25.1% site landscape coverage. Of the proposed 25.1% site landscape coverage, .09% is impervious stamped colored asphalt.

Therefore, in accordance with Section 18.52.030.F (Applicability - Water Efficient Landscape) of the Zoning Ordinance, the applicant is required to attain Planning Commission approval if the proposed “decorative hardscape” portions of the project are allowed to be included as “site landscape coverage”. As a result, the ARC may provide feedback on this issue for the Planning Commission’s consideration at a future hearing date.
The Zoning Ordinance allows pervious paving to be considered as landscaping largely as it allows stormwater to infiltrate into the ground, functionally similar to landscaping. Decorative hardscape is also noted as these areas are complementary to the soft-scaping of a project, and is physically separate from vehicular areas (such as outdoor plaza’s and walkways). As a result, when these hardscape areas are decorative in nature, they improve the overall appearance of the project site.

Historically, the City has considered decorative hardscape in locations such as plazas and walkways, areas, separate from vehicular areas. The applicant proposes to incorporate impervious stamped colored asphalt within vehicular circulation areas (ie. parking lot, driveways) to be considered as decorative hardscape. This will improve the paved vehicular area’s appearance, however, since this method has not been considered previously, staff is requesting the Commission provide input and feedback on this request.

III. RECOMMENDATION

Conduct the review of the proposed plans showing compliance with conditions of approval No. 1.38, 1.39, 1.41 and 1.42 associated with the approved Architectural Review Permit. Provide feedback to the applicant and confirm the applicant’s proposed plans are acceptable and consistent with the ARC’s previous direction regarding the specified items. In addition, if the Commission chooses to, feedback on the proposed site landscape coverage may be provided for the Planning Commission’s consideration.

IV. ATTACHMENTS

Attachment A Revised Plans and Information Provided by Applicant
Attachment B May 16, 2019 Architectural Review Commission Staff Report (attachments available at City Planning Division)
Attachment C Planning Commission Resolution No. 7-19 (including Conditions of Approval) adopted on May 28, 2019