

RESOLUTION NO. 01 - 20

A RESOLUTION OF THE ARCHITECTURAL REVIEW COMMISSION, CITY OF PLEASANT HILL, RECOMMENDING APPROVAL OF A SPECIFIC PLAN/PLANNED UNIT DEVELOPMENT DISTRICT, CONCEPT PLAN (PLN 19-0494) FOR THE OAK PARK PROPERTIES SPECIFIC PLAN AT 1700 AND 1750 OAK PARK BOULEVARD

WHEREAS, the applicants, City of Pleasant Hill, Contra Costa County and Pleasant Hill Recreation and Park District, jointly submitted a Specific Plan/Planned Unit Development District (Rezoning) and Concept Plan (PLN 19-0494) for the area including 1700 and 1750 Oak Park Boulevard, APN's 149-230-005, 008 and 149-271-014 ("the Project"); and

WHEREAS, the Specific Plan/Planned Unit Development District (PUD) Permit PLN 19-0494 proposes to rezone an approximate 16.6 acre plan area from the current *R-10 Single Family – 10.000 sf lots* and *Planned Unit Development District 410* to *PUD Planned Unit Development* district and include a Specific Plan that will serve as the associated PUD Concept Plan; and

WHEREAS, a Final Environmental Impact Report, Environmental Findings Pursuant to the California Environmental Quality Act, a Statement of Overriding Consideration and a Mitigation Monitoring and Reporting Program was prepared for the project (Attachment C of the January 16, 2020 ARC Staff Report); and

WHEREAS, after notice thereof having been duly, regularly and lawfully given, a public hearing was held by the Architectural Review Commission on January 16, 2020, regarding the proposed Specific Plan/PUD rezoning, associated Concept Plan at which time all interested parties were invited to provide comments on the proposal; and

NOW, THEREFORE, BE IT RESOLVED that the Architectural Review Commission of the City of Pleasant Hill, in accordance with Section 18.30.060(A) of the Pleasant Hill Municipal Code (PHMC), recommends approval of the Specific Plan/Planned Unit Development District rezoning and associated Concept Plan PLN 19-0494 (Attachment B of the January 16, 2020 ARC Staff Report) based upon the following findings and recommendations:

Architectural Review Commission PUD (Specific Plan) Findings

(1) The design of the structures conforms to the topographic features of the particular site.

Half the site is developed, and the other half was formerly developed, but currently vacant. The site is relatively flat and does require grading to accommodate proper drainage of the plan area. Many of the trees will be removed from the site to accommodate the development. To compensate for the tree removals, the project will add new trees and new landscaping to the plan area.

The Oak Park Boulevard corridor includes a mix of residential and commercial structures of various heights, the proposed plan will be consistent with the corridor. The designs allowed for the residential include a variety of styles that are found throughout the neighborhood and City, and the library is designed to represent the agricultural heritage of the City and characteristics of residential construction in the area. The residential area is limited to heights up to 35 feet, and the library area, up to 30 feet, both

of which are consistent with surrounding development. The buildings proposed throughout the Specific Plan will be one and two stories.

The structures within the park area are largely related to park structures such as fences, bleachers, light poles and recreation structures. The style of the structures are similar to what can be found in the adjacent Pleasant Oaks park and in parks in general that can be found throughout the City. The taller field lights are similar to what can be found for any park that includes field lighting.

(2) The design of the structures enhances the natural attributes of the particular site.

The proposed buildings within the plan area are designed to a high level and includes landscaping that will improve the overall appearance of the plan area. The specific plan, respects and enhances the existing Grayson Creek area by adding additional walkways and landscaping that will complement the natural creek corridor. In addition, the structures are sited away from the creek corridor area.

(3) The scale and bulk of the structures are appropriate to the particular site.

As noted previously the plan area is located amongst a variety of land use types, surrounded by one and two story building, with a mix of residential, commercial, public and semi-public uses. The proposed specific plan/concept plan contemplates residential uses (similar to surrounding multi and single family residences), a park use (similar to the adjacent Pleasant Oaks Park and recreational fields of Pleasant Hill Middle School) and a public use (similar to the existing library that is on the adjacent property to the west and the Contra Costa Office of Education building that is one property over to the west). The specific plan includes setbacks from adjacent streets that are appropriate for one and two story structures including 10 and 20 feet from Oak Park Boulevard, 20 feet from Monticello and 20 feet from Santa Barbara Road.

(4) The landscape plan is appropriate to the particular site.

The plan area currently has landscaping that was installed many years ago and a large portion is vacant land with no planned landscaping. The proposed Specific Plan/PUD Concept Plan includes new landscaping throughout the entire plan area that is intended to enhance the built environment. Many of the trees on the site will be removed, however, new trees will be planted throughout the site and trees in proximity to the Grayson Creek area will be retained to the greatest extent feasible. The park and library portions of the Specific Plan includes a landscape plan that includes walkways that take advantage of its location adjacent to Grayson Creek. The residential project including landscaping throughout the project, similar to what would exist within a single family neighborhood and includes the improvement of a portion of the site for a small new pocket park.

In addition, the plan area includes improvements to Monticello Avenue that will incorporate new trees and landscaping and will visually improve the appearance from the existing condition of the street.


Architectural Review Commission Recommendations

1. Further explore the location of ball field lighting on-site and in other park locations, including additional study on lighting type, color, location and height.
2. Ensure that project specifics related to parks and associated lighting will be reviewed by the ARC once a formal development application is made.
3. Ensure that the specific plan would allow additional native landscape species that are not identified in the plan, allow for increased flexibility.

BE IT FURTHER RESOLVED that the Architectural Review Commission of the City of Pleasant Hill, recommends the City Council adopt Resolution No. __-20 certifying the Final Environmental Impact Report, Adoption of Environmental Findings Pursuant to the California Environmental Quality Act, Adoption of a Statement of Overriding Consideration and Adoption of a Mitigation Monitoring and Reporting Program (Attachment C of the January 16, 2020 ARC Staff Report).

ADOPTED by the Architectural Review Commission of the City of Pleasant Hill, on the 16th day of January, 2020, by the following vote:

AYES:	Bergman, Hart, Johansson, Stanton
NOES:	None
ABSENT:	Moseley
ABSTAIN:	None



TROY FUJIMOTO, Zoning Administrator