Attachment C
10-3-19
ARC
Architectural Review Commission

Providence Development would like to present our architectural plan with two proposed elevations for our four-lot subdivision at McKissick to the ARC for approval.

We would like to re-cap our design constraints and philosophy. McKissick is a small but challenging home site. This tentative map before you has gone through many changes and the design is a combination of many design criteria. Since many may not be obvious, we are providing some details and explanations.

Grading

The property is a constant slope from west to east. The grade drops about 15 feet on the northern part of the property (Lot 4 to Lot 1), to about 8 feet on the southern part (Lot 3 to Lot 1). Therefore, we have to lower the western part of the property and raise the eastern part to create the building pads.

The elevations of the pads are governed by several criteria.

1. **The flow of the sewer**
   In order to meet minimum depth of the sewer pipe of a gravity flow system, the lowest house elevation of the site is the governing factor. Lot 2 is at the end of the sewer line and is also our lowest lot. With the proposed elevation of lot 2, we will not be able to connect to the existing sewer main at McKissick Street. Our solution is to replace about 250 feet of main with a deeper line on McKissick. We have considered split-pad construction but that would require a pump sanitation system which will cause continuous maintenance issues.

2. **The flow of the storm water**
   The existing storm water flow from west to east within the property. It also includes some storm water from McKissick from the north. The flow passes through the property onto the properties on the east, then onto Hubbard Street and into Matson Creek. To simulate the existing flow rate into Matson Creek, we are proposing an underground retention system with a flow restrictor. The path of the storm system to Oakvue Court to the south was rejected by the City’s Engineering Department. None of our neighbors want to let the system pass through their properties. So the storm drain is traveling north under our proposed street, eastward under McKissick and southward under Hubbard, bucking grade in many places. Since the depth of Matson Creek dictates the outfall elevation, the long run of the pipe also limits our ability to lower the pad elevations.
Retaining Wall

Due to the design constrains of storm drainage, sewer disposal, and steepness of the driveways, the pads of Lot 1 and Lot 2 are higher than the neighbors to our east. If we bridge the gap with a 2:1 slope, the slope will encroach into the useable backyards by about 10 feet and the pad will be about the height of the top of the good neighbor fence on the property line. In order to increase the privacy of the neighbors, we are proposing a retaining wall along the property line.

There are three trees near the eastern property line. Tree no. 248 on Lot 1 and trees no. 246, 231 on Lot 2. All three trees are completely inside our property and are scheduled to be removed. They will be replaced by six trees along that property line.

We propose to use a concrete block wall system like Lock+Load or Keystone. The advantage of these systems is that the foundation can be located at the property line without going over. The soil stability grid system is located behind the wall on our property and the fence can be built on top. Below is a sample picture.

Sample Retaining Wall with Fence Cross Section

Privacy for Our Neighbors

Privacy of our neighbors has been a top priority for the design of our homes and site. The second story elements of our new homes are oriented towards the front of the house. The idea is that the new homeowners will understand what they are buying into and the lack of window at the rear will maximize the privacy of the neighbors to the rear of the homes.
There is one window in the master bathroom on the left elevation of the home. We do not think that this is a big privacy issue. That window will most likely be screened from the inside to provide privacy for the homeowners. Also, we are proposing new trees along the sideyards to add privacy.

There are several windows on the two upstairs bedrooms on the right elevation of the home. In Lot 1 and Lot 2, they will be looking into the existing neighbors. We are proposing 3 new trees on Lot 1 and two new trees on Lot 2 to help shield the windows. Also, we will work with the three neighbors to see if they want any of our off-site remediation trees to add to their privacy.

We have proposed 28 trees along the perimeter and property lines to screen the homes. We have replacement trees that we will offer to our neighbors to be planted on their property to further screen the new homes. There are also existing oak, elm, and pine trees in our southern neighbors’ properties that will help screen the new homes.
Design Elements

We have done several revisions on the elevations of the house plan based on comments of the last few study sessions.

