

Planning Commission Staff Report

September 23, 2015
Item 5.a.

SUBJECT:	PUD-81-30-64D-4M
APPLICANT/ PROPERTY OWNER:	Roche Molecular Diagnostics
PURPOSE:	Application for Planned Unit Development (PUD) Design Review approval to construct an approximately 70,700-square-foot, three-story office building and related site improvements
GENERAL PLAN:	Business Park/Mixed Use
ZONING:	PUD-I/C-O (Planned Unit Development – Industrial/Commercial and Offices) and Planned Unit Development - Mixed Use (PUD-MU) District
LOCATION:	4300 Hacienda Drive
EXHIBITS:	A. Conditions of Approval B. Written Narrative, Proposed Plans , and US Green Building Council's LEED Checklist C. Arborist Report by Arbor Resources D. Hacienda Owners Association Approval E. Location and Noticing Map

BACKGROUND

The Roche¹ Campus is located in Hacienda Business Park (Hacienda), encompassing approximately 33.4 acres. The development plan for Roche (at that time, Boeringer-Manheim) on Lot 6 of Hacienda was approved in 1996 (PUD-81-30-64D). The approval included a two-story, 91,839-square-foot administration/research and development building and a one-story, 86,230 square foot operations building. Both buildings were constructed. In August 2004, Roche received PUD Design Review approval (PUD-81-30-64D-2M) from the Planning Commission for the construction of a two-story, 39,133-square-foot administrative office

¹ F. Hoffmann-La Roche AG is a Swiss global health-care company that operates worldwide under two divisions: Pharmaceuticals and Diagnostics. Roche Molecular Diagnostics, headquartered in Pleasanton, develops and manufactures medical diagnostic products for researchers, physicians, hospitals, laboratories and blood banks.

building northwest of the existing administrative/research and development building. Roche did not construct the building and the approval subsequently expired. In August 2005, Roche received PUD Design Review approval (PUD-81-30-64D-3M) from the Planning Commission and constructed a three-story, 136,238-square-foot research building. Table 1 below shows the current building square footages on the Roche Campus and Figure 1 on the following page shows an aerial photograph of the existing campus.

