***Planning Commission***

***staff report March 26, 2019***

**Study Session Item #1 SOUTH PLEASANT HILL PROPERTIES SUBDIVISION – SPECIFIC PLAN, PLANNED UNIT DEVELOPMENT, SUBDIVISION, DEVELOPMENT PLAN 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. **Summary**

This is a study session to consider a proposal by Contra Costa County for a 34 unit single family detached small lot residential subdivision that would be located on the site of the existing Pleasant Hill library. This proposed residential subdivision is one component of an overall Specific Plan for development of the approximately 16 acres of County-owned property which comprises the Oak Park/Monticello Site Program Area. The focus of this study session is to review the proposed residential development, focusing on the site plan and proposed development standards for this project. The Architectural Review Commission (ARC) has conducted a similar study session to review the architecture of the proposed residences.

* 1. **Background**

The site for the proposed residential is a portion of the proposed Specific Plan area that encompasses lands owned by Contra Costa and the Mount Diablo Unified School District within the Oak Park/Monticello Site Program Area. The planning area also includes the forthcoming City of Pleasant Hill Library (located to the east of Monticello Avenue) and Pleasant Hill Recreation and Parks District sports 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 coordinate development within the program area. A study session was held with the Architectural Review Commission on December 6, 2018 (see Attachment C for a summary of the ARC comments). Currently, environmental review is being completed for the project and a draft Environmental Impact Report is expected to be released for public review by the end of April.

1. **ANALYSIS**

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

* 1. **Specific Plan**

A Specific Plan encompassing the proposed residential subdivision, library, sports fields/park and related public improvements is being prepared for this site. The Specific Plan will include overall development standards and design guidelines that will be applicable to each portion of the project.

* 1. **Development Standards Compliance**

 A summary of the development standards that would be applicable to the residential subdivision is provided in the table below:

| **Development Standards** |
| --- |
| **Development Standards** | **Proposed Development** |
| **Setbacks**Front Yard:  | 10 feet5 feet with a covered porch featureSetback to garage door – 19 feet |
| Rear Yard:  | 8 feetCalifornia rooms, decks and balconies may encroach up to three feet |
| Aggregate Side Yard:  | 7 feet minimum |
| Side Yard:  | * Internal Side – 4 feet
* Internal Corner Side – 8 feet
* Internal Corner Side with covered porch – 3 feet
* Along Monticello – 10 feet
* Along Monticello, with covered porch – 5 feet
 |
| **Building Height** |  |
| Maximum Building Height:  | 35 ft. |
| Maximum Number of Stories:  | Two stories |
| **Lot Dimensions and Site Coverage** |  |
| Minimum Lot Width | Internal lot - 48 feetInternal corner lot – 52 feetLots along Monticello – 54 feet |
| Minimum Lot Depth | 82 feet |
| Minimum Lot Area | 3,936 sf |
| Maximum Lot Coverage | 60% |
| Maximum Floor Area Ratio | TBD |
| Front Yard Landscaping  | TBD |
| Open Space  | 200 sf. Per unit. |
| **Parking**:Garage – Two covered spacesAccessory Dwelling Unit – 1 required per bedroom. | Two car garageNot required as within one half mile of a transit stop |
| Back Up distance – 90 degree parking: 25 feet required | 20 feet proposed |
| Parking Dimensions:90 degree parking – 8.5’ x 19’ (16’ compact)Parallel parking – 9’ (8.5’ compact) x 20’ | 90 degree parking – 9’x19 (with 2 feet overhand)Parallel parking – 8’x23’ |
| Fence to Adjacent R Zoning – Solid, six feet in height | TBD |
| Light Fixtures – 24 feet in height | TBD |
| Guest Parking | 17 spaces |
| Parking Lot Landscaping:Interior Parking Lot – 10%Perimeter Landscaping – 5 feet  | TBDApprox. 8 feet |
| Driveway width – 20’ | 20 feet |
| Driveway Apron – 20 feet fronting garage door. | 19 feet |
| Garage Dimensions – 20’x22’ (16’ opening) | 20’x22’ (16’ opening) |

Based on the development standards proposed for the project and deviations from various parking design standards, it appears that the project would not neatly fit into a specific existing zoning district, consequently, the Specific Plan will serve as the zoning district designation for the site. It should be noted that the proposed number of stories, building heights and the amount of parking provided, would comply with typical residential development standards as proposed.

The project would also include seven accessory dwelling units interspersed throughout the project site to address the City’s inclusionary housing requirements. 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.

Items for Discussion

* Proposed Development Provisions (setbacks, lot coverage, lot size, etc.).
* Proposed parking related deviations.
	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 driveway off of Monticello Avenue (the street is planned to be upgraded as part of the larger Oak Park/Monticello Site Program Area improvements).

The residential subdivision would be served by a new north/south road in the interior of the project site that would have guest parking on the east side of the street. From this main interior 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.

Pedestrian access would be provided from multiple points of the project, including directly to the south to Oak Park Boulevard from multiple points to the east through the private lanes and main vehicle entry, and to the north through the proposed small park.

Items for Discussion

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

The applicant proposes four architectural styles, including Spanish, Farmhouse, Cottage and Craftsman. The designs are proposed to provide a variety of architectural styles 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 to provide increased architectural interest to the project when viewed from 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.

Items for Discussion

* 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.

Each residence is expected to have front yard landscaping that will have trees, shrubs and ground cover. Rear back yards will be left for each individual property owner to complete. The project includes a minimum of 200 square feet of open space for each residence.

In addition, as part of the project, a portion of the site (northwest corner), a small passive park area will be created and turn over to the Pleasant Hill Recreation and Park District.

* 1. **Engineering (Grading/Utilities/Drainage)**

The site will remain elevated (the current library site is also elevated), in relation to the property to the east (library site). The project site will also include stormwater retention basins along the eastern edge of the property (adjacent to Monticello Avenue. The retention areas will be screened from Monticello Avenue, with streetscape landscaping within the right-of-way area.

The Engineering Division is waiting for additional information from the applicant prior to finalizing its review. However, the site planning, drainage, utilities, etc. have been coordinated with the Engineering Division.

1. **NEXT STEPS**

The project will require completion of environmental review and review of various land use entitlements prior to consideration of the necessary land use entitlements. 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 within the coming weeks.

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 Specific Plan Area Map

 Attachment C Architectural Review Study Session Staff Report (no attachments), and Architectural Review Study Session Summary Letter

 Attachment D Study Session Public Notice

 Attachment E Public Comments