

Planning Commission Agenda Report

January 24, 2018
Item 6.a.

- SUBJECT:** PUD-129
- APPLICANT:** Sunflower Hill
- PROPERTY OWNER:** Meritage Homes
- PURPOSE:** Application for a Planned Unit Development (PUD) development plan to construct an affordable 31-unit multi-family residential community for individuals with special needs, including an approximately 5,000-square-foot community building with associated site improvements on a vacant 1.64-acre property to be dedicated to the City.
- LOCATION:** 3780 Stanley Blvd. (Future 3701 Nevada St.)
- GENERAL PLAN:** High Density Residential
- SPECIFIC PLAN:** Downtown Specific Plan – High Density Residential
- ZONING:** Planned Unit Development – High-Density Residential (PUD-HDR) District
- EXHIBITS:**
- A. [Draft Conditions of Approval](#)
 - B. [Development Plans and Narrative dated “Received January 8, 2018”](#)
 - C. [Agenda Report and Minute Excerpt of the October 25, 2017, Planning Commission Workshop](#)
 - D. [PUD-110 Addendum to the Housing Element and Climate Action Plan General Plan Amendment and Rezonings Supplemental Environmental Impact Report](#) (available upon request)
 - E. [Location and Notification Map](#)

STAFF RECOMMENDATION

Recommend approval of Case PUD-129 by taking the following actions:

1. Find that the anticipated environmental impacts of the proposed development are adequately evaluated in the Addendum to the Housing Element and Climate Action Plan General Plan Amendment and Rezonings Supplemental Environmental Impact Report (SEIR) prepared for the previously approved PUD-110 and none of the conditions in CEQA

Guidelines Section 15162 calling for preparation of subsequent environmental review have occurred;

2. Make the PUD findings for the proposed PUD development plan as discussed in the agenda report; and
3. Adopt a resolution recommending approval of Case PUD-129, subject to the conditions of approval listed in Exhibit A, and forward the application to the City Council for public hearing and review.

EXECUTIVE SUMMARY

The applicant, Sunflower Hill, is proposing to construct an affordable 31-unit multi-family residential community for individuals with special needs, including an approximately 5,000-square-foot community building with associated site improvements on a vacant 1.64-acre property to be dedicated to the City as part of the Irby Ranch development.

BACKGROUND

Irby Ranch Development

In February 2017, the City Council approved the Irby Ranch development, a PUD development plan (PUD-110), General Plan Amendment, Downtown Specific Plan Amendment, Rezoning, Vesting Tentative Map, Growth Management Agreement, Affordable Housing Agreement, and Development Agreement allowing for the construction of 87 single-family homes and the set-aside of land for a future affordable residential community for individuals with special needs. The site plan for Irby Ranch is shown below in Figure 1. As outlined within the Development Agreement and Affordable Housing Agreement (AHA) for PUD-110, the developer is required to dedicate the 1.64-acre property to the City and contribute \$1 million to the City to support the development of affordable housing on-site. Under the terms of the approved agreements, the Irby Ranch developer will retain ownership and maintenance responsibilities of the subject property until such time as the property is needed for the Sunflower Hill development.

Figure 1: Irby Ranch Site Plan



Consistent with the City Council's goal and priority to support Sunflower Hill, the City Council also approved an Exclusive Negotiating Rights Agreement (ENRA) between the City and Sunflower Hill which established procedures, milestones and standards for development of the affordable project.

The original applicant for Irby Ranch, Mike Serpa, partnered with Meritage Homes and sold the majority interest of the development to them. Meritage Homes named the project "The Homestead at Irby Ranch" and is moving forward with the project. For consistency, the private residential project will be referred to as "Irby Ranch" in this report. Demolition plans for the existing Irby house and relocation of the Zia house have been approved. Improvement plans for Irby Ranch have been submitted to the City which are currently under review, and Meritage Homes anticipates beginning preliminary grading after demolition is complete as weather permits through winter.