This final version reflects the comments regarding the massing of the second story element over the garage. The second floor has been redesigned to have a 10-foot relief from the garage.

![Previous Design](image1)

![Revised Design](image2)

Our two elevations are Craftsman style and Bungalow style. They are different in siding and stone materials. Each elevation has three proposed color schemes. Where the lot configuration allows, we propose to build a low wall to create a courtyard in the front of one or two lots. This will create different step-back elements in the front.

With 6 different color and material schemes, two elevations, optional low walls creating different front step-backs, and different house orientations, no two homes will look the same in this community.

Other Neighborhood Concerns:

- **Flooding concerns**
  - We understand that the storm water overflows Matson Creek onto the street periodically. We have no solution to this problem. To increase the capacity of the storm drain system for Pleasant Hill is a citywide problem and can only be solved by the city starting with its leadership.
  - We have done multiple hydraulic studies, reviewed by the city, regarding how our property storm water impact the local drainage system before and after the development proposal.
  - We have designed a retention system that simulates the pre-development flow rate to address the flooding concerns.
  - We also redirect the present flow of water onto neighbors’ properties into our underground storm system. We think that this improve the flooding issue.

- **Comments received regarding Mitigated Negative Declaration IS/MND**
  - From Lori Nott-Hallock, 7 Oakvue Court, Pleasant Hill
• "Please strike the "pond" being electrical, supposedly gravity drainage through overflow holes."

Response: We do not have ponds that are electrically pumped. The stormwater treatment ponds are gravity drained.

• "Per Study Info 2.0, Environmental factors with potential effects to this Proposed Providence Development Project (PPP) not checked: Aesthetics, Geology and soils, Hydrology/ water/ quality, Noise and Light."

Response: In the Initial Study/Negative Declaration dated April 2019, Section 2.0 Project Information, Item 10 Environmental factors potentially affected: Aesthetics and Noise were not checked indicating no potentially significant impact. Light is part of the Aesthetics impact and is discussed in pages 4-1, 4-3 and 4-4 indicating Less than significant impact.

Geology and Soils, Hydrology and Water Quality were checked.

The following sections are excerpts from this report.

Environmental factors not considered to be potentially significant impacted affected by this project:

Aesthetics

There are no designated scenic vistas in the project vicinity. There are no designated state scenic highways in the project vicinity.

The existing vacant site has low visual character as it is the remnants of an abandoned walnut orchard and generally lacks aesthetic value. The existing site has low visual character and does not reflect the visual character of the adjacent residential area.

The project would have a temporary impact on the visual character of the area during construction. The visual impacts from construction would arise from the presence of bare ground, construction stockpiling, and views of construction equipment. The construction period would be relatively short, and views of the project from adjacent properties would be limited.

At completion, the new homes and surrounding landscaping are proposed to be developed to be consistent with the existing neighborhood. The project includes landscaping and homes designed with a consistent theme and visual variations to create a positive overall
visual impact. The proposed landscaping plan includes planting replacement trees to shield the project from neighboring properties and would enhance its appearance.

Pleasant Hill Municipal Code Title 18 establishes benchmarks for compliance with the City's development standards to ensure future development would be compatible with surrounding design standards for residential properties. Prior to construction of any residences, the project would require review by the City's Architectural Review Commission, including being consistent with City-Wide Design Guidelines that encourage high quality design that is compatible with existing development patterns. Therefore, this impact would be less than significant. The project would also be consistent with Community Development Goal 3 to approve residential development with design standards compatible with adjacent development.

Noise and Light
This project would not significantly expose persons to or generate noise levels in excess of standards established in the local general plan or noise ordinance or of applicable standards of other agencies.

The project itself is considered a future sensitive receptor.

