

Appendix B:
Proposed General Plan Amendment and PUD Concept Plan

Proposed General Plan Amendment: Tourist Commercial Uses

Proposed amendments are shown as ~~strikeout~~ for deletions and underline for additions.

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Community Development Element

Land Use Pattern

Pleasant Hill is almost entirely built-out: only about 60 acres, or 1.5 percent, of land in the city, is available for new development. Therefore, future development is expected to consist primarily of reuse of existing lots.

The new General Plan carries forward the 14 land use designations established in the 1990 plan, except that the Multifamily Low category has been split to create a new Multifamily Very Low designation, and the Neighborhood Business designation has been added (see the attached *General Plan Land Use* map, adopted as part of this General Plan). In addition, a new land use designation has been created for tourist commercial uses. All development and redevelopment must be consistent with these categories. *Table CD1* shows how much land in the city falls into each designation, including vacant parcels. Maximum allowed density is expressed in units per net acre (which excludes rights-of-way) for residential uses and floor area ratio (FAR) for non-residential uses.

Table CD1. Development Potential

Land Use Designation	Allowed Density ¹	Existing Development 2002			General Plan Buildout				Vacant Land 2002	
		SF Units	MF Units ²	Comm. Sq. Ft.	Parcels	Acres	Additional Potential ³		Parcels	Acres
							Units	Sq. Ft.		
Single-family Low	1.3-3	377	2		399	316.4	87		17	26.3
Single-family Medium	3.1-4.5	3,948	130	378	4,025	1,355.5	116		28	11.3
Single-family High	4.6-6.9	4,177	30	63,417	4,203	796.0	35		7	5.6
Multifamily Very Low ⁴	7-11.9				559 <u>55</u>	79.9 <u>76.6</u>	54 <u>40</u>			
Multifamily Low	12-19.9	45	1,736		823	50.3	30		1	0.3
Multifamily Medium	20-29.9	10	1,512	72,655	883	83.3	143		7	5.1
Multifamily High	30-40	8	396	93,012	13	16.6	310			
Commercial & Retail	0.4	3	551	2,316,321 <u>2,328,433</u>	182 <u>18</u>	157.4 <u>159.9</u>	99	206,440 <u>250,000</u>	45 <u>1</u>	6.6 <u>7.0</u>
<u>Tourist Commercial</u>	<u>1.0</u>			<u>12,112</u>	<u>5</u>	<u>2.5</u>		<u>108,900</u>	<u>1</u>	<u>0.4</u>
Neighborhood Business ⁴	0.35				28	22.8				
Office	0.4	3	193	832,217 <u>863,889</u>	97 <u>98</u>	80.9 <u>84.2</u>	30	146,141 <u>171,968</u>	4	2.3

Mixed Use	12-40 0.4-.75 FAR		285	290,509	237	95.9	363	40,075		
Light Industrial	0.33			365,043	20	34.2				
Park					26	154.8				
Open Space					15	252.8				
Semi-public & Inst.				259,163	53	107.5			2	1.8
School					19	254.4				
Total		8,571	4,835	4,304,827 4,336,499	11,587	3,861.2	1,267 1,223	501,556 462,043	71	59.7

Sources: County Assessor Data; City of Pleasant Hill Planning Department, Redevelopment Agency

¹Units/acre for residential uses; Floor Area Ratio for nonresidential uses; both for Mixed Use.

²Townhomes, condominiums and mobile homes in multifamily and commercial categories are counted as multifamily units.

³Assumes residential on 25 percent of Mixed Use parcels; assumes an additional 250,000 sq. ft. of commercial and 50,000 sq. ft. of office at the Contra Costa Shopping Center under a specific plan; excludes other nonresidential redevelopment potential.

⁴New designation created by this General Plan.

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- **Tourist Commercial** provides for commercial retail and service uses oriented toward tourists and other visitors to the community. The designation includes hotels, motels and related facilities, and visitor-serving businesses. Project development shall have a Floor-Area Ratio maximum of 1.00.

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Community Development Goal 2. Maintain the historic balance among different types and intensities of residential development, commercial retail, office uses, and open space.

Community Development Policy 2A. Encourage uses needed by the community at appropriate locations.

Community Development Program 2.1. Amend the Zoning Ordinance to direct uses desired by the community to specific zoning districts.

Community Development Program 2.2. When making decisions regarding (1) intensification of residential zoning or land use designations or (2) changes in land use designations from commercial to residential, the City shall only permit such changes when the change in land use is reasonably expected by the City Council to result in (a) effective mitigation of environmental constraints, noise, traffic, and other hazards; (b) excellence of design; (c) compatibility with adjacent development; and (d) at least one of the following: provision of affordable housing pursuant to the policies in the City's Housing Element; provision of parkland or recreation facilities consistent with Community Development Goals 17, 18, and 19.

Community Development Program 2.3. Allow residential densities above the minimum established for a specific land use designation only when the granting of a residential density above the minimum for the density range established by the General Plan for that land use

category can be reasonably expected by the City Council to result in (a) effective mitigation of environmental constraints, noise, traffic, and other hazards; (b) excellence of design; (c) compatibility with adjacent development; and (d) at least one of the following: provision of City of Pleasant Hill General Plan 2003 July 2003 13 Community Development affordable housing pursuant to the policies in the City's Housing Element; provision of parkland or recreation facilities consistent with Community Development Goals 17, 18, and 19.

Community Development Program 2.4. Allow changes in land use designation from residential to commercial only when the granting of such a change can be reasonably expected by the City Council to result in (a) effective mitigation of environmental constraints, noise, traffic, and other hazards; (b) excellence of design; (c) compatibility with adjacent development; and (d) at least one of the following: provision of affordable housing pursuant to the policies in the City's Housing Element; provision of parkland or recreation facilities consistent with Community Development Goals 17, 18, and 19. Community Development Program 2.5. Allow intensification of commercial land use only when such a change can be reasonably expected by the City Council to result in (a) effective mitigation of environmental constraints, noise, traffic, and other hazards; (b) excellence of design; (c) compatibility with adjacent development; and (d) at least one of the following: provision of affordable housing pursuant to the policies in the City's Housing Element; provision of parkland or recreation facilities consistent with Community Development Goals 17, 18, and 19.

Community Development Program 2.5. The City shall encourage tourist commercial facilities in areas where traffic patterns are oriented to major arterial streets and highways.

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Economic Strategy Goal 5. Help local businesses and the City of Pleasant Hill capture visitor dollars that are otherwise lost to the larger regional area, thereby increasing revenue to local businesses and the City.

Economic Strategy 5A. The City shall continue to promote Pleasant Hill as a visitor destination.

Economic Strategy 5B. The City shall work with the local business community to develop programs to increase the development of the tourism industry in the area.

