***Architectural Review Commission***

***staff report December 6, 2018***

**Study Session Item #2 SOUTH PLEASANT HILL PROPERTIES SUBDIVISION – ARCHITECTURAL REVIEW PERMIT STUDY SESSION**

 **1750 OAK PARK BOULEVARD**

 **PLN 18-0383**

**Project Planner:** Troy Fujimoto, (925) 671-5224, tfujimoto@pleasanthillca.org

**Applicant/**

**Property Owner:** Contra Costa County, 40 Muir Drive, 2nd Floor, Martinez, CA 94553

1. **INTRODUCTION**
	1. **Project Description**

Study session to review and provide feedback on a preliminary proposal for a 34 unit single family detached small lot residential subdivision. The proposal includes residences that would have four architectural styles, ranging in size from 2,863 to 3,380 square feet, all with two car garages. In addition, approximately 17 on-street guest parking spaces are proposed. This proposed residential subdivision is one component of an overall master plan for development of the approximately 15 acres of County-owned property which comprises the Oak Park/Monticello Site Program Area.

* 1. **Background**

The proposed site for the residential subdivision has been the long time location of the current Pleasant Hill Library (including associated office space). The proposed project is part of the Oak Park/Monticello Site Program Area. This program includes the forthcoming City of Pleasant Hill Library (located to the east of Monticello Avenue) and Pleasant Hill Recreation and Parks District recreational fields, located to the north of forthcoming library. A four-way memorandum of understanding (between Contra Costa County, City of Pleasant Hill, Pleasant Hill Recreation and Parks District and Mount Diablo Unified School District) was approved by all parties in August 2018 to make the larger program area improvements possible. Contra Costa County has submitted a preliminary proposal for the residential portion of the program area.

1. **ANALYSIS**

The purpose of this study session is to receive preliminary Commission and public input on the preliminary plans for the proposed subdivision.

* 1. **Development Standards Compliance**

The proposed Planned Unit Development and Concept Plan include development standards that would not comply with existing residential zoning development standards, particularly related to detached single family residential zoning. A summary of the standards are provided in the table below:

| **Development Standards** |
| --- |
| **Single Family Detached Development Standards** **(R-6 Zoning)** | **Proposed Plans** |
| **Setbacks**Front Yard: 20 feet | Down to five feet. |
| Rear Yard: 15 feet | Down to four feet |
| Aggregate Side Yard: 15 feet | Down to seven feet |
| Interior Side Yard: 5 feet | Down to 3.5 feet |
| Corner Side Yard: 15 feet | Down to three feet |
| **Building Height** |  |
| Maximum Building Height: 35 feet | 35 ft. |
| Maximum Number of Stories: 2.5 stories | Two stories |
| **Lot Dimensions and Site Coverage** |  |
| Minimum Lot Width: 60 feet | Down to 45 feet |
| Minimum Lot Depth: 90 feet | Down to 80 feet |
| Minimum Lot Area: 6,000 sf. | Down to 3,600 sf. \* |
| Minimum Site Area Per Dwelling Unit: 6,000 sf. | TBD |
| Maximum Lot Coverage: 35% | 55% |
| Maximum Floor Area Ratio: 0.40 | TBD |
| Front Yard Landscaping: 50% | TBD |
| Parking: Two car garage | Two car garage, with driveway apron space |
| Open Space: Per PUD.  | 200 sf. Per unit. |

Based on the preliminary development standards of the project, it appears that the project would require multiple deviations as part of the Planned Unit Development Zoning designation. It should be noted that no deviations related to number of stories and building height are proposed.

The project would also include seven accessory dwelling units interspersed throughout the project site. Due to the site’s proximity to a bus stop, no additional parking is required for these dwelling units. However, in addition to the garage and driveway parking, the project also proposes approximately 17 “guest” parking spaces throughout the project site.