Table 1: Square Footage of Existing Buildings

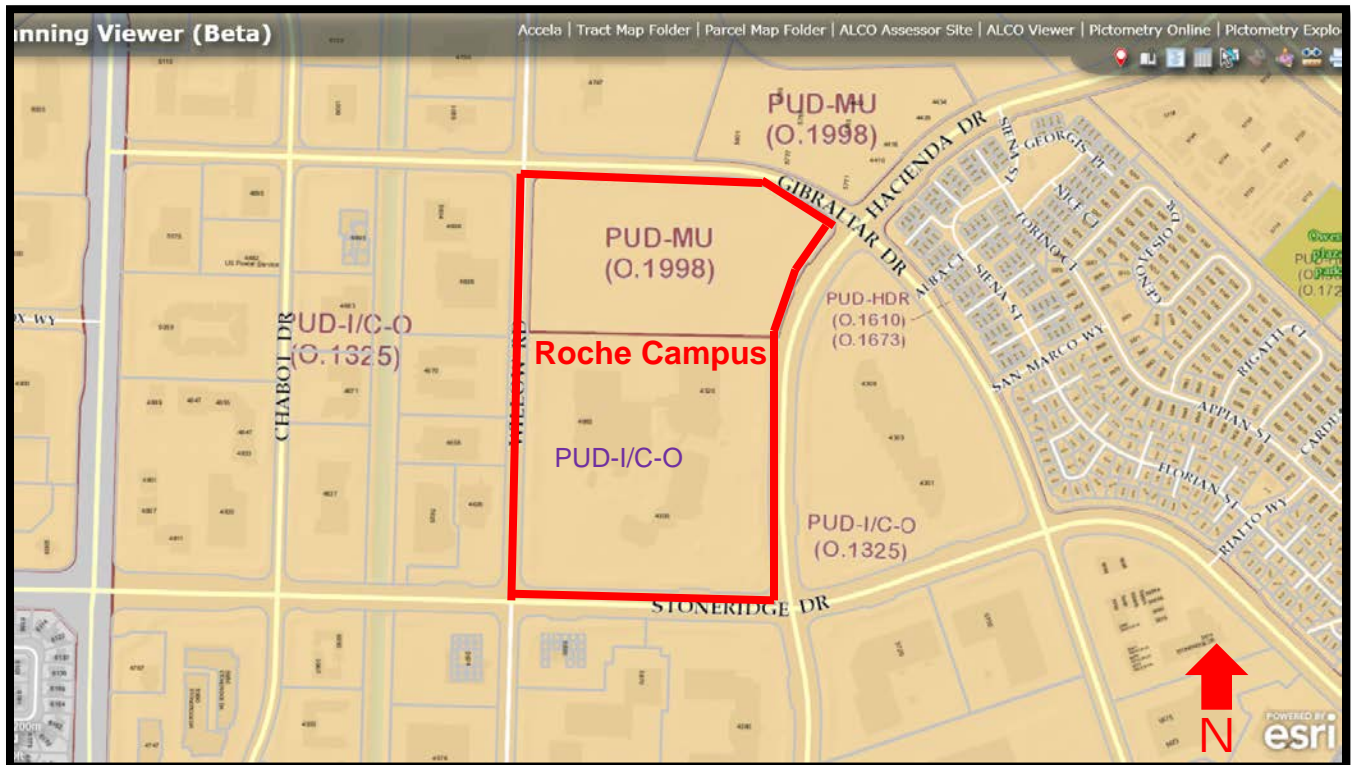
Buildings	Square Footage Constructed
Administration/Research and Development Building	91,839 sq. ft. Adm. Portion = 31,233 sq. ft. R&D portion = 60,606 sq. ft.
Operations Building	86,230 sq. ft.
Research Building	136,238 sq. ft.
Total	313,307 sq. ft.

Figure 1: Existing Roche Campus



In 2009, the City Council approved a City-initiated rezoning (Case No. PRZ-48) of three sites in Hacienda to allow for mixed use development, including housing with a density of more than 30 units per acre. The rezoning included an approximately 12.4-acre portion of the Roche Campus. The PUD-Mixed-Use zoned portion of the Roche Campus as shown on Figure 2 below is located south of Gibraltar Drive between Willow Road and Hacienda Drive. The PUD-Mixed-Use zoning allows for the development of office, light manufacturing, research and development, and residential uses.

Figure 2: Zoning of the Roche Campus



SITE DESCRIPTION

The Roche Campus is identified as Site 6 in the Hacienda Design Guidelines. The site borders Gibraltar Drive on the north, Hacienda Drive on the east, Stoneridge Drive on the south, and Willow Road on the west. The site is relatively flat, and access to and from the site is via driveways on Hacienda Drive, Stoneridge Drive, and Willow Road.

PROJECT DESCRIPTION

The applicant proposes to construct a three-story, approximately 70,700-square-foot office building to the west of the existing administrative/research and development building, in the approximate location of the previously approved but not constructed administrative office building. The proposed office building would have a contemporary architectural design consistent with the existing buildings. It would utilize an off-white stucco exterior finish with gray

accents, green reflective glass, green and white spandrel glass, and smooth and split face masonry columns and wall elements. Off-white stucco wall panels would also be utilized as the roof screen material. Pedestrian entrances seen from the courtyard and parking lot would have green tinted glass. Figures 3 and 4 below show perspectives of the proposed building.