Economic Strategy 5C. The City shall promote and facilitate hotel development within the city limits. The City's hotel development strategy shall include lodging types to meet the needs of a local visitor market attracted to the greater Central Contra Costa County region.

Economic Strategy 5.1. The City shall work with the local business community to identify potential tourism-oriented marketing and development opportunities.

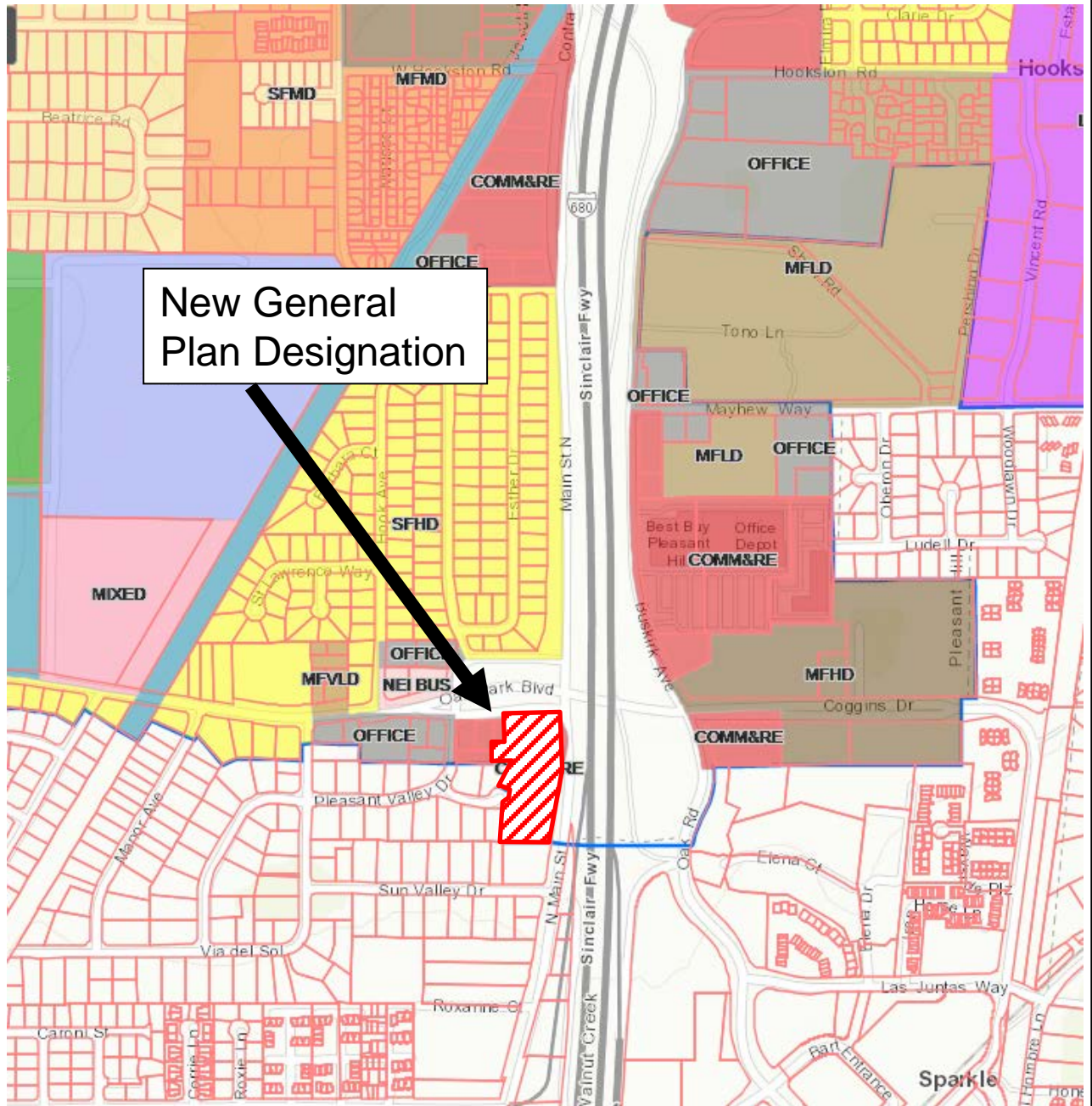


EXHIBIT
GENERAL PLAN AMENDMENT
TOURIST COMMERCIAL LAND USE DESIGNATION



**CAMBRIA HOTEL
PUD DEVELOPMENT
CONCEPT PLAN
(ORDINANCE NO.XXX)**

**REVIEWED BY THE
PLEASANT HILL ARCHITECTURAL REVIEW
COMMISSION**

**REVIEWED BY THE
PLEASANT HILL PLANNING COMMISSION**

**REVIEWED BY THE PLEASANT HILL CITY
COUNCIL**

**ADOPTED BY THE PLEASANT HILL CITY
COUNCIL**

I. GENERAL PLAN CONSISTENCY

The Concept Plan is consistent with the City of Pleasant Hill General Plan as noted below:

- a. *Community Development Policy 2A – Encourage uses needed by the Community at appropriate locations.* The site has been underutilized for many years at a key gateway location to the City. Having a high quality, tourist commercial project, with freeway frontage would be an appropriate location and the revenue generated from the project would help provide City services.
- b. *Community Development Goal 3 – Generate thriving, attractive and cohesive development at vacant or underutilized sites.* The proposed amendment would establish a new land use on a partial vacant and underutilized site. The proposed amendment would potentially allow an attractive, thriving tourist commercial use where other commercial uses have not been successful.
- c. *Economic Strategy Goal 1 – Promote the economic health of the downtown and the city as whole.* Designating and establish a tourist commercial land use will provide opportunities for lodging or other tourist uses to the City that will benefit the City through increased spending by tourist and provide increased customers for Downtown and the greater City commercial uses.
- d. *Economic Strategy Goal 2 - Create and maintain a dynamic and diverse economic base.* Creating a new tourist commercial land use and designating an underutilized site, would potentially allow a tourist use that would contribute to the economic base of the City, as a new use would likely result in increased City revenue that would help support City services.
- e. *Economic Goal 3 – Facilitate additional retail and commercial opportunities that meet local needs.* The new tourist commercial land use will provide additional opportunities for visitor related uses that is currently underserved as there is no visitor specific land use type within the City. Currently, visitor related uses must compete with other commercial uses for available locations throughout the City.
- f. *Economic Goal 4 – Enlarge the City’s revenue base as necessary to sustain and support the community.* The new tourist commercial land use will provide additional opportunities for visitor related uses, which including hotel uses, will enlarge and sustain the City’s revenue base that will help support City services.
- g. *Circulation Goal 5 – Reduce congestion and vehicle trips through land use planning.* Designating this site, along a main corridor (N. Main Street and Interstate 680) and within proximity to the Pleasant Hill BART Station will help to reduce congestion and vehicle trips in neighborhoods and secondary corridors as access is available through primarily commercial corridors.
- h. *Growth Management Goal 1 – Support land use patterns that are orderly and make more efficient use of the transportation system.* The proposed tourist commercial use would be located along a main vehicle corridor (N. Main Street) and within proximity to the Pleasant Hill BART Station, both of which would make efficient use of the existing transportation system.

