

Taco Bell 4210 Rosewood Drive PUD Modification

City Council

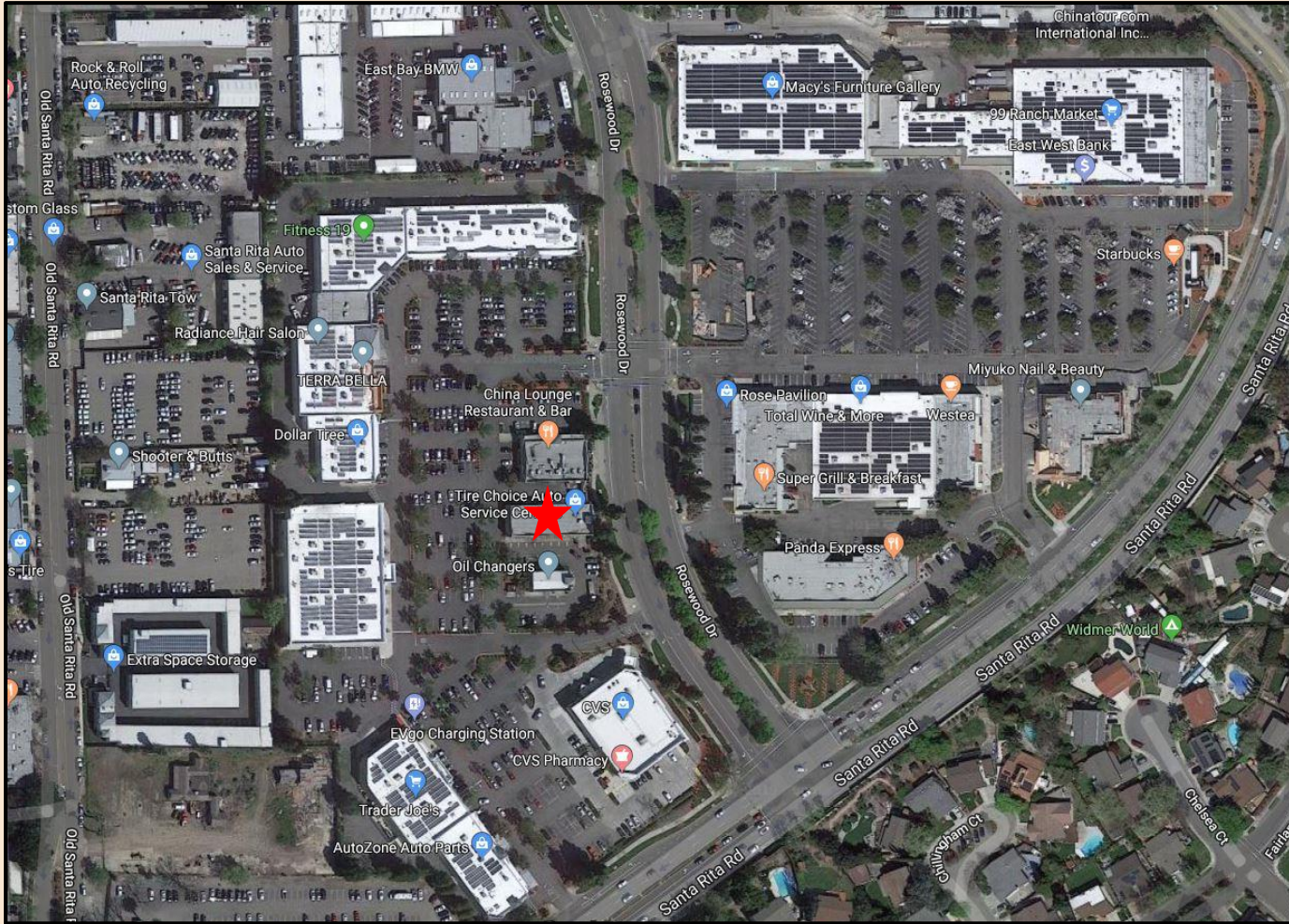
April 21, 2020

Summary and Purpose

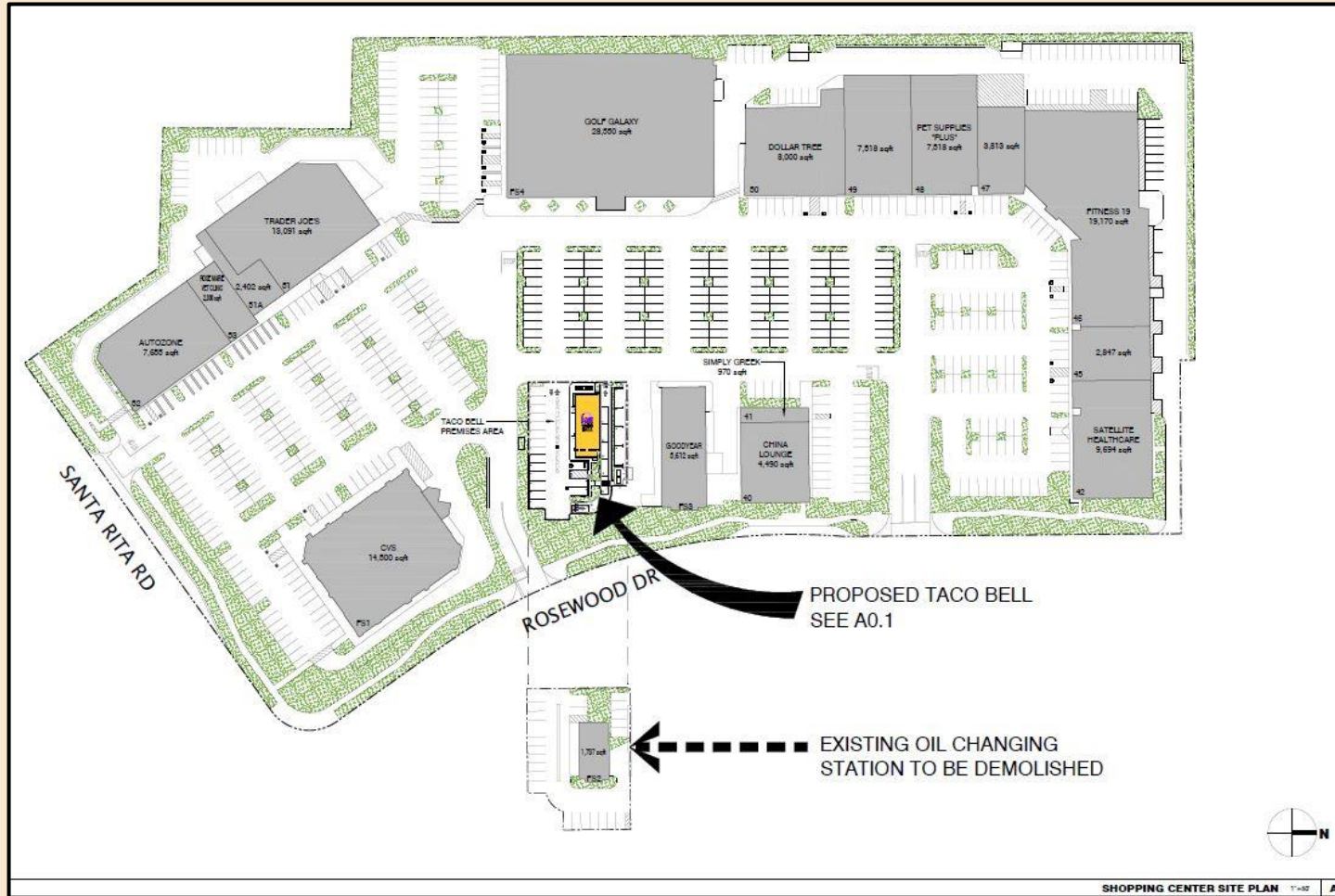
Application for Planned Unit Development (PUD) Modification to:

- Remove an existing PUD COA prohibiting a drive-through restaurant on “Pad B” within Phase III of the Rose Pavilion Shopping Center
- Demolish the existing approximately 1,737-square-foot oil change facility
- Construct an approximately 1,649-square-foot, drive-through Taco Bell restaurant and related site improvements

Aerial Photo



Site Plan/Project Description



Analysis

- General Plan Consistency
- Climate Action Plan (CAP) Consistency

General Plan and CAP Consistency

- General Plan and CAP: Goals, policies, programs and strategies to meet State-required GHG reduction goals:
 - Encourage transit, bicycle and pedestrian access and more walking/cycling trips
 - Reduce mobile-source emissions by reducing vehicle trips and VMT
 - Minimize negative impacts on air quality
- General Plan Goals also address economic vitality, encourage re-use of underutilized properties

General Plan and CAP Consistency

Conclusion:

- Modifying PUD to allow drive-through results in a project less consistent with General Plan and CAP objectives:
 - Potential for increased vehicle trips
 - Increased vehicle idling/emissions
 - Reduced pedestrian and bike-friendly environment compared to a non-drive-through restaurant

Planning Commission Recommendation

- Support Major Modification and recommend approval to Council:
 - Conditions under which 1989 PUD restriction was imposed have changed (preferred 50's-style diner never materialized)
 - Prohibition would be anomalous - drive-through uses are not prohibited in other parts of Rose Pavilion Shopping Center or other Commercial zoning districts in the vicinity

Planning Commission Recommendation

- Require a Conditional Use Permit and Design Review for the proposed Taco Bell
- Require design revisions to the proposed Taco Bell exterior elevations per staff's analysis
- Enhanced green building measures and pedestrian connectivity
- Require an acoustical analysis

Recommendation

- Staff recommends City Council deny the proposed PUD Major Modification based on inconsistency with the General Plan and Climate Action Plan
- Alternative resolution, based on Planning Commission recommendation to approve the project, included as Attachment 2

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Elevations