Figure 3: View from the Northwest of the Proposed Building

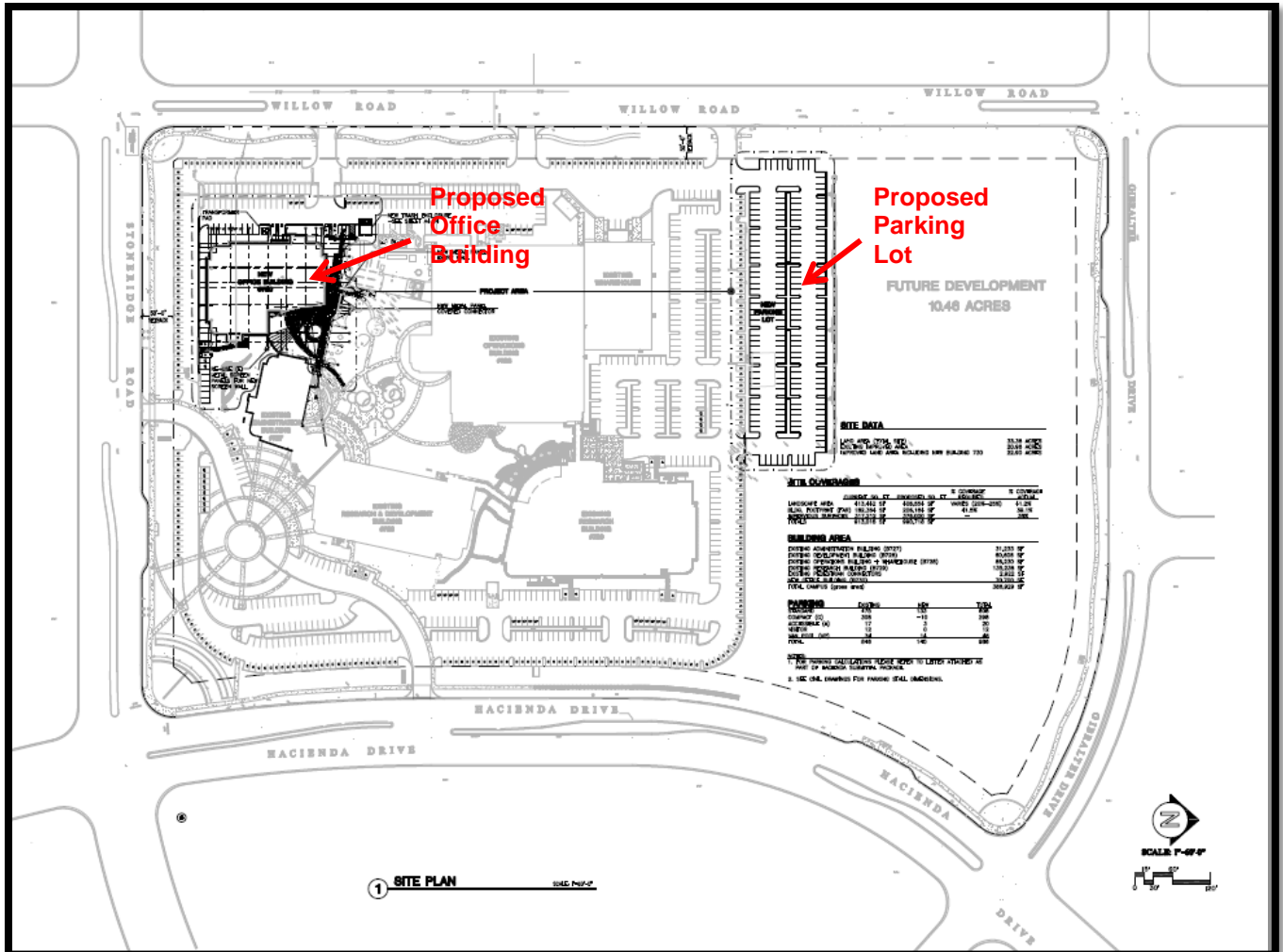


Figure 4: View from Stoneridge Drive of the Proposed Building with the Existing Building to the Right



The project area is currently vacant with some landscaping and parking stalls. A total of 43 existing parking spaces would be removed to accommodate the proposed project. To support the proposed building, a new 180-stall parking lot would be constructed to the north of the existing research building. The drive aisle parallel to Willow Road and the drive aisle west of the research building would be extended northerly and be connected to the new parking lot. The northern driveway on Willow Road would provide direct access to the proposed parking area. Figure 5 below shows the site plan including the proposed parking lot.