II. EXISTING SITE CONDITIONS

A. LOCATION

The project site consists of approximately 2.47 gross acres of land on the west side of North Main Street south of Oak Park Blvd. in the City of Pleasant Hill.

Major streets in the vicinity of the project site are North Main Street to the west and Oak Park Blvd. to the North. The project site is located near the Interstate 680 Freeway, with the closest exits at Treat Blvd. (to the south).

B. EXISTING SITE FEATURES

The project site contains of an existing restaurant (Black Angus Steak House); with the associated commercial improvements, and a parking lot. Because of this prior development, there is a significant amount of existing impervious surface on-site.

In addition, the project site contains a number of mature trees, both within the existing parking area and around the site's perimeter, including Oak, Pepper and other species. It also contains an existing sound wall to the west. Site topography is relatively flat.

C. AREA CONTEXT

The project site is substantially surrounded by urban uses. Along the south west portion is residential homes, along the northwest portion is retail, along the north portion is Oak Park Blvd. and along the east portion is North Main Street and Interstate 680.

D. SITE ACCESS

Access to the project site is provided by two points of ingress/egress, the first driveway is located along the east side of the project from North Main Street and the second is located along the north side from Oak Park Blvd.

III. CONCEPT PLAN REQUIREMENTS

A. USES

The project site shall be governed by the existing base Retail-Business zoning district regulations, except to the extent such regulations are modified pursuant to this PUD Development Concept Plan.

Uses permitted within this PUD district shall be classified according to PHMC Section 18.25.020 (Use Classifications). Permitted, conditionally permitted and uses are set forth in Table 1 below.

SCHEDULE PUD XXX LAND USE REGULATIONS	P Permitted U Use Permit Required T Temporary Use Permit Required	
	PUD XXX	Additional Use Regulations
Automobile, vehicle/equipment sales and rentals.	U	
Commercial recreational and entertainment	U	
Eating and drinking establishments	P	See PHMC <u>18.25.070</u>
With Live entertainment/dancing inside of a building		
Type A	P	See PHMC <u>18.25.090</u> and PHMC Chapter <u>18.70</u>
Type B	U	See PHMC <u>18.25.090</u> and PHMC Chapter <u>18.70</u>
With up to 12 outdoor seats	P	See PHMC <u>18.25.070</u>
With more than 12 outdoor seats	U	See PHMC <u>18.25.070</u>
With drive-through service	U	
Food and Beverage Sales	P	
Hotels	P	
Live entertainment		
Type C	U	See PHMC <u>18.25.090</u> and PHMC Chapter <u>18.70</u>
All types, outside of a building	U	See PHMC <u>18.25.090</u> and PHMC Chapter <u>18.70</u>
Motels	P	
Offices, general and medical	P	
Retail Sales	P	
With Enclosed or unenclosed outdoor drop-off, display or storage of goods	U	
Temporary Uses	T	See PHMC Section <u>18.25.020</u>

B. DEVELOPMENT REGULATIONS

If hotel uses are constructed on the project site, then the identified development regulations set forth in this Subsection (B) shall govern under this PUD district. To the extent a development regulation or other zoning standard or regulation is not set forth in this PUD Development Concept Plan, then the applicable standard or regulation under the Retail-Business zoning district shall govern. If uses other than Hotel are constructed on the project site, then the development regulations under the Retail-Business zoning district shall govern.

Specialized Development Regulations Governing Hotel:

Front Yard Setback:

- 11.5 feet.
- 1.7 feet for the Porte Cochere.

Corner Side Setback:

- 12 feet at the closet point.

Rear Yard Setback:

- 50 feet at the closet point.

Maximum building height: (2)

- 45.75 feet for main building
- 49 feet to top of roof
- 59 feet to top of architectural features
- 56 feet to height of architectural feature per measuring of roof height

Maximum Number of Stories:	4
Minimum Site Landscaping:	20%
Daylight Plane:	40° at the rear of the building
Planting Area and Additional Setbacks:	2' setback adjacent to Pleasant Court
Maximum Gross FAR:	0.90
Parking Lot Development Provisions	
Parking Space Dimensions:	8 feet wide by 14 feet long
Parking Lot Landscape Median Strip:	None Proposed
Wheel Stops:	None Proposed
Perimeter Parking Lot Landscape Width:	Down to 1.5 feet
Minimum Landscape Planter Width:	When planter have no trees, the width can have a 1.5 feet width
Overhang for both sides:	Down to 4 feet

Notes:

- (1) Measured from property line along North Main Street.
- (2) Building height is measured to the highest point of the building.
- (3) Additional height up to 59 feet may be allowed if the Architectural Review Commission determines the proposed design would provide for higher quality architecture, excellence in design, or other special features, which would further improve compatibility in relation to surrounding properties by reducing/minimizing the apparent height, scale and mass of the development.

C. PARKING AND CIRCULATION

1. Access to the project site shall be provided from North Main Street and Oak Park Blvd (attached as Exhibit A).
2. All driveways, loading and parking dimensional requirements shall conform to the Off-Street Parking and Loading Regulations contained in PHMC Chapter 18.55, except that Section 18.55.110 (E) shall not apply.
3. Parking for Hotel uses shall not exceed 0.83 on-site parking spaces for each guest room and one parking space for every 50 square feet of banquet seating area if provided. For purposes of Hotel uses, the parking standard set forth in this Subsection (C)(3) shall be the total amount of required parking for the project, including any ancillary uses (e.g., health club, etc.) that occur within the hotel building. In the event that any mutually agreed upon amenities or other public benefits are built within the project site, the parking area may be reconfigured to accommodate such feature without triggering the need for approval of a minor adjustment or concept plan amendment.
4. Parking area lighting for Hotel uses shall be in accordance with the requirements of PHMC Section 18.55.140(B), except that the average illumination level shall be 0.5 to 1.0 foot candles, and the maximum illumination level shall not be limited so long as the other requirements of PHMC Section 18.55.140 (B) are met.
5. Parking area landscaping shall be in accordance with the requirements of PHMC Section 18.55.140 (C.), except that: landscaped tree wells shall be a minimum of 3 feet in clear width, regardless of auto overhang, provided that an approved root barrier is installed; and that a minimum of one tree per three spaces shall be distributed throughout the project site, and such number of trees shall include existing trees to remain.
6. Adjustments of less than 20% to any parking lot development regulations set forth in this Subsection (C) (except for off-street and loading requirements) shall be reviewed pursuant to PHMC Section 18.55.190 (Minor Adjustments to Parking Design Standards). Adjustments of greater than 20% shall be reviewed through the project's Development Plan Permit process subject to the findings prescribed in Section 18.55.190.