The City of Pleasant Hill General Plan Safety and Noise Element includes goals and programs to address community noise in Pleasant Hill. During project construction, noise levels could affect the nearest existing sensitive receptors in the project vicinity, 13 single-family homes on McKissick Street, Hubbard Avenue, Oakvue Road and Oakvue Court. However, this impact would be temporary, and equipment noise would cease completely when construction is complete. Compliance with existing regulations would minimize disturbance to sensitive receptors in the project vicinity. Project construction noise would have a less than significant impact.

This project is within the acceptable noise levels for specific land uses established by the California Governor's Office of Planning and Research, and the Municipal Code Section 18.50.060. Detail of the Noise impact from and on this project can be read in pages 4-57 to 4-52 of the Initial Study/Negative Declaration dated April 2019.

The project may result in new sources of light that could impact surrounding properties, such as headlights from vehicles could
contribute to an overall increase in the area’s ambient lighting. However, compliance with existing lighting standards would minimize light impacts on adjacent properties and would reduce potential effects on the night sky. The project will include landscaping that includes trees and shrubs, which would serve as a barrier to limit the amount of light that is cast on adjacent buildings as the trees and shrubs mature. Site design plans would be submitted to the City for review to ensure project features are compatible with residential design standards. The project would not create any substantial new sources of light or glare that would adversely affect day or nighttime views in the area. The impact would be less than significant.

Environmental factors potentially affected by this project:

Geology and Soils
Detail discussions on Geology and Soils start at page 4-28. All items are considered as no impact or less than significant impact except that the project is located on expansive soil as defined in Table 18-1-B of the Uniform Building Code (1994). Mitigation Measures are listed on pages 4-31 and 4-32, which include proper grading and compaction under the direction of the Geotechnical Engineer’s representative, proper foundation designs, and proper grading to direct surface water away from homes and structures.

Hydrology and Water Quality
Detail discussions on Hydrology and Water Quality start at page 4-50. All items are considered as no impact or less than significant impact except that the project will alter the existing drainage pattern. Mitigation measures are listed on page 4-53 item d. The project proposes adding a total of 22,470 square feet of impervious surface area, which includes driveways, private roads, and house footprints. Pursuant to NPDES C.3 regulations for capturing stormwater runoff, the project would construct LID detention and stormwater treatment facilities. Runoff would be directed to proposed bio-retention basins and other controls to detain and treat flows prior to discharge. To mitigate the potential increase in runoff due to an increase of impervious surface area, the runoff will be detained onsite so that the peak runoff flow will be equal to or less than the peak flow in the undeveloped state. The detention storage will consist of an over-sized storm drain pipe that will serve as both a storm water conveyance system and a storage facility. Because the project would incorporate stormwater management, erosion control measures and storage facility to reduce surface runoff, impacts
on planned or existing stormwater drainage systems would be less than significant with mitigation.

- “Closest residences are the south border... three single-family one story homes 1,50-1800 sq.ft., 20-25 ft from project parcel 2 and 3 border property fence line. What is not mentioned is that there is a downward slope directly at the south border of PPP. This slope is 12-20 ft from top to bottom...... Thus a 2 story 26 heigh [sic]house would look over 20 ft (based on a 6 ft height fence). The setbacks for these lots are only 5-10 ft, while other adjacent lots are 10-15 setbacks. Lots 1,2 and 4. One story homes for this location would be usual and customary in this area.”

Response: One story homes are not economically feasible for this location.

Pad elevation for Lot 2 is 79.1’ and Lot 3 is 83.0'; yard elevations of 3 Oakvue is approx. 73.25', 7 Oakvue is approx. 71.48', and 11 Oakvue is approx. 70.90'. Therefore, Lot 2 is approximately 8 feet above and Lot 3 is approximately 11.5 feet above the backyard of 7 Oakvue.

Sideyard setbacks for R-10 zoning are 5 and 10 feet. The proposed setbacks along the southern property line are 14 and 22.6 feet for Lot 3, and 14 feet for Lot 2.

From the backyard of 7 Oakvue Ct., only the second story of Lot 3 is visible over the fence. There are only two windows on the upper floor facing south towards that backyard. One is the bathroom window, about 20’ from the property line, and the other is the bedroom window, over 50’ from the property line.

