

Planning Commission Staff Report

July 8, 2015
Item 5.a

- SUBJECT:** PUD-68-06M
- APPLICANT:** Stoneridge Creek Pleasanton CCRC
- PROPERTY OWNER:** Stoneridge Creek Pleasanton CCRC
- PURPOSE:** Application for a Major Modification to an approved Planned Unit Development (PUD-68) development plan to reduce the unit count, modify the density, construct subterranean parking, amenities, and related site improvements in the northern 10 acres of the Continuing Life Communities retirement community.
- GENERAL PLAN:** Retail/Highway/Service Commercial/Business and Professional Offices, Medium Density Residential, High Density Residential, and Parks and Recreation
- SPECIFIC PLAN:** Stoneridge Drive Specific Plan Amendment/Staples Ranch
- ZONING:** Planned Unit Development – High Density Residential/Commercial (PUD-HDR/C) District.
- LOCATION:** 3300 Stoneridge Creek Way
- EXHIBITS:**
- A. [Draft Conditions of Approval](#)
 - B. [Project Plans, Project Description and Photographs, Green Building Checklist, Health Risk Assessment Memo dated June 18, 2015, and Noise Study dated June 26, 2015](#)
 - C. [Ordinance 2007 with Original Conditions of Approval and Site Plan](#)
 - D. [Location and Noticing Map](#)

I. BACKGROUND

Stoneridge Creek Pleasanton has submitted for a Major Modification to modify the approved development plan. City Council approved the original project on September 7, 2010. Ordinance 2007, the original conditions for this approval, the original site plan, and a close up of the area proposed for modification with this request are attached to this report as Exhibit C.

The modification primarily entails a reduction in the overall unit count and modification of unit type. With the subject proposal, a total of 151 units are proposed in the northern 10 acres of the site, which is an overall reduction by 70 units from the previous approval. Instead of two

Independent Living Unit (ILU) buildings, one ILU building and Garden Terrace buildings are proposed. Villas units (single level detached and attached duplexes), subterranean parking, and resident amenities, such as a pavilion building, amphitheater, bocce ball and pickleball courts, and water features are also proposed.

The Stoneridge Drive Specific Plan Amendment/Staples Ranch (Specific Plan) was adopted by City Council on August 24, 2010, and is applicable to the subject site. The Specific Plan contains design standards for properties subject to the Specific Plan, and includes a Mitigation Monitoring and Reporting Program (MMRP).

The proposed application is subject to review and approval by the City Council, following review and recommendation by the Planning Commission. The Planning Commission’s recommendation on the proposed application will be forwarded to the City Council for review and final decision.

II. SITE DESCRIPTION

The approximately 46-acre senior retirement community site is located north of Stoneridge Drive, northeast of the Neighborhood Park, south of Interstate 580, and west of the Auto Mall site (CarMax Auto Superstores and Chrysler Jeep Dodge have both obtained approvals for the Auto Mall site). Existing residences are located directly to the west. Figure 1 provides a vicinity map of the area.