D. ARCHITECTURE AND SITE LAYOUT

Development on the project site shall: consist of architecture that is generally compatible with the surrounding land uses, substantially comply with this PUD Development Concept Plan and the City Wide Design Guidelines, and be reviewed and approved by the Zoning Administrator, Planning Commission and the Architectural Review Commission for purposes of determining substantial conformance with the Conceptual Site Plan.

In general, development on the project site shall be in substantial conformance with the Conceptual Site Plan (attached as Exhibit A). Significant modifications to the Conceptual Site Plan shall require an amendment to this PUD district. Provided, however, for Hotel uses, proposed changes to the circulation and access layout, parking

configuration, or landscaping and lighting plans shall not be treated as significant modifications so long as the proposed site plan satisfies the applicable development regulations set forth in this PUD Development Concept Plan.

E. LANDSCAPING AND FENCING

Landscaping and fencing on the project site shall: be generally compatible with the surrounding land uses, substantially comply with this PUD Development Concept Plan and the Citywide Design Guidelines, and be reviewed and approved by the Zoning Administrator and the Architectural Review Commission for purposes of determining substantial conformance with the Conceptual Site Plan.

Development on the project site shall seek to preserve the existing mature trees around the site's perimeter, to the extent reasonably practicable taking into consideration overall site planning needs relating to site layout, drainage and water quality issues.

F. NATURAL RESOURCES AND FEATURES

As set forth in Subsection (E) above, in order to enhance sound buffering and the site's aesthetic features, development on the project site shall seek to preserve the existing mature trees around the site's perimeter, to the extent reasonably practicable taking into consideration overall site planning needs relating to site layout, drainage and water quality issues.

The preservation and/or removal of on-site trees shall be governed by the City's Tree Protection Ordinance (PI-fMC Section 18.50.110) and shall conform to any conditions of approval imposed on development within the project site and the duly approved tree preservation and removal plans.

G. SIGNS

All on-site project identification signs shall satisfy the requirements set forth in PHMC Chapter 18.60, and shall be in substantial conformance with the Citywide Sign Design Guidelines.

H. HOTEL DESIGN GUIDELINES

In addition, a hotel project shall be substantially consistent with the following design guidelines applicable to the PUD:

1. The four story portion of the building(s) may constitute between 65%-85% of the area of the uppermost floor of the building as determined by the Planning Commission and Architectural Review Commission through the Development Plan and Architectural Review process.
2. The landscape plan for the development should be designed to be comparable and compatible to surrounding properties and should incorporate a high level of quality consisting of mature trees, water-efficiency, and design that is complementary to the site and main buildings.

IV. INFRASTRUCTURE

- A. The project site is currently accessed through various public streets, including North Main Street & Oak Park Blvd. Transit (bus) service to the project site is generally accessible in the area through the local transit provider.
- B. Adequate wet and dry utilities (including, without limitation, sewer, water and electricity) currently exist on the project site and in the vicinity and will continue to serve the project site.
- C. All utility lines on the project site shall be installed underground in a location approved by the Pleasant Hill Public Works Department.
- D. Utility trenching shall be located so as to avoid significant, adverse impacts on drainage patterns and protected tree roots.

V. SUSTAINABILITY AND OTHER PROJECT DESIGN FEATURES

Development on the project site shall integrate, as reasonably practicable, the following sustainability features:

- A. Water use reduction measures to achieve a minimum 20% reduction in water use through efficient fixtures, water efficient landscaping and staff training and education
- B. Construction waste management with the goal of diverting a minimum of 50% of waste materials from landfill
- C. Employ green housekeeping measures and provide green educational materials for customers

The project will achieve an interior noise level of 45 dBA in the form of sound-rated assemblies (i.e., windows, exterior doors, and walls), and/or other appropriate features/measures, all of which will be incorporated into construction documents, based upon recommendations of a qualified acoustical engineer, subject to City approval.

- Construction equipment shall include, to the extent reasonably practicable: alternatively fueled equipment, engine retrofit technology, after-treatment products and add-on devices such as particulate filters.
- Inclusion of limitations on construction hours on the project site such that (i) no construction occurs on weekends, and (ii) weekday construction hours consist of 7:30 a.m. to 7:00 p.m.
- For Hotel/Transient Occupancy uses, the hours for any on-site pool and/or sports court shall be limited to 9:00 a.m. to 10:00 p.m.
- Additionally, the project will implement the following BAAQMD recommended Basic Construction Best Practices.
- All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered two (2) times per day.
- All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
- All visible mud or dirt track-out into adjacent public roads shall be removed using wet power

vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

- All vehicle speeds on unpaved roads shall be limited to fifteen (15) mph.
- All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
- Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five (5) minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.
- All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
- Post a publicly visible sign with the telephone number and person to contact at the lead agency regarding dust complaints. This person shall respond and take corrective action within forty-eight (48) hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

To address daytime construction noise issues, the project will implement the following best practices:

- Equipment and trucks used for project construction will utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically —attenuating shields or shrouds, wherever feasible).
- Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction will be hydraulically or electrically powered wherever possible to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust will be used; this muffler can lower noise levels from the exhaust by up to about 10 (dBA). External jackets on the tools themselves will be used where feasible, and could achieve a reduction of 5 dBA. Quieter procedures will be used, such as drills rather than impact equipment, whenever feasible.
- Stationary noise sources will be located as far from adjacent receptors as possible, and they will be muffled and enclosed within temporary sheds, incorporate insulation barriers, or other measures to the extent feasible.
- If there are persistent and on-going complaints, the effectiveness of noise attenuation measures will be assessed by taking noise measurements.