Sunflower Hill PUD-129

Sunflower Hill has partnered with Satellite Affordable Housing Associates (SAHA) and on Sept. 5, 2017, Sunflower Hill and SAHA submitted the subject application for a PUD development plan to construct an affordable multi-family residential community. The project was presented to the Planning Commission at a workshop on Oct. 25, 2017. At the workshop, the Planning Commission was generally supportive of the project, and requested additional improvements to the building elevations along Nevada Street and Sunflower Hill Way. The Oct. 25, 2017 agenda report and minutes are included as Exhibit C for reference.

Since the workshop, the applicant has worked with staff on plan revisions to address the Planning Commission's comments. The applicant has revised the plans to incorporate additional architectural details such as exposed rafter tails, thicker building trim, second-story building pop-outs along the northwest and southwest residential building elevations, and an enhanced multi-purpose room entry along the eastern elevation adjacent to Nevada Street. In addition, the applicant has modified the roof design and elevations at the northwest corner of the residential building to provide a better transition from the Irby Ranch development to the proposed development.

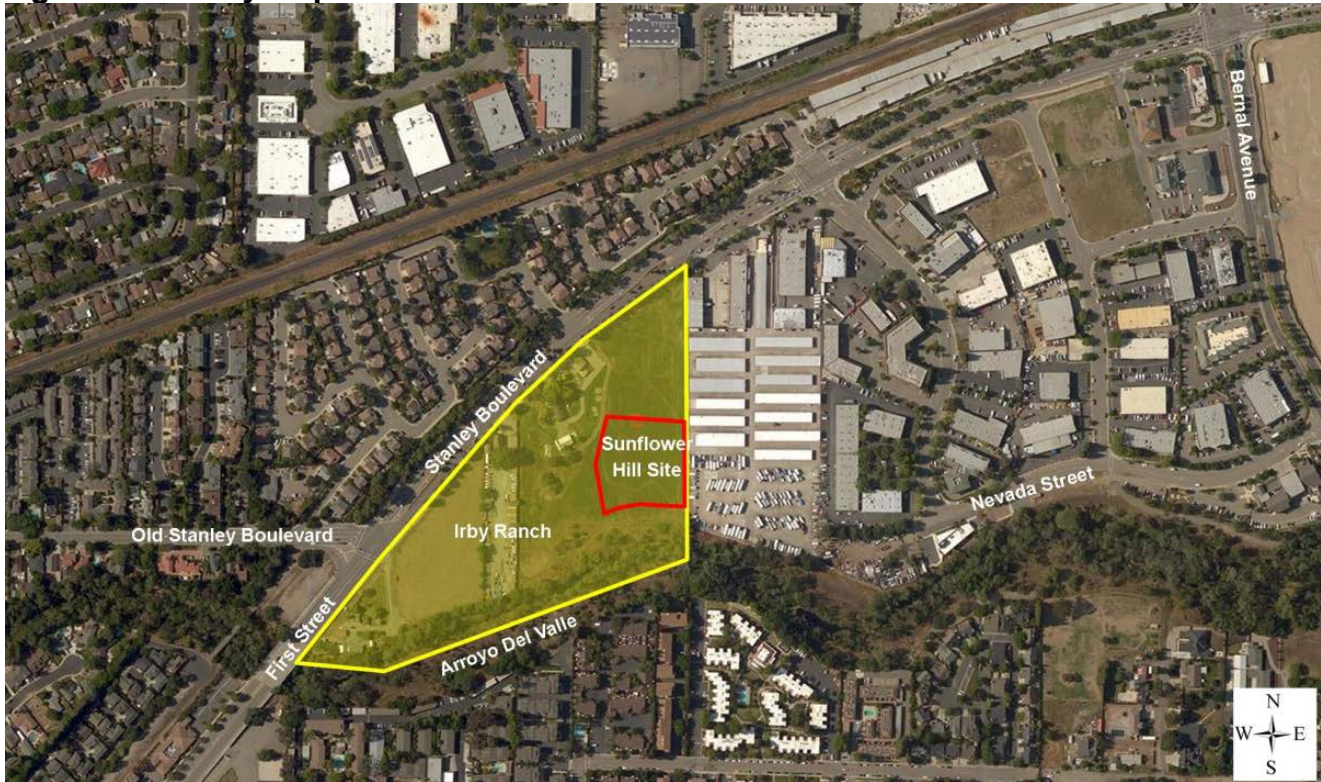
AREA AND SITE DESCRIPTION

The Irby Ranch development consists of the Irby, Kaplan, and Zia properties located at 3780 and 3878 Stanley Blvd. and 3988 First St. The properties were developed in the late 1800's and early 1900's with single-family homes, including barns and agricultural buildings. Altogether, the three properties total approximately 15 acres of land. The properties also include a 2.7-acre portion of Arroyo Del Valle and adjacent open space generally running west to east along the southern property line. The site of the Sunflower Hill project comprises approximately 1.64 acres located along the southeast corner of the Irby Ranch property (3780 Stanley Blvd.), fronting the future Nevada Street extension.

Surrounding Uses

The subject site would be located a new single-family home development to the north and west (Irby Ranch), an existing self-storage facility (Public Storage) directly to the east, and the future Nevada Street extension and arroyo to the south. Figure 2 shows a vicinity map of Irby Ranch, the subject site and surrounding area.

Figure 2: Vicinity Map



PROJECT DESCRIPTION