There is a small portion of the second story of Lot 2 that may be visible but most of it is blocked by existing trees. We are also proposing seven new trees along the southern property line to add screening. We believe that our house designs provide the maximum privacy and minimal visual impact for our neighbors.

- “Per aerial photos dating back to 1939, 1949, 1950 and 1958 would note that this one parcel was divided into two parcels and each had a house on the parcel. Stating this parcel is an old orchard, is not the entire truth. The homes were removed in the early 1990s.. What are the environment materials left in the soil from pipes, old cars with gas tanks, metals from farm equipment etc. This is not virgin land existing on old dirt. future studies should be required. No mention in report of any EPA reports. with past housing issues.”
Response: Historic aerial photos from 1939 to 2012 show that the property was either vacant or an orchard in the past. There was no record of any house on these two parcels. Copies of the photos are in Appendix A – Historical Aerial Photos of our Phase I Environmental Site Assessment ASTM 1527-13.

- "Earthwork/protection for caustic soils due to soft and hard grading are deemed insignificant. What about sediment from irrigation and excess runoff? All which could lead to earth movements and sliding of the existing slope on the south boarding homes."

Response: Measures of controlling stormwater and irrigation water are part of our proposal. These measures include but not limited to:

- Grading to intercept surface waters and directing them to bio-retention ponds, inlet basins and/or strip drains.
- Direct roof downspouts to in-ground piped drainage system.
- Minimizing irrigation time, observe that spray heads are properly directed and periodically check for overly wet soil to avoid erosion.

- "Inaccurate photos of the southern border. Address 11 is shown twice from 2 angles and address 7 and address 5 are not shown at all. I’ve included accurate pictures which were taken in Nov 18, 2016"

Response: Thank you for the updated pictures.

- "This has been a wildlife migration and habitat for many mammals, reptiles and birds. Some level of protection should occur [sic] such as reduce size of houses and hardscape in consideration of wildlife. As of 6 months ago, foxes have been in the area, has anyone checked if these foxes are the "Joaquin Kit fox, indigenous to this area and protected?"

Response: Wildlife and sensitive habitats are discussed in the Biological Resources section of the Mitigated Negative Declaration IS/MND. Mammal observed on site during the November 2018 site visit was limited to a black-tailed deer (Odocoileus hemionus columbianus) bed.

Within the general region, 30 special status animal species have been known to occur, or once occurred. Of these, 25 are absent from or unlikely to occur on the project site due to unsuitable habitat conditions. The remaining five species may occur either occur on the site incidental to home range and migratory
movements, thus using the site infrequently, or may forage on the site year-round or during migration. Project buildout would have a minimal effect on the breeding success of these species and would, at most, result in a relatively small reduction of foraging and/or nesting habitat that is abundantly available regionally. Therefore, the loss of habitat for these species would be considered less than significant.

Construction activities may result in injury of individuals of these species, which would be considered significant. Mitigation measures BIO-1 through BIO-4 include minimization and avoidance protocols to protect special-status species discovered on the project site and to reduce impacts to less than significant levels.

More detail discussion regarding the Biological Resources of the project can be found on pages 4-19 to 4-24.

- "I request like trees for like trees. I have not nor either house residence on the south side been contacted by the developer Mr. Wu on this matter."

Response: Tree replacement will be done according to the Tree Preservation Ordinance (Section 18.50.110 of the Zoning Ordinance). Trees that will not fit onsite will be offered to the neighbors first before working with staff to plant them in Pleasant Hill.

We are working with the City to place some of our replacement trees offsite. They will be offered some of these trees to our neighbors and possibly provide more screening once we have the approval to do so and establish the procedure.

- "This project can significantly increase the rate of surface runoff leading to flooding of on or off-site ground. The "Holding Ponds" are supposed to help but who will maintain ponds, test ponds manage ponds and being electric what happens in a power failure. Who makes these ponds? Where have they been tested? Length [sic]of longevity? Etc. Matson creek and the excess runoff is not capable with increased use."