Prior to the issuance of a building permit, along with the submission of construction documents, the project sponsor will submit to the Building Department a list of procedures to respond to and track construction-related noise complaints. These will include, but not be limited to, the following:

- A procedure for notifying the Building Division staff and Pleasant Hill Police Department;
- A plan for posting signs on-site pertaining to permitted construction days and hours and complaint procedures and who to notify in the event of a problem;
- A listing of telephone numbers (during regular construction hours and off-hours);

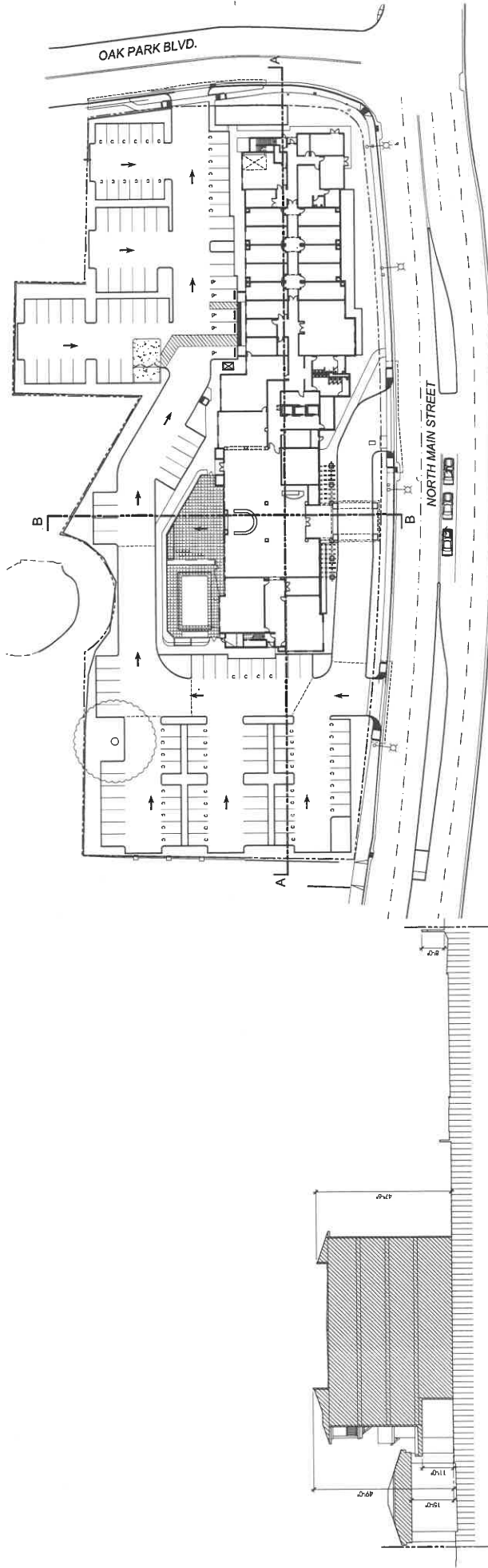
- The designation of an on-site construction complaint manager for the project;
- Notification of neighbors within 300 feet of the project construction area at least 30 days in advance of any extreme noise-generating activities about the estimated duration of the activity; and
- A preconstruction meeting shall be held with the job inspectors and the general contractor/on-site project manager to confirm that noise reduction practices (including construction hours, neighborhood notification, posted signs, etc.) are completed.

VI. ADMINISTRATION

The adoption of this PUD Development Concept Plan by the Pleasant Hill City Council establishes the development regulations for land use development of the project site. This Plan was adopted by ordinance. Any application for development that does not comply with this PUD Development Plan shall be approved unless this plan is amended in compliance with PHMC Chapter 18.30

Development of the project site shall require approval of a Development Plan & Architectural Review Permits. Said permits shall be approved so long as the proposed development application is in substantial conformance with the Conceptual Site Plan (attached as Exhibit 1). Minor amendments to this PUD are subject to review as per PHMC Section 18.30.080.

Exhibit A



0 16 32 64

SCALE 1/16" = 1' - 0"