The applicant is proposing to construct an affordable 31-unit multi-family residential community. One two-bedroom unit will be occupied by the SAHA on-site property manager, and one studio apartment will be occupied by a Sunflower Hill staff member on an as-needed basis as a back-up to the on-site property manager. The remaining 29 units will be dedicated for individuals with special needs. The project will also include an approximately 5,000-square-foot community building with associated site improvements on a 1.64-acre vacant lot to be dedicated to the City. The proposed site plan is included as Figure 3. The project will be operated by Sunflower Hill, a Pleasanton-based non-profit organization. Sunflower Hill has partnered with SAHA to serve as the property manager with full-time, on-site staff for the development. Sunflower Hill's goal is to provide living options for individuals with special needs by creating an all-inclusive community that resembles many active senior living facilities. In addition to providing independent living opportunities, the site would include a community center for use by Sunflower Hill residents and nearby Sunflower Hill members. Shared outdoor amenities include a therapeutic spa, bocce ball court, and a convertible sports court.

The proposed residential units will be located in a single two-story u-shaped building fronting Sunflower Hill Way along the north side of the property. There will be one studio apartment and a mixture of one- and two-bedroom units ranging in size from 484 to 867 square feet. All units will be accessed through an interior hallway. The community building will be single-story and be located on Nevada Street along the southern edge of the property. Both buildings reflect a farmhouse vernacular design theme. The project characteristics are described below; project plans and a narrative are included as [Exhibit B](#).

Figure 3: Proposed Site Plan



ANALYSIS

General Plan, Zoning, and Specific Plan Consideration

The property currently has a General Plan Land Use Designation of “High Density Residential,” and zoning of Planned Unit Development – High Density Residential (PUD-HDR). The Downtown Specific Plan designation for the entire Irby Ranch development is “High Density Residential.”

The High Density Residential General Plan and Downtown Specific Plan designations allow 8+ dwelling units per acre (DUA). The proposed project would have a density of 19 DUA (31 units).

As described below, the proposal will further the following General Plan Land Use Element and Housing Element goals, policies, and programs:

General Plan - Land Use Element

Sustainability

Program 2.1: Reduce the need for vehicular traffic by locating employment, residential, and service activities close together, and plan development so it is easily accessible by transit, bicycle, and on foot.

Program 2.2: Encourage the reuse of vacant and underutilized parcels and buildings within existing urban areas.