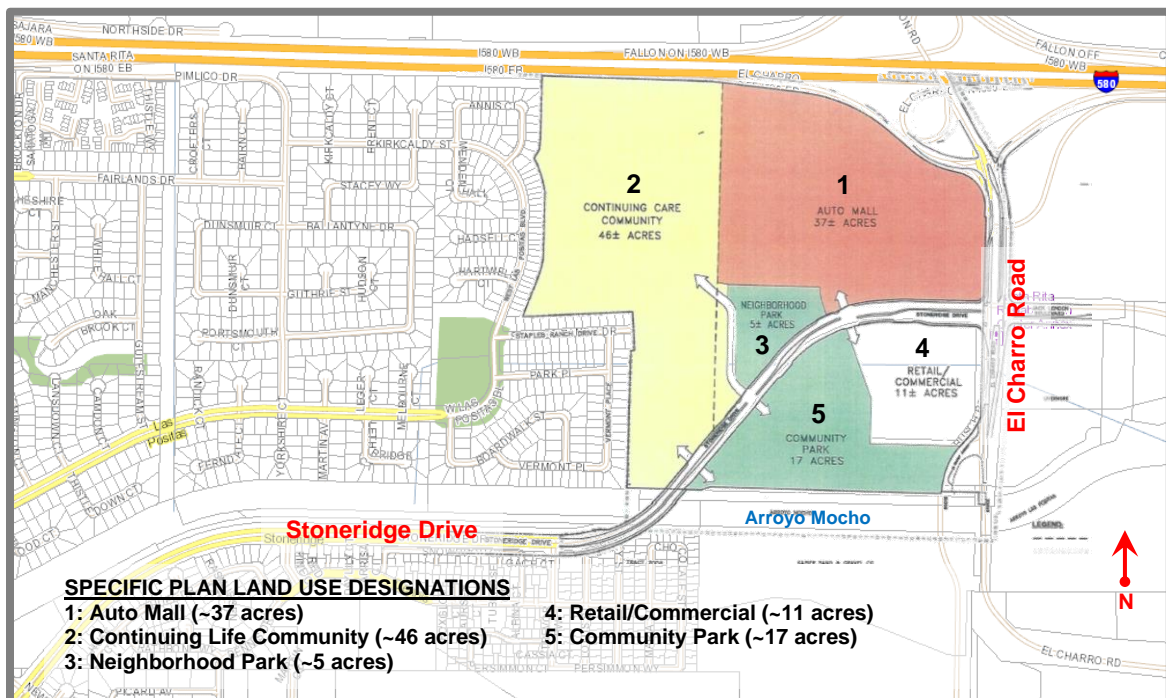


Figure 1: Vicinity Map

Other land use designations within the Stoneridge Drive Specific Plan Amendment/Staples Ranch include the Neighborhood Park, Retail/Commercial, Auto Mall, and Community Park.



Figure 2: Staples Ranch Aerial Photograph

Stoneridge Creek’s site is outlined in blue in Figure 2, and is currently developed with the Health Center, Villa units, Garden Terrace units, ILUs, a clubhouse, and site amenities. The proposed “north phase” entails development of the approximate northern 10 acres of the site.

III. PROJECT DESCRIPTION

The applicant proposes to modify the original approval. Instead of two 4-story ILU buildings and Villa units, the subject proposal consists of one 4-story ILU building, Garden Terrace buildings, and Villa units in the northern 10 acres of the subject site. ILUs are accessed via interior corridors, and units that are above the ground floor are accessible with elevators. Garden Terrace units are located within 2- and 3-story buildings and are built in a garden apartment configuration. Villa units are detached and attached duplexes with attached garages. All units are single level and have private patios. Subterranean parking underneath the six Garden Terrace buildings is also proposed, in addition to a multitude of site amenities. No changes to uses or to the operation of the facility are proposed.

The modification results in an overall reduction in the total number of units by 70, making the total number of units on the entire project site 565 instead of the originally approved 635. Exterior materials and colors are proposed to match the existing buildings, and are shown on elevation drawings within Exhibit B. Additional project details are provided in the applicant’s narrative (attached to this report as Exhibit B) and are summarized below.