SITE / BUILDING SECTIONS

CAMBRIA HOTEL PLEASANT HILL

STRATUS DEVELOPMENT PARTNERS, LLC
17 CONCORD STREET, SUITE 200
NEWPORT BEACH, CA 92660
PHONE: (949) 254-6990

Pleasant Hill, CA



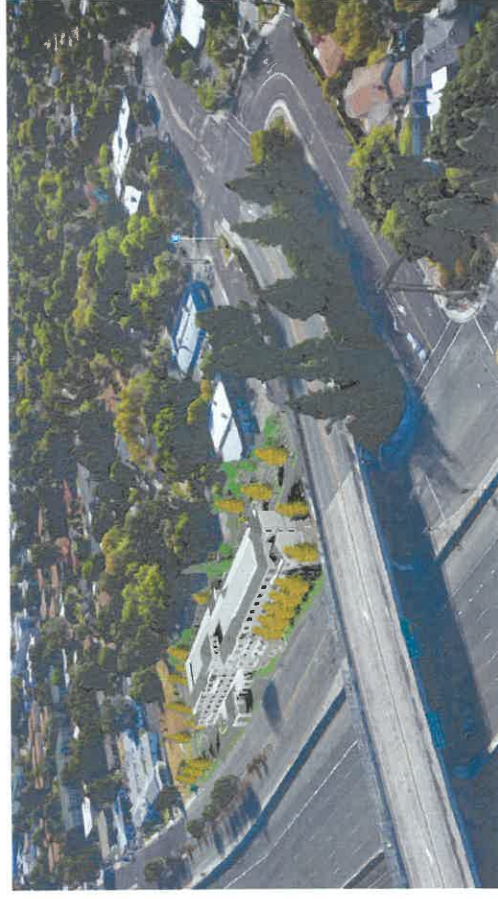
SOUTH-EAST VIEW



NORTH-WEST VIEW



SOUTH-WEST VIEW

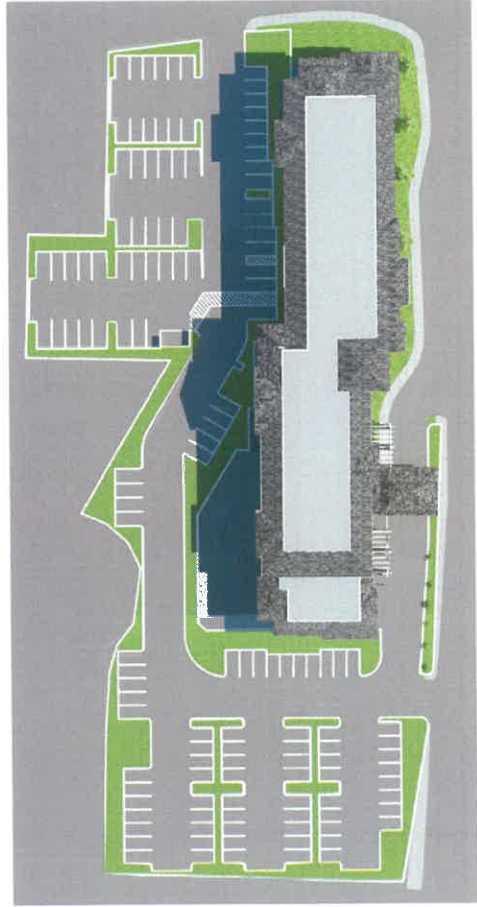


NORTH-EAST VIEW

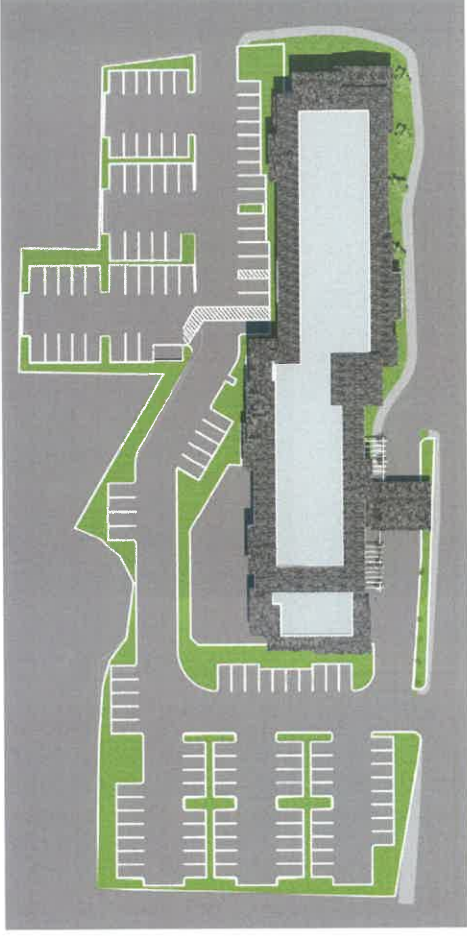
N.T.S.
 VIEWS OF CONCEPTUAL BUILDING & SITE
 STRATUS DEVELOPMENT PARTNERS, LLC
 17 Corporate Plaza, Suite 200
 Pleasant Hill, CA 94563
 PHONE: (949) 294-5990

CAMBRIA HOTEL PLEASANT HILL

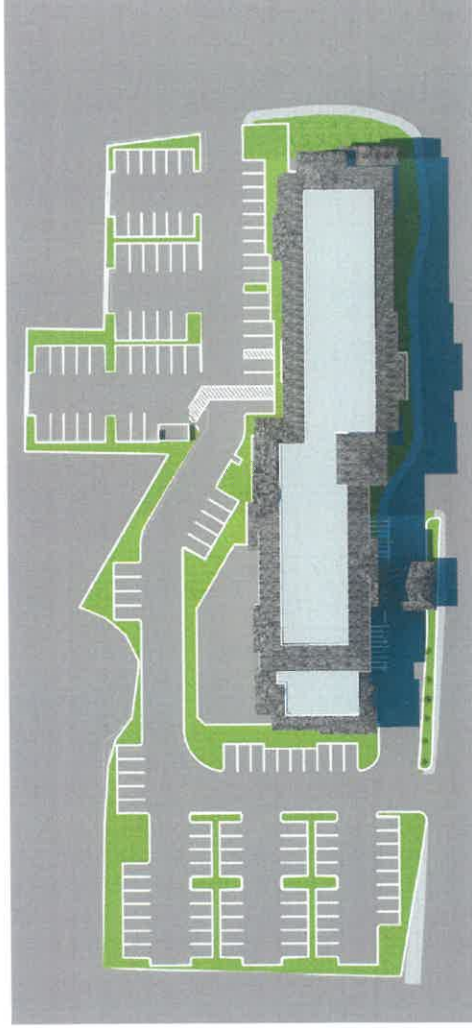
Pleasant Hill, CA



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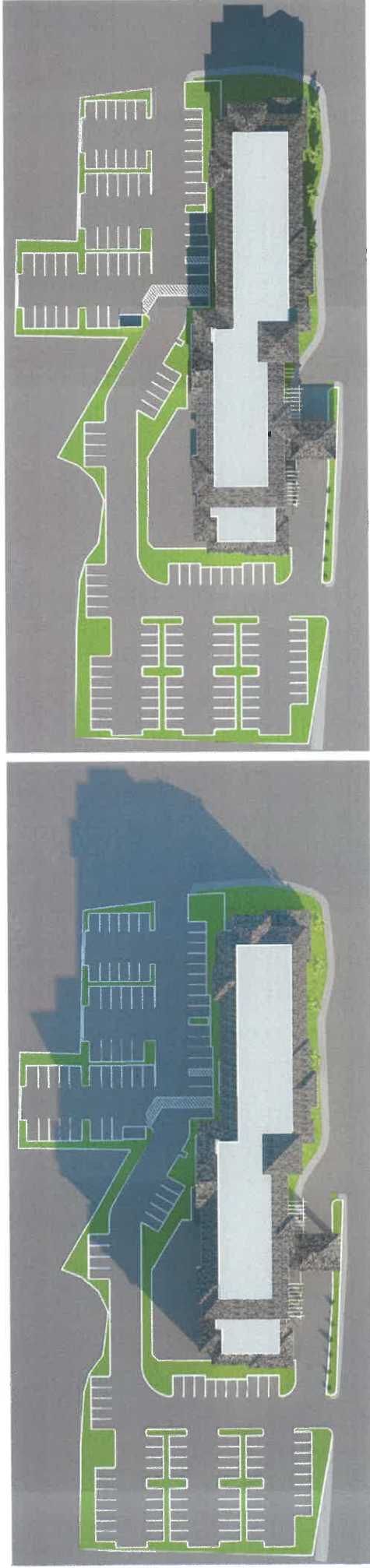
CAMBRIA HOTEL PLEASANT HILL

Pleasant Hill, CA

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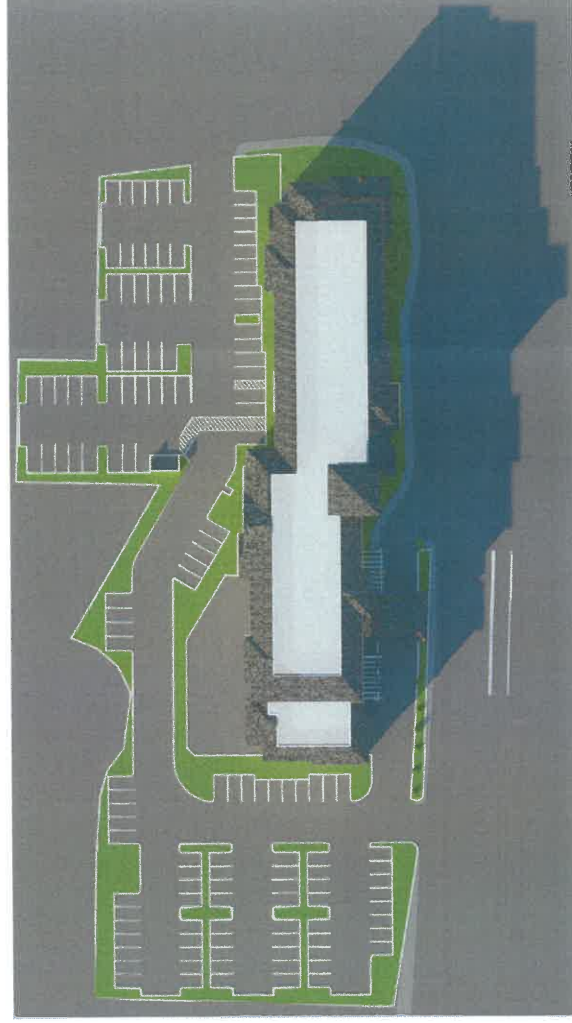
SHADOW STUDY: SUMMER SOLSTICE