Response: The bioretention ponds are designed and constructed to meet the criteria in the Stormwater C.3 Guidebook. They are lined with permeable rock at the bottom and bio-treatment soil mix on top. Drainage is by gravity and not electric. The ponds are owned and maintained by each individual home owner. Maintenance includes periodic inspection, cutting vegetation back as needed, debris removal, and plants and mulch replacement as needed.
Matson creek runoff is controlled by the stormwater retention system discussed in the sessions above.

In the last staff report, Staff recommended that the ARC provide comment/direction to the applicant regarding the following items:

- Tree replacement box size. RG.II.A.4.n (i) – (Landscaping) – When replacing existing mature trees, new trees should be 36-48 inch box size to quickly replace the lost tree canopy or smaller trees should be planted in numbers that replace the lost tree canopy. The preliminary landscape plan includes 24 inch box size replacement trees.

  Response: The City of Pleasant Hill Tree Preservation Ordinance (Section 18.50.110 of the Zoning Ordinance) requires replacement of Protected trees that are removed. For Protected native or indigenous trees, each tree removed must be replaced by at least two 15-gallon trees. For Protected nonnative trees, each tree removed must be replaced by at least one 15-gallon tree.

  Our proposed 24 inch box size already exceeds the requirement. Bigger trees will be more difficult to handle and may interfere with the geo-grid system of the retaining walls. Most of the trees removed are not along the property line except for tree #246 and #231. There is not much canopy that affects the neighborhood.

- **Consistency between landscape plan and Plant Materials List**

  Response: The material list has been corrected.
Sightline from existing home at 7 Oakvue Ct.

Assume 5'6" eye level

7 Oakvue Ct. Backyard
Home is about 42' from property line and about 10' below

Portion of the house visible above fence
August 13, 2018

Re: Providence New Homes on McKissick Street, Pleasant Hill

Dear Ms. Radcliffe,

We request the review and approval of the enclosed documents for a Vesting Tentative Map to build four single family homes on parcels APN 149-061-026 and 149-061-033.

Our property is surrounded by existing older homes. Therefore, our site development plan is designed to match the elevation and drainage constraints around us. In order to not increase the existing flooding problems of the neighborhood, we have designed a storm water detention storage system to detain the extra runoff caused by the extra impervious area of the development. The peak runoff flow after the project should be equal to or less than the peak flow in the undeveloped state. In addition, the extra length of storm drain pipe which may create extra storage and pick up public water to discharge farther downstream from the existing discharge location, may further benefit the drainage of the neighborhood.

In order to match our neighbor’s patio next to the access road, our building pads on the east side will be higher than existing grade in order to access the garages. We propose a retaining wall at the rear of the proposed lots 1 and 2 so that the new fence on top of the wall will shield the yards from our neighbors’ view. The house designs have also taken neighbors’ privacy concerns into consideration. Single story elements at the rear of the homes will reduce second story massing and provide more privacy for our neighbors. The roofs are composition shingles similar to the adjoining neighbor houses. The new homes will have a strong relationship to the nearby homes and will be a positive addition to the neighborhood.

The Green Building methods from the City of Pleasant Hill will be followed. Methods of compliance include but are not limited to:

- Implementation of a water conservation irrigation system with an appropriate drought tolerant landscape design
- All plumbing fixtures will be low flow fixtures complying with all Cal Certs and Title-24 requirements
- All electrical fixtures will be energy efficient fixtures that comply with Cal Certs and Title-24
- Light pollution reduction will be achieved through the use of minimal wall mounted down lighting
• Optimized energy performance will be achieved through the use of high efficiency furnace
• All exterior walls and ceilings will be insulated to achieve proper acoustic and temperature controls

Sincerely,

[Signature]

Kenneth Wu  
Vice President, Providence Development