Figure 5: Site Plan



The existing on-site landscaping would need to be modified for the proposed development. A total of 49, non-heritage-sized trees would be removed. The proposed landscaping includes a variety of trees ranging between 24-inch box size and 60-inch box size, and a variety of shrubs and groundcover varying between one- and 15-gallon size adjacent to the proposed office building and in the parking lot. In addition, the proposed landscape plan shows decorative hardscape including walkways and an outdoor patio area to tie in with the existing outdoor area.

ANALYSIS

Land Use

The 2005-2025 General Plan Land Use Map shows a “Business Park/Mixed Use” land use designation for the project site. The 2005-2025 General Plan states that Business Park (Industrial and Commercial, including Offices) is intended primarily to accommodate high-quality, campus-like development, including administrative, professional office, and research uses. The General Plan limits the Floor Area Ratio (FAR) for sites with a Business Park land use designation to a maximum of 60%.

The Mixed-Use land use designation states that any combination of business park, office, retail, hotel and other commercial uses, community facilities, research and development, and residential uses are allowed in a single building, on a single site, or on adjacent sites where the uses are integrated and include a functional interrelationship and a coherent physical design. Further, it states future development of a single use on a site is allowed if such a use is approved as part of a PUD.

The proposed office use is consistent with the uses allowed by the General Plan’s Business Park and Mixed Use land use designations. The proposed Floor Area Ratio (FAR) of 26.4% for the overall Roche Campus site conforms to the 60% maximum FAR limit in the General Plan.

The proposed project conforms to the following General Plan Land Use policies and programs:

Sustainability

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

Program 2.4: Require higher residential and commercial densities in the proximity of transportation corridors and hubs, where feasible.

Program 2.5: Assure that new major commercial, office, and institutional centers are adequately served by transit and by pedestrian and bicycle facilities.

Overall Community Development

Goal 2: Achieve and maintain a complete well-rounded community of desirable neighborhoods, a strong employment base, and a variety of community facilities.

Policy 4: Allow development consistent with the General Plan Land Use Map.

Development Standards

Projects in Hacienda are required to conform to the Hacienda Design Guidelines. The project has been reviewed with respect to the development standards in the Hacienda Design Guidelines. The Table 2 on the following page summarizes these standards.

Table 2: Development Standards

Development Standard	Guidelines Requirement	Proposed Project
Floor Area Ratio	35-60% based on the number of floors in the tallest building on a site (3-stories = 45% max. FAR)	FAR – 26.4%
Building Height	85'-6" feet maximum	56'-9" to top of roof screen
No. of Stories	Up to six stories	Three Stories
Parking ¹	1 space/300 sq. ft.	1 space/386 sq. ft.
Setbacks ²		
Front yards		
Stoneridge Drive	75'	105'
Willow Road	75'	170'
Hacienda Drive	75'	575'
Gibraltar Drive	75'	1,215'

Overall, staff believes that the location of the proposed office building would integrate well with the existing site layout and is acceptable.

Parking

At the time of the initial approval of the Roche Campus in 1996, both the City and Hacienda allowed Roche to provide parking based on the company's specific parking demand, i.e., based on the number of employees and the number of anticipated visitors on campus, not the square footage of the building(s). This policy resulted in a parking ratio less than 1 space per 300 square feet of building area. Subsequent approvals also allowed on-site parking to be provided based on the company's parking demand and with a lower parking ratio than 1 space per 300 square feet of building area. To ensure adequate parking would be provided, previous approvals included a condition that required additional parking spaces be constructed should parking problems arise.

The Roche Campus currently provides a total of 846 on-site parking spaces. The proposed development would remove 43 existing parking spaces. It would construct a new parking lot, providing an additional 180 parking spaces and, thus, a total of 983 parking spaces would be available on site at the completion of the office building. Please see Table 3 for on-site parking summary.