STRATUS DEVELOPMENT PARTNERS, LLC
17 Corporate Plaza, Suite 200
Newport Beach, CA 92660
PHONE: (949) 294-6970



9:00 AM

12:00 PM

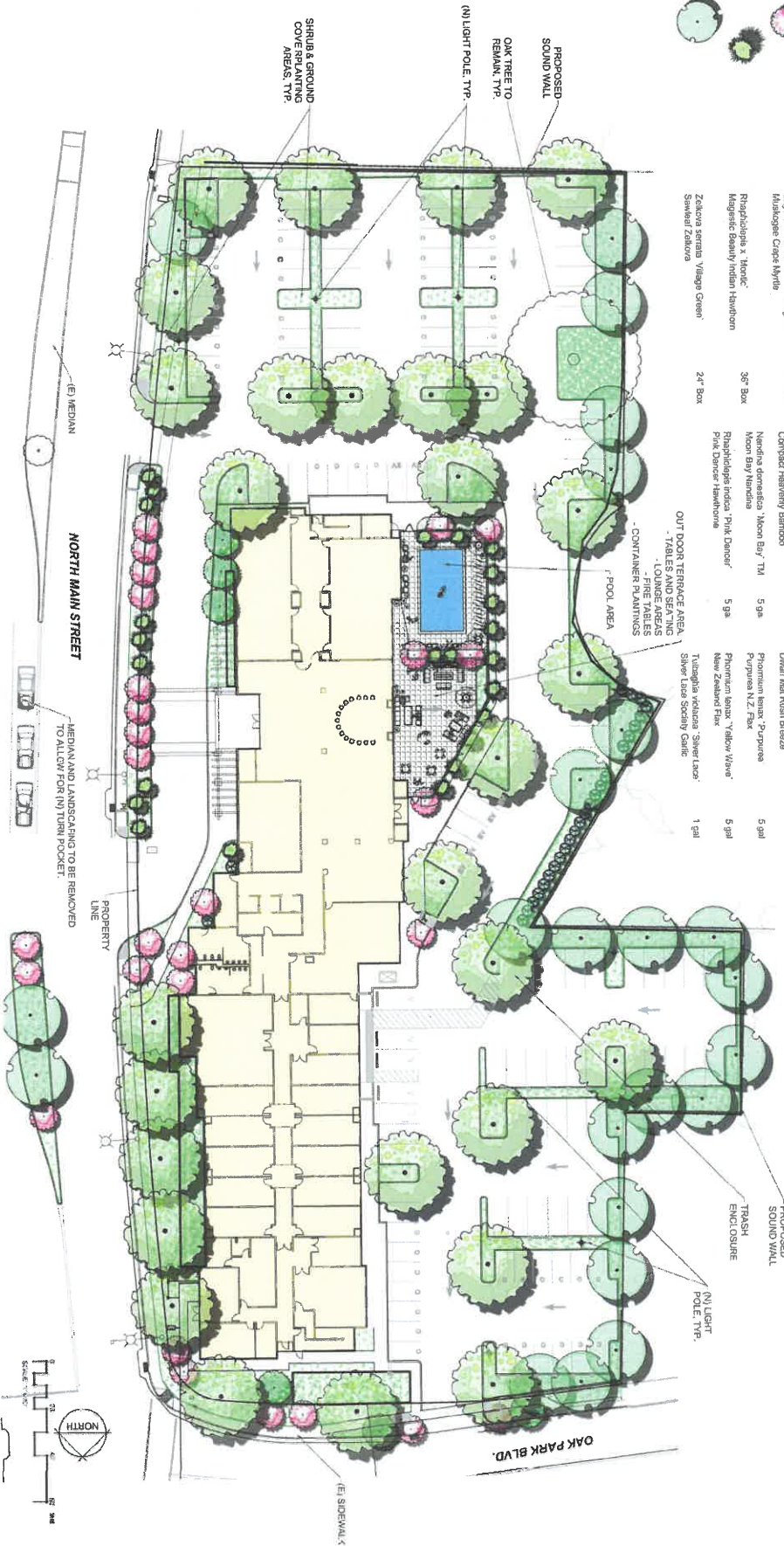


3:00 PM

CAMBRIA HOTEL PLEASANT HILL

Pleasant Hill, CA

SHADOW STUDY: WINTER SOLSTICE
 STRATUS DEVELOPMENT PARTNERS, LLC
 17 Corporate Plaza, Suite 200
 Pleasant Hill, CA 94560
 PHONE: (949) 294-6990