Program 2.3: Require transit-compatible development near BART stations, along transportation corridors, in business parks and the Downtown, and at other activity centers, where feasible.

Residential

Policy 9: Develop new housing in infill and peripheral areas which are adjacent to existing residential development, near transportation hubs or local-serving commercial areas.

Policy 10: Provide flexibility in residential development standards and housing type consistent with the desired community character.

General Plan - Housing Element

Goal 1: Attain a variety of housing sizes, types, densities, designs, and prices which meet the existing and projected needs of all economic segments of the community.

Goal 5: Produce and retain sufficient number of housing units affordable to extremely low-, low-, and very low-income households to address the City's responsibility for meeting the needs of Pleasanton's workforce, families, and residents, including those with special needs.

Program 9.2: Seek creative alternative and non-traditional means, including using available City financial and property resources and working cooperatively with community groups, that will assist in the production of or preserve housing for extremely low-, very low-, low-, and moderate-income households as well as special needs housing including housing for those with disabilities.

Policy 9: Support the development of housing for persons with special needs.

Staff finds the project complies with the General Plan, Downtown Specific Plan, and Planned Unit Development Zoning designations of High Density Residential. As indicated above, the project would also promote goals, policies, and programs related to encouraging affordable housing for individuals with special needs as well as appropriate infill development, different types of housing, and transit-compatible development.

Site Layout

The Irby Ranch development includes the Nevada Street extension, which will eventually extend from its current terminus just west of California Avenue to First Street. Irby Ranch includes a hierarchy of streets, including Nevada Street and smaller internal streets and vehicle courts. Access into the subject site will be provided from the north via Sunflower Hill Way, a new street off of Stanley Boulevard and from the south via the Nevada Street extension. The proposed Sunflower Hill residential building would be set back approximately 12 feet from the north property line along Sunflower Hill Way with an additional 5-foot sidewalk and 4-foot planter strip, 12 feet from the west property line adjacent to the new single-family homes, and approximately 75 feet from the east property line abutting the Public Storage facility. The community building would be set back approximately 15 feet from Nevada Street with an additional 6-foot sidewalk and 4-foot planter strip, 35 feet from the west property line

adjacent to the new single-family homes, and approximately 80 feet from the east property line. A total of 31 parking spaces would be provided.

The buildings have been located along the northern and southern perimeters of the site, designed to direct all residents and visitors to enter through the main pedestrian access point between the residential and community buildings adjacent to the center of the parking area. The buildings open inward to allow constant visibility of the central open space from all buildings on-site. The proposed central amenities area would extend the view corridor provided by the central park within Irby Ranch. The project will include several passive and active open space areas and amenities including a multi-use lawn area, outdoor dining areas, spa and lounge area, bocce ball court and convertible sports court as shown previously in Figure 3.

The overall site design of the proposed development provides setbacks consistent with the adjacent Irby Ranch development and staff believes are acceptable as they would provide appropriate distance between the proposed property lines and buildings and are consistent with setbacks established within Irby Ranch.

Architecture

The proposed farmhouse architectural style incorporates influences from on-site structures (past and present) while integrating more modern design elements. The proposed buildings feature gray-toned horizontal lapped and vertical board-and-batten siding with brown-colored composition and standing-seam metal roofs. The proposed siding materials will be similar to the recently completed Kottinger Gardens. The proposed colors are shown on the renderings and elevation drawings within Exhibit B and Figure 4 and 5. The residential building would be approximately 28 feet 6 inches tall, and the community building would be approximately 20 feet tall, measured from finished grade to the roof peaks. A covered trash enclosure surrounded by a trellis and vines would be located near the east property line adjacent to the neighboring Public Storage facility.

Overall, staff believes the revised architecture adequately addresses the concerns raised by the Planning Commission and provides enhanced elements on all elevations of the building. Staff finds the design and architecture of the buildings would complement their surroundings, including the neighboring Irby Ranch development and is supportive of the project as proposed.