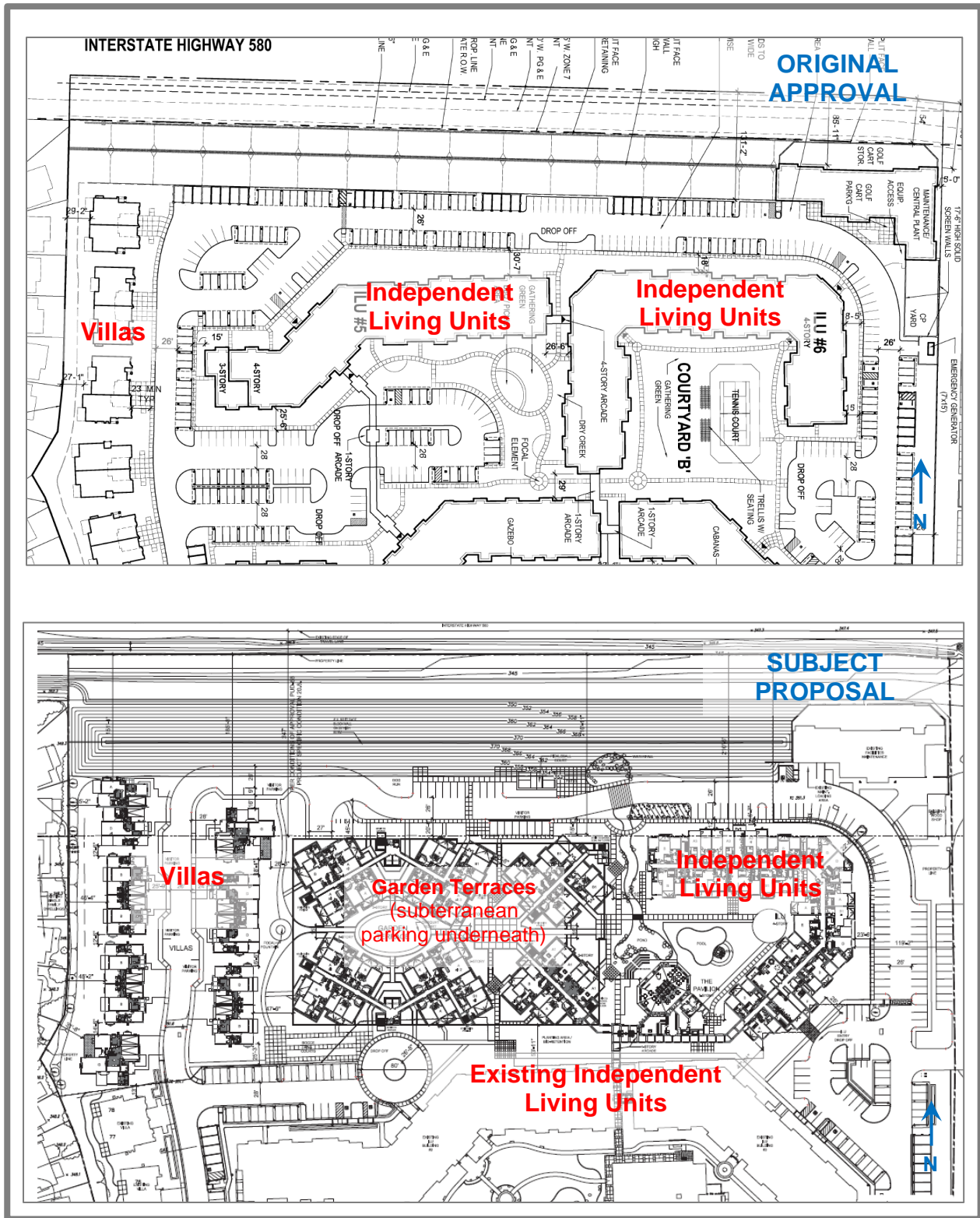


Figure 3: Original and Proposed Partial Site Plans

- **Proposed Units:** The total number of units is currently 414 since 10 units were combined to make 5 penthouse units. As indicated in Figure 3, two ILU buildings containing a total of 208 units were approved in the northern portion of the subject site (identified as ILU #5 and ILU #6 on the site plan for the original approval), along with a total of 8 Villas.

The subject proposal entails:

- 12 Villa units (ranging from 1,400 to 2,400 square feet in size);
- 56 Garden Terrace units (ranging from 1,200 to 2,600 square feet in size); and
- 83 ILUs (ranging in size from 700 to 2,400 square feet in size)

The subject proposal is an overall decrease of 70 units compared to the original approval. The proposed unit types would be consistent in appearance to those already constructed on the property.