Table 3: Parking Summary

Existing Parking Stalls	846
Parking Stalls Be Removed	- 43
Parking Stalls Proposed	180
Total	983

¹ The Hacienda Design Guidelines state that parking ratios shall be designed to provide adequate off-street parking for a building's intended uses. Parking ratios less than 1 space per 300 sq. ft. may be approved if both the applicant and the City agree to such a standard.

² Hacienda Design Guidelines state that on corner parcels or parcels with streets on more than one side, the area adjacent to the streets is considered the front yards.

The Roche Campus currently has 812 employees on site. With the proposed office building, an additional 300 employees would be expected, bringing the total number of employees to 1,112. The total number of people on campus could be more than 1,112 if visitors are included, but visits to the campus are expected to be modest in numbers (approximately 12 per day).

To justify that the 983 on-site parking spaces could support the parking demand of employees and visitors, Roche conducted field surveys of existing parking demand on campus. The surveys were conducted between 10:00 – 11:00 a.m. and 2:00 – 3:00 p.m. over a one week period and were reviewed by staff. Based on the surveys, of the 818 existing parking stalls that are designated for employees, an average of 606 parking stalls was used. This means on a typical day, demand for parking spaces is equivalent to approximately 75% of the employees on-site, including visitors. This rate of parking lot usage can be attributed to the following:

- Using public transportation
- Carpooling
- Biking to work
- Telecommuting
- Employees at off-campus Roche facilities
- Employees on vacation and/or sick

If a similar rate of parking demand continues at Roche, 834 employee parking spaces would be needed with the occupancy of the proposed office building (1,112 employees x 75% = 834 spaces). This estimated parking demand would be supported by the proposed 983 parking spaces. However, similar to previous approvals, staff has included a condition requiring additional parking spaces be constructed should parking needs arise in the future.

Section 18.88.035 of the Pleasanton Municipal Code (PMC) requires parking spaces for carpool/vanpool, car-share and alternative-fuel vehicles to be provided for new office construction of 30,000 square feet or more of gross floor area. Staff has included a condition of approval requiring that the project developer provide the required spaces.

Traffic

Hacienda received its original PUD rezoning and development plan approvals in 1982. A modification to the Hacienda PUD was approved 1993 that eliminated the site-by-site traffic analysis requirement for certain undeveloped lots within the Business Park as long as the sites are developed in conformance with the PUD's maximum allowable development limitation. This lot was a part of this modification.

The Roche Campus encompasses 33.4 acres. The maximum allowable FAR on the Roche Campus when three-story buildings are constructed is 45%. The existing buildings with the proposed office building would bring the total building area to 384,007 square feet, resulting in a 26.4% FAR, meeting the 45% FAR limit.

Hacienda was approved for a maximum allowable development of 9,889,000 square feet. Roughly 552,000 square feet remains available. The proposed 70,700-square-foot office building fits within the 552,000 square feet of remaining building area in Hacienda. The 1993

PUD modification also created a separate 4,631,059 square foot building area cap for the parcels that were part of the modification. Roughly 158,576 square feet remains available of this cap. The proposed office building fits within the remaining square footage.

The proposed project thus is within the development envelope established in the Hacienda PUD. Therefore, no traffic study analysis is required.

Architecture

The architecture of the proposed office building would match the style of the existing buildings on the campus. The design continues the design pattern and detailing of the existing buildings and is visually pleasing and interesting. The proposed materials and colors for the proposed administration building are consistent with those of the existing buildings. The proposed building would be approximately 56'-9" in height to the top of the roof screen.

The overall design of the building is consistent with the high level of quality present in Hacienda and has been approved by Hacienda Owners Association.

Tree Removal and Landscaping

The arborist report surveyed a total of 49 trees within the project area and recommended the removal of all 49 trees. The removal is needed because the trees are located where the building and parking lot would be constructed. None of the surveyed trees are heritage-sized trees as defined by the City's Tree Preservation Ordinance.