Figure 4: Renderings



Figure 5: Elevations



Community Building and Amenities

The community building has been designed around an approximately 1,500-square-foot multi-purpose/dining room with a vaulted ceiling and clerestory windows. The multi-purpose room would generally serve as the main gathering place for residents to eat daily meals and be used for other events such as film screenings, dances, and other gatherings. Adjacent to the multi-purpose room would be a large commercial kitchen. Although all residential units would have full kitchens, the community may include a cafeteria meal plan option providing daily meals prepared in the commercial kitchen. In addition to daily meal preparation for residents, Sunflower Hill is exploring options to create partnerships and vocational collaborations with

organizations such as the Pleasanton Unified School District and the City's RADD (Recreation for Adults with Developmental Disabilities) program, which could result in the use of the commercial kitchen facility. These collaborations could include vocational cooking classes or other organizational use of the kitchen facility. Future partnerships and uses within the community building will be reviewed on a case by case basis and may require Conditional Use Permit approval to be determined by the Director of Community Development. Additional amenities within the community building include a fitness room, craft room, as well as on-site administration offices for both the SAHA property manager and Sunflower Hill.

In addition to the community building, the project will include open space areas and amenities including a multi-use lawn area, outdoor dining areas, spa and lounge area, bocce ball court and convertible sports court. The convertible sports court with a basketball standard would be located adjacent to the future single-family homes along the west property line and include an 8-foot-tall concrete masonry sound wall to reduce sound coming from the sports court. No lighting is proposed for the sports court. The applicant is exploring options to include a mural on the sound wall incorporating the farmhouse theme of the property. Staff has included a condition of approval that allows the option of providing a mural or additional screen trees as well as evergreen vines to be planted between the wall and the single-family homes to soften the appearance of the sound wall.

Parking and Traffic

As part of the application narrative, the applicant has included an analysis on the proposed parking based on research and surveys done at other similar developments managed by SAHA. The project narrative looks at other projects which include units set aside for individuals with disabilities, although none of the projects are designated are entirely set aside for individuals with special needs. Since Sunflower Hill will be entirely set aside for developmentally disabled, its parking demand will likely be considerably less than 0.51 spaces per unit shown in the analysis. The proposed development would include a total of 31 parking stalls. Based on the applicant's knowledge and evidenced by other similar developments, dedicating five resident parking stalls would be adequate to serve the needs of the residents since very few, if any, residents are expected to have their own cars or drive. Daily parking demand is unknown at this time and would be dependent on the ultimate composition of entities that use the development. However, based on other similar developments, the applicant believes daily demand for property management, caregivers, support staff, residents, and visitors would require approximately 21 parking stalls. Depending on the services needed by Sunflower Hill, typical daily parking would be utilized by the on-site property manager and Sunflower Hill on-site staff, with the remaining parking spaces available for general visitors, service providers, or for other partnerships and/or vocational collaborations with organizations described further in the report. Although not included in the parking analysis, additional public parking will also be available along one side of the street of the Nevada Street extension located to the west of the project site.

The Pleasanton General Plan requires site-specific traffic studies for all major developments which have the potential to exceed Level of Service (LOS) D at major intersections and requires developers to implement the mitigation measures identified in these studies in order to maintain LOS D or better. As part of the Irby Ranch development, a traffic study was prepared by Fehr & Peers, to analyze the traffic and circulation for this project. The study found that all analyzed intersections would continue operating at the same acceptable Levels of Service with the addition of project-generated traffic, while the Stanley Boulevard at Bernal Avenue/Valley

Avenue intersection AM peak would remain generally unchanged at LOS D. The Traffic Impact Analysis was reviewed and approved by the City Council as part of the project and no further traffic analysis was required as part of this proposal.