- **Pavilion Building:** An approximately 4,653 square-foot pavilion building is proposed as part of the north phase. The pavilion building is intended to function as a flexible space and, as noted in the applicant's narrative, would provide a venue for fitness classes, religious meetings, guest speakers, musical performances, and buffet dining.
- **Amenities:** On-site amenities including an outdoor amphitheater, swimming pool, fire pit, a croquet lawn (with artificial turf), bocce ball court (with artificial turf), a pickleball court, waterfall and pond, dog park, and a multitude of walking paths are proposed.
- **Project Access/Site Plan:** Access to the site will remain as existing, via Stoneridge Creek way from Stoneridge Drive. Streamside Circle provides a "loop" access around the existing buildings, and would be adjusted to provide a "loop" access around the proposed north phase. Villa units are proposed on both sides of Streamside Circle, where with the original approval they were located only on the western side of the street. The Villa units were setback between about 27 feet to 29 feet from the western property line on the original approval whereas the subject plans show setbacks varying from 31-feet-8-inches to 46-feet-4-inches.
- **Parking:** An overall increase in on-site parking is proposed, primarily attributed to the proposed subterranean parking underneath the Garden Terrace units. A total of 313 parking spaces are proposed, consisting of 230 parking stalls in the subterranean parking garage and 83 surface stalls along Streamside Circle. The original approval proposed a total of 199 spaces for the two ILU buildings, and thus the subject proposal results in a net gain of 114 parking spaces. Due to the reconfiguration of this portion of the site, 75 spaces that are dedicated to ILU buildings that are already constructed (ILUs 2 and 3) will be eliminated. These spaces will be allocated within the proposed subterranean garage or surface parking spaces.

Vehicular entrance to the parking garage is on the north façade; pedestrian access is provided via stairs and elevators at four locations. Of the parking spaces in the subterranean garage, 70 are tandem spaces (tandem stalls will be assigned to the same unit). All parking spaces (with the exception of 9 guest parking spaces) are assigned.

- **Landscaping:** Landscaping within the north phase is proposed to be consistent to that which exists on the southern portion of the property, and is located along Streamside Circle, courtyard areas, and between buildings. The landscape plan indicates a variety of trees are proposed, including shade, screening, “neighborhood street,” courtyard, columnar, accent, and parking lot trees. A variety of shrubs, groundcover, and vines are also proposed.
- **Lighting:** Lighting consistent with the existing lighting fixtures is proposed throughout the subject project area. Pole lighting 7-foot and 14-foot tall is proposed along Streamside Circle, and 40-inch tall “bollard” style lighting is proposed along the pedestrian walkways between residential units. All lighting fixtures are proposed to be in “jet black” textured powder coat finish.
- **Grading and Drainage:** Existing grades within the project area range between 350.5 feet at the southwestern corner to 352.5 feet at the northeast corner. The proposed at-grade elevations are not proposed to change significantly. Pad/finished floor elevations for the Villa units and the ILUs are approximately 351/352 feet and 350.4/351 feet, respectively. The pad/finished floor elevations for the subterranean garage are approximately 339.2/340.2 feet. Proposed grades abutting the existing residences to the west are not significantly changing when compared to the existing grades and the approved grades on the original approval.

The subject proposal entails “cutting” into the back (southern side) of the berm to accommodate a portion of Streamside Circle and amenities proposed in this area (parking was previously proposed along the berm).

Approximately 3,600 cubic yards of dirt will be used as fill and approximately 54,200 cubic yards of dirt will be “cut” (excavation for the subterranean parking garage requires the majority of the “cut,” as an estimated 39,600 cubic yards of dirt is estimated for this purpose). Drainage is directed to bio-retention areas proposed throughout the site.

IV. ANALYSIS

Land Use

Conformance with General Plan

The General Plan land use designations of the subject property are “Retail/Highway/Service Commercial/Business and Professional Offices, Medium Density Residential, High Density Residential, and Parks and Recreation.” The proposed project use is consistent with these land use designations. Below are some of the General Plan Goals, Programs, and Policies that the project is consistent with or would promote:

- Land Use Element Program 4.1: Ensure consistency between the General Plan Land Use Map and the zoning designation for all properties within the City’s Sphere of Influence.

- Land Use Element Policy 7: Continue to implement adopted specific plans along with relevant zoning.
- Land Use Element Policy 13: Ensure that neighborhood, community, and regional commercial centers provide goods and services needed by residents and businesses of Pleasanton and its market area.

The project is consistent with these goals, policies, and programs in that the subject property has a General Plan land use designation that allows the development of medium- and high-density residences. The project as proposed is less intrusive to existing neighbors to the west in that one of the originally approved 4-story buildings is being replaced with 2- and 3-story buildings. The Stoneridge Drive Specific Plan Amendment/Staples Ranch Specific Plan allows the development of a continuing care facility at the subject site, and the subject project furthers the specific plan. The project also provides a unique housing opportunity for residents 60 years of age and older in Pleasanton.