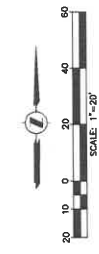
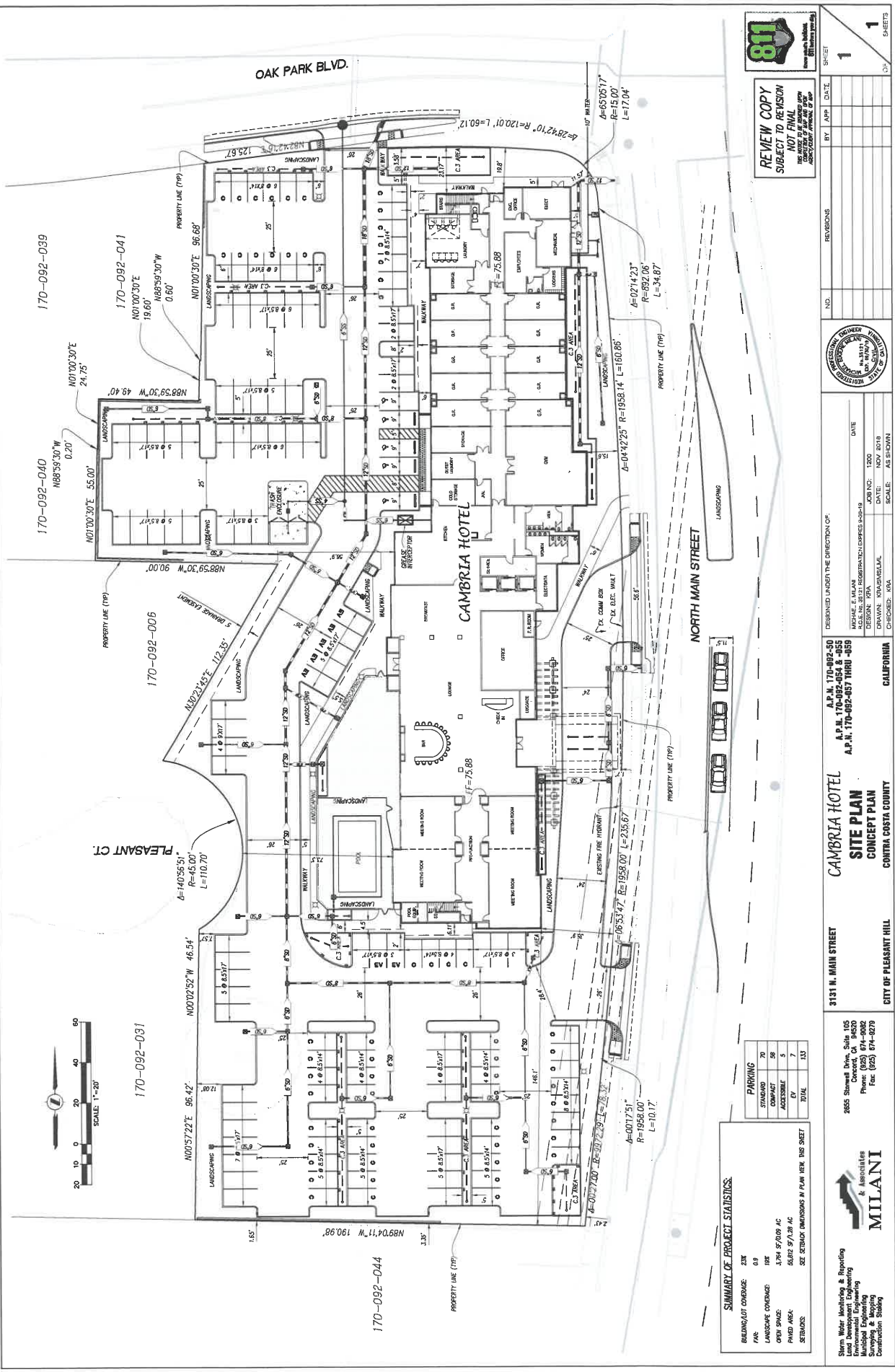
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CHD
943 Remarie Drive, Suite 100
Roseville, CA 95678 USA
T 1 916 782 0658 W www.chd.com
PROJECT 2511 125 HX 73

Pleasant Hill, CA

LANDSCAPE CONCEPT PLAN
STRATUS DEVELOPMENT PARTNERS, LLC

17 Corporate Plaza, Suite 200
Newport Beach, CA 92660 PHONE:
(949) 294-6990



SUMMARY OF PROJECT STATISTICS

BUILDING LOT CHANGE	23K
PAR	0.9
LANDSCAPE CONCRETE	19K
OPEN SPACE	3.94 57.09 AC
PAVED AREA	56.82 57.28 AC
SETBACKS	SEE SETBACK DIMENSIONS IN PLAN VIEW, THIS SHEET

PARKING	
STANDARD	70
COMPACT	50
ACCESSIBLE	5
EV	7
TOTAL	132

Storm Water Monitoring & Reporting
Land Development Engineering
Civil Engineering
Municipal Engineering
Surveying & Mapping
Construction Staking



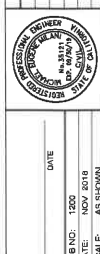
2655 Shattuck Blvd., Suite 105
Oakland, CA 94602
Phone: (925) 874-9082
Fax: (925) 874-9279

3131 N. MAIN STREET
CITY OF PLEASANT HILL

CAMBRIA HOTEL
SITE PLAN
CONCEPT PLAN
CONTRA COSTA COUNTY

A.P.N. 170-092-030
A.P.N. 170-092-054 & -055
A.P.N. 170-092-057 THRU -059
CALIFORNIA

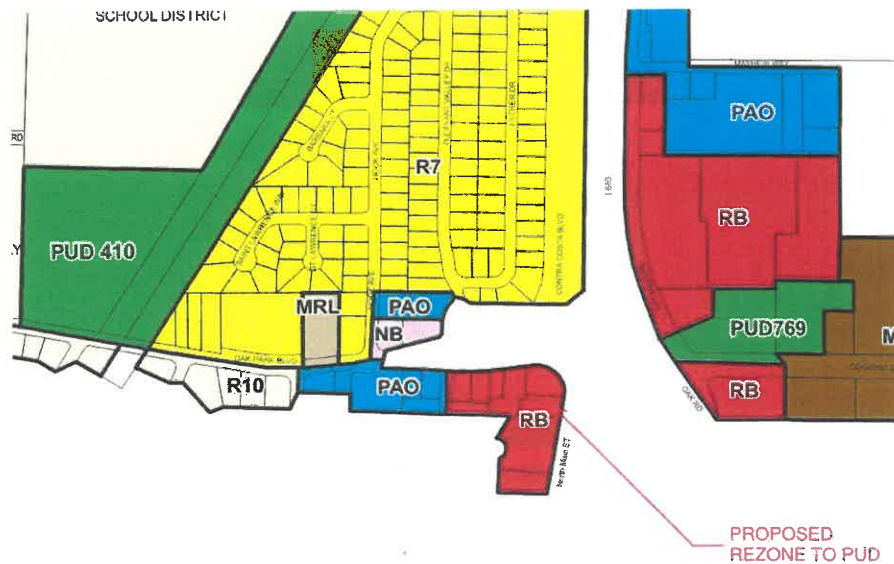
DESIGNED UNDER THE DIRECTION OF:
MICHAEL E. MILANI
AGE 18, 2017 REGISTRATION EXPIRES 1-30-19
DATE: 10/20/2018
CHECKED: KGA
SCALE: AS SHOWN



NO.	REVISIONS	BY	APP.	DATE
1				

REVIEW COPY
SUBJECT TO REVISION
NOT FINAL
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION OF ANY PART OF THE PROJECT WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER.





**EXHIBIT A-2
PROPOSED REZONE
FROM RB-RETAIL TO
PUD-PLANNED UNIT DISTRICT
3131 NORTH MAIN STREET**