Due to the unique nature of the development and the fact very few, if any, residents drive, staff believes the proposed on-site parking will be sufficient to accommodate the on-site property management, caregivers, support staff, residents, as well as visitors on a daily basis. Leasing or renting of the community building, which has the potential to increase on-site parking and traffic demands, will require a Conditional Use Permit to analyze the full extent of potential traffic and parking impacts. The project narrative and analysis, proposed parking, and on-site operations have been reviewed by the Traffic Division and, overall, staff believes the proposed parking is adequate for the typical daily operations as well as potential gatherings within the community building.

Trees and Landscaping

The subject site is currently vacant with no trees. The preliminary landscape plan includes a tree/plant palette of native and non-native species that are primarily drought tolerant. New trees and landscaping would be planted along the eastern property line adjacent to the Public Storage site as well as within the setbacks along Nevada Street and Sunflower Hill Way. In addition, screening trees will be planted along the sport court perimeter wall to provide additional screening. There are also several stormwater bioswales that would be planted with low-growing shrubs and ground cover. More details are available in Exhibit B. Overall, staff believes the proposed plant species, quantities, and sizes are adequate.

Grading, Drainage, and Storm Water Runoff

As mentioned previously, the site is currently vacant and relatively flat, and the proposed project would not substantially change the existing topography. A preliminary grading and drainage plan is included as part of Exhibit B on Sheet C2. The preliminary stormwater management plan is also included and indicates several best-management practices are proposed for purposes of storm water quality control. Bio-retention planters are located along the boundaries of the property.

The City Engineering Department has reviewed the preliminary grading and drainage plan and finds it to be generally acceptable. A condition of approval requires the project to meet the requirements of the current Municipal Regional Stormwater National Pollutant Discharge Elimination System (NPDES) Permit.

Green Building Measures

As required by the City's Green Building Ordinance, new multi-family residential development must achieve 50 points or greater on the multi-family residential Green Building checklist. The applicant has provided a preliminary project checklist outlining the green building measures proposed for the project to achieve 50 points or greater, consistent with the City's ordinance. As conditioned, the final Green Building measures and score will be determined with the review of the building permit application. The project will also need to conform to the State of California's Green Building Standards Code, "CALGreen."

Exclusive Negotiating Rights Agreement (ENRA)

The City Council approval of Irby Ranch required the dedication of 1.64 acres of land to the City for development of an affordable housing community for individuals with special needs.

Sunflower Hill was not the proponent of the application, but was closely involved in the project design and entitlement process. However, in conjunction with the Irby Ranch application, the City Council approved an ENRA between the City and Sunflower Hill which established procedures, milestones and standards for development of the Sunflower Hill project. The ENRA included the terms of the Framework Agreement, which required the Sunflower Hill project to include: a maximum of 30 individual residential units in multi-family style buildings, a maximum height of two stories (30 feet), a minimum of 30 parking spaces, and a community center not to exceed 5,000 square feet. The application has met all design parameters set forth, but includes 31 residential units (one more than was identified in the ENRA). At the time of the Irby Ranch development approval, the Sunflower Hill project was still conceptual in nature and the total number of units had not been determined. For analysis purposes, the Irby Ranch Addendum to the Housing Element and Climate Action Plan General Plan Amendment and Rezonings Supplemental Environmental Impact Report (SEIR) analyzed the overall project with a total of 93 single-family homes and a 30-bed special needs community (87 single-family homes were approved and 39 beds are proposed). The approved PUD did not include any conditions of approval stating the maximum number of beds or units that could be developed on the Sunflower Hill site. Staff has reviewed the proposed application to construct 29 multi-family units, one property manager's two-bedroom unit, and one Sunflower Hill staff studio unit, and finds it is consistent with the intent of the ENRA, approved Irby Ranch development plan, and approved density.

In conclusion, staff believes the project would not create any significant impacts not already analyzed as part of the approved ENRA or Addendum to the SEIR. Therefore, staff is supportive of the number of units within the project and believes all applicable stipulations of the ENRA have been met.