* 1. **Architecture**

The applicant proposes four architectural styles, including Spanish, Farmhouse, Cottage and Craftsman. The designs are proposed to provide a variety of designs within the development to provide enhanced visual interest and to reflect the various architectural styles that can be found in the surrounding area.

The houses on the north, south and eastern edges of the property site would have architectural designs with enhanced features facing the surrounding streets. This would provide increased architectural interest to the project when driving around the perimeter of the project.

Generally, the proposed residences would all be two stories. Each residence would have a variety of colors and materials to help break up the massing of the buildings. Much of the architectural interest would be provided on the front and rear of the buildings and on the sides of the buildings that are more visible. The side elevations on the homes that face the smaller side yard setbacks have a lower degree of architectural interest.

Relevant residential City-wide Design Guidelines include the following: 1.b, 1.d, 1.e, 2.a, 2.b, 3.a, 3.d, 3.e, 3.f, 3.g, 3.j and 9.k. See Attachment D for more information on the relevant Design Guidelines.

Items for Discussion

* The proposed massing of the Plan 2 residences
* The proposed architecture of the buildings, including the varied styles proposed for the project
* The proposed architectural treatment of the side elevations of homes that have smaller side setbacks
	1. **Landscaping/Open Space**

Landscaping would be provided throughout the site. Enhanced landscaping is expected along the south and eastern edges of the property site. This enhanced landscaping would soften the project appearance from the surrounding streets. As the plans are still conceptual, more detail is needed to provide a more detailed analysis of the project landscaping.

The project notes that each residence would have 200 square feet of open space, however it, is not known how it will be provided at this time.

Relevant residential City-wide Design Guidelines include the following: 5.a, 5.c, 5.i, 5.m, 6.a, 6.c, 7.c, 7.3, 9.n and 11.b. See Attachment D for more information on the relevant Design Guidelines.

* 1. **Site Plan**

The proposed project is located on the site of the existing Pleasant Hill Library. The library is planned to be relocated east of the project site and new park facilities will also be developed east of the project site. The project would be accessed through one vehicular access point off of Monticello Avenue (the street is planned to be upgraded as part of the larger Oak Park/Monticello Site Program Area improvements). Note: a specific plan is being prepared for the overall Program Area and will include a complete inventory of public and private improvements to serve the developments.

The residential subdivision would be served by a new north/south spine road in the interior of the project site that would have guest parking on the east side of the street. From this main spine road, multiple streets are planned to extend east/west to access the remaining homes within the project. Each of the home sites would have a small front yard and rear yard area (the rear yards may be proposed to be common areas or solely for the use of the resident).

It is expected that pedestrian access would be provided from multiple points of the project, including directly to the south to Oak Park Boulevard and to the north and multiple points to the east.

Relevant residential City-wide Design Guidelines include the following: 9.b, 9.d, 9.j, 9.i, 9.p. See Attachment D for more information on the relevant Design Guidelines.

Discussion Points

* The proposed site plan layout.
* Multiple dead ends within the proposed project site.
* Guest parking at the end of the vehicular streets.
	1. **Engineering Comments**

Engineering will provide any relevant comments on the proposed conceptual plans at the meeting, however, since minimal engineering related information has been provided, there is not likely to be comments at this time.

Relevant residential City-wide Design Guidelines include the following: C.1,a, C.1.b, and C.1.d. See Attachment D for more information on the relevant Design Guidelines.

1. **NEXT STEPS**

The project will require completion of environmental review and review of various land use entitlements prior to consideration of the final architectural review permit. The draft Specific Plan for the Program Area and accompanying detailed project plans for each site and the draft EIR are anticipated to be available for further consideration in early 2019.

1. **RECOMMENDATION**

Conduct the study session, receive input from all interested parties and provide further design review feedback on the project.

### ATTACHMENTS

 Attachment A Preliminary/Conceptual Plans, including Applicant Information

 Attachment B Residential City-Wide Design Guidelines (relevant sections)

 Attachment C Location Map

 Attachment D Study Session Public Notice