The proposed landscape plan shows the planting of 125 new trees (46 trees around the proposed building and 79 trees in the proposed parking lot area) comprising seven species and a variety of shrubs, groundcover, and vines, matching the existing planting theme of the campus and suitable for the climate of the area. These plants would be planted adjacent to the street, around the proposed building, within the employee courtyard, and in the proposed parking lot.

As proposed, the majority of the planting species are low water use species. Due to the ongoing drought, staff believes that all proposed tree species should be low- or very-low water use species, and has conditioned the project as such.

The Hacienda Design Guidelines require that the irrigation system be designed and installed to be compatible with a future recycled water system. The recycled water system is currently under construction. It is anticipated that construction of the recycled water lines within Hacienda would be completed in summer 2016. A condition requires the final landscape plan to include plants that are suitable to use recycled water and an irrigation system that is designed to meet recycled water standards.

The proposed landscape plan also shows a covered walkway in the employee courtyard area that would connect the existing administrative building with the proposed office building. In addition, an outdoor area would be added to the courtyard area behind the proposed building with a raised planter and a seat wall, and become part of the existing courtyard area. The overall landscape plan is consistent with and complementary to the existing landscape on site.

Green Building

As required by the City's Green Building Ordinance, the proposed project is required to meet at least a LEED (Leadership in Energy and Environmental Design) "Certified" level, which is equal to a score of 40 or more credit points on the LEED Green Building Checklist for New Construction and Major Renovations. The applicant has proposed to incorporate green building measures into the project to achieve 67 points, meeting a LEED "Gold" level. Some of the proposed green building measures include: use water efficient landscape to reduce irrigation by 50%; reduce water use for the building by 40%; improve building energy performance at least 14% over baseline; utilize materials with recycled content; and reduce light pollution. Please see the attached LEED Checklist for the complete list of the proposed Green Building items. Previous Roche projects have reached a "Silver" rating level. Staff appreciates that the applicant has included a considerable number of green building measures in the project.

Climate Action Plan

In February 2012, the City Council adopted a Climate Action Plan (CAP), intended to result in reductions in greenhouse gas emissions in compliance with the targets set by Assembly Bill 32, California's Global Warming Solutions Act.

The applicant completed the CAP checklist, assessing how the project is consistent with or implements the applicable measures as outlined in the City's CAP. As a large office building to be located within walking distance to a BART station and commuter bus lines, the project is generally consistent with Land Use Goal 1 of the CAP: to reduce vehicle miles traveled (VMT) through infill development. The project will also incorporate bicycle racks/lockers and showers for employees that utilize alternative commutes, will provide car-share via the Hacienda DASH program, is conditioned to provide alternative vehicle parking spaces, and will provide incentive-based programs that encourage employees to use alternative transportation to work to reduce trips. In addition, several Strategies and Supporting Actions related to water and energy conservation from the CAP are implemented in the proposed project or are required in the conditions of approval.

PUBLIC NOTICE

Notices regarding the proposed application were mailed to the surrounding property owners and tenants within a 1,000-foot radius of the project site. A map showing the noticing area is attached to this report. The public notice was also published in *The Valley Times*. At the time this report was prepared, no project-related comments have been submitted. Hacienda Owners Association has reviewed and approved the proposed development.

ENVIRONMENTAL ASSESSMENT

This project is categorically exempt from environmental review pursuant to the California Environmental Quality Act Guidelines, Section 15332 In-Fill Development Projects. Therefore, no environmental review document accompanies this report.

CONCLUSION

As proposed by the applicant and conditioned by staff, staff believes that the office project would adhere to the requirements of the Hacienda Design Guidelines. The proposed number of parking spaces is acceptable and staff has included a condition requiring additional parking in the future should unforeseen parking problems arise. The proposed project is designed as a compatible addition to the existing buildings on the Roche Campus and to Hacienda. In addition, the project is designed to exceed the minimum 40 points required to achieve the LEED "Certified" rating required by the Green Building Ordinance. Staff believes that this office building is well designed, would be compatible with the existing buildings, and would allow for an important employer in the community to grow.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Case No. PUD-81-30-64D-4M subject to the conditions listed in Exhibit A.

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