Affordable Housing and Regional Housing Needs Allocation (RHNA)

The City's Inclusionary Zoning Ordinance (IZO) requires new single-family residential projects of fifteen (15) units or more to provide at least 20 percent of the dwelling units as affordable to very low, low, and/or moderate income households, or to satisfy the requirement through alternative means. The alternative means may include the dedication of land for the purposes of affordable housing development, so long as the property is appropriately zoned, is large enough to accommodate the number of inclusionary units required, and is improved with infrastructure and adjacent utilities. The dedication of the subject 1.64-acre property as part of the Irby Ranch development met all applicable requirements of the IZO for the subject property. The original Affordable Housing Agreement (AHA) for Irby Ranch however did not spell out the specific affordability levels for the Sunflower Hill project. As proposed, none of the Sunflower Hill units will be market rate, and the affordability levels will generally range between 30 percent and 60 percent Area Median Income (AMI).

The subject property is not currently included in the 2015-2023 Housing Element Housing Sites Inventory, which identifies sites available for future residential development and the adequacy of these sites to address Pleasanton's RHNA needs for the current RHNA cycle. The Housing Site Inventory only includes sites already zoned to accommodate residential development at the time of the Inventory's adoption. Although the project site was not included within the inventory, any affordable housing units constructed during this RHNA cycle, including the units proposed as part of this project, would still be counted towards the City's progress in meeting its RHNA goals.

PROJECT SITE ALTERNATIVES

The proposed use would comply with the allowed uses for the property and the buildings and site improvements would be complimentary to the Irby Ranch development. Alternatives for the site could include:

1. Proposing buildings with a different design, shape, size, and/or location;
2. Undertaking no project, under which the property would likely remain vacant.

The first alternative wouldn't necessarily result in significant design or operational benefits, and/or an improved design. The second alternative would not be consistent with the City's General Plan goals and policies as well as the City Council's priority work plan to support Sunflower Hill and provide affordable housing to individuals with special needs. Therefore, staff believes the proposed project represents an acceptable development scenario.

PROS/CONS

Pros	Con
Building design is architecturally compatible with the Irby Ranch as well as other buildings in Pleasanton, as conditioned.	The project may increase parking demand and traffic in the vicinity of the project.
Consistent with the Irby Ranch Development Agreement and allowed uses.	
Provides affordable housing for individuals with special needs meeting goals within the City's General Plan	

PUD CONSIDERATIONS

The Pleasanton Municipal Code sets forth the purposes of the PUD District and the considerations to be addressed in reviewing a PUD Development Plan proposal. The Planning Commission must make the following findings that the proposed PUD Development Plan conforms to the purposes of the PUD District before making its recommendation.

1. Whether the proposed development plan is in the best interests of the public health, safety, and general welfare:

The proposed project, as conditioned, meets all applicable City standards concerning public health, safety, and welfare. The subject development would include the installation of all required on-site utilities, with connections to municipal systems in order to serve the new buildings. The project will not generate volumes of traffic that cannot be accommodated by existing city streets and intersections in the area and the Level Of Service (LOS) would not be substantially adversely affected. The development would be designed to meet the requirements of the California Building Code, California Fire Code, and other applicable City codes. The proposed development is compatible with the adjacent uses and would be consistent with the existing scale and character of the area.

Therefore, staff believes the proposed PUD development plan is in the best interests of the public health, safety, and general welfare, and that this finding can be made.

2. Whether the proposed development plan is consistent with the Pleasanton General Plan and any applicable specific plan:

The proposed development includes the construction of a 31-unit multi-family residential community for individuals with special needs, including an approximately 5,000-square-foot community building with associated site improvements on a vacant 1.64-acre property to be dedicated to the City. The proposed density of approximately 19 dwelling units per acre conforms to the General Plan and Downtown Specific Plan High Density Residential land use designation. The proposed project would promote General Plan Programs and Policies related to encouraging affordable housing for individuals with special needs as well as appropriate infill development, different types of housing, and transit-compatible development. Thus, staff concludes the proposed development plan is consistent with the City's General Plan and Downtown Specific Plan, and believes this finding can be made.

3. Whether the proposed development plan is compatible with the previously developed properties in the vicinity and the natural, topographic features of the site:

Surrounding properties include commercial uses, single-family homes, and arroyo open space areas. As conditioned, staff believes the proposed multi-family development would be compatible with the surrounding uses, including the newly approved single-family homes at Irby Ranch. The subject property has relatively flat terrain. Grading of the lot has been limited to the creation of pads for the new buildings and to achieve the proper functioning of utilities. Therefore, staff feels the PUD Development Plan is compatible with previously developed properties and the natural, topographic features of the site, and staff believes this finding can be made.

4. Whether grading in conjunction with the proposed development plan takes into account environmental characteristics and is designed in keeping with the best engineering practices to avoid erosion, slides, or flooding, and to have as minimal an effect upon the environment as possible:

As described above, the site would be graded to create the needed building pad areas, but the vast majority of the site would not be altered. Erosion control and dust suppression measures will be documented in the improvement plans and will be administered by the City's Building and Safety Division and Engineering Department. The site is not located within an Alquist-Priolo Earthquake Fault Zone. The flood hazard maps of the Federal Emergency Management Agency (FEMA) indicate the subject site is not located in a flood hazard zone. Therefore, staff believes this finding can be made.

5. Whether streets, buildings, and other manmade structures have been designed and located in such manner to complement the natural terrain and landscape:

As mentioned previously, minimal changes to the natural terrain are proposed. Development of the site would not make major topographical changes to the site's existing flat terrain, and proposed perimeter landscaping would protect and enhance the aesthetic character of the future street system.

Therefore, staff believes this PUD finding can be made.

6. Whether adequate public safety measures have been incorporated into the design of the proposed development plan:

The new Nevada Street extension, which will be public, will provide access to and from the site and is designed to be consistent with the City's Complete Streets Policy. The new buildings would be equipped with automatic residential fire sprinklers. The buildings would be required to meet the requirements of applicable City codes, and State of California energy and accessibility requirements.

Therefore, staff believes this PUD finding can be made.

7. Whether the proposed development plan conforms to the purposes of the PUD District:

The proposed PUD development plan conforms to the purposes of the PUD district. The primary purpose of the PUD district is to allow flexibility in the development of projects the City determines are in its best interest. Staff believes the proposed project would help to implement the purposes of the PUD ordinance by allowing for flexible site standards on the site. Staff believes through the PUD process the proposed project has provided the applicant and the City with a development plan that optimizes the use of this site in a reasonably sensitive manner.

Therefore, staff believes this PUD finding can be made.

PUBLIC NOTICE

Notice of this hearing was sent to all property owners and tenants/occupants within 1,000 feet of the original Irby Ranch PUD sites as shown in Exhibit E. At the time of report publication, Staff received no comments or concerns. Any public comments received after publication of this report will be forwarded to the Commission.

ENVIRONMENTAL ASSESSMENT

An Addendum to the Housing Element and Climate Action Plan General Plan Amendment and Rezonings Supplemental Environmental Impact Report (SEIR) was prepared and approved as part of the Irby Ranch PUD in 2016 (Exhibit D). The proposed development is substantially consistent with the previously approved PUD Development Plan, which was analyzed in the Addendum to the SEIR. No new information or changed circumstances have been identified, per California Environmental Quality Act (CEQA) Guidelines Section 15162, which would require supplemental environmental review. Therefore, no supplemental environmental document accompanies this report.

CONCLUSION

Staff believes the proposed project is well designed and in keeping with the character of the Irby Ranch development. Staff believes the proposed project is designed in a manner compatible with surrounding residential developments and believes the proposed development merits a favorable recommendation from the Planning Commission.

Primary Author:

Jennifer Hagen, Associate Planner, 925-931-5607 or jhagen@cityofpleasantonca.gov

Reviewed/Approved By:

Melinda Denis, Permit Center Manager

Gerry Beaudin, Community Development Director