Stoneridge Drive Specific Plan Amendment/Staples Ranch Specific Plan

The subject site has a Specific Plan land use designation of Continuing Care Community. The Specific Plan identifies design standards pertinent to overall site design, circulation, and landscaping, signage, lighting, and operation. The proposal meets these design standards, either as shown on Exhibit B, or as part of a condition of approval.

Zoning and Uses

The subject site is zoned Planned Unit Development – High Density Residential/Commercial (PUD-HDR/C) District. The subject use is permitted in this zoning district.

Site Plan

The subject proposal is to modify the plan for the northern 10 acres of the subject site. The location of Streamside Circle would be modified from its existing location to loop around the northern boundary of the proposed units as was originally approved. Staff finds the proposed location and positioning of the buildings acceptable, particularly given that the distances between the Villas and the western property line are increasing when compared to the original approval.

Floor-Area-Ratio

The previous project had a floor-area-ratio (FAR) of 0.54 including the Health Center. The proposed FAR is 0.53 including the Health Center, and thus the change is negligible. The FAR of this phase of the project is 0.46. There is no maximum FAR for the site, but the Specific Plan identifies a maximum of 800 units and 1,200,000 square feet of building area. The original plan entailed 1,079,150 square feet. With the proposed project, the overall unit count would be 565 units and there would be 1,067,207 square feet of building area. The MMRP requires commercial development with a floor area ratio of more than 35% to provide an amenity. To comply with this requirement, the applicant assisted with the construction of the Stoneridge Creek Neighborhood Park, and thus the amenity requirement has been fulfilled.

Parking and Circulation

Parking stalls and drive aisles within the visitor and employee parking areas meet or exceed minimum dimensions required by the PMC. As mentioned previously, the overall parking count is increasing, and circulation on the site will not significantly change. A condition of approval requires the parking stall at the southwestern-most end of the parking garage to have a 2 to 3 foot additional buffer between it and the storage room wall to allow for adequate access when parking in and backing out of the stall (similar to what is shown for the two perpendicular stalls at the northeast end of the garage). This would result in the adjacent storage area to be reduced by this area.

The original approval entailed 635 parking spaces for 635 units, generally resulting in a parking ratio of 1 space per unit. As designed, a couple residing in a Villa unit could park a car in their garage and a car in their driveway (or have a visitor park in the driveway). The other unit types do not include driveways. The Specific Plan does not stipulate a minimum parking ratio, and the parking ratio for the original approval was based on the parking ratio provided at the applicant's other locations in Southern California. The subject proposal proposes an overall total of 871 stalls for 565 units (not including tandem spaces), resulting in a parking ratio of 1.5 spaces per unit.

Overall, staff finds the parking and circulation acceptable, particularly since the majority of additional parking is underground in the subterranean garage, allowing for more visually appealing uses at grade, such as amenities and landscaping.

Grading and Drainage

As mentioned previously, the site is relatively flat, and the proposed project will not substantially change the existing topography. An "existing conditions" plan is included as part of Exhibit B as Sheet C-1.0, and a preliminary grading and drainage plan is included on Sheet C-4.0.

The preliminary stormwater management plan (Sheet C6.0) indicates that several best-management practices are proposed for purposes of storm water quality control. Bio-retention planters are proposed throughout the project site.

The City Engineering Division 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 current Municipal Regional Stormwater National Pollutant Discharge Elimination System (NPDES) Permit.

Architecture and Design

The architecture, design, and color of the proposed buildings are proposed to match the existing buildings. Generally, the architecture is a Mission style and exterior finishes are earth tone in color. Windows on the front facades of the Villa units and the units facing the existing residents to the west were recessed with the previous approval, and staff expects the same windows to the recessed with the subject proposal. A condition of approval requires the applicant update the plan identifying which windows will be recessed with plans submitted for permits.

Noise

In accordance with the MMRP, the applicant submitted a noise analysis that evaluates the exterior noise levels at the Villas and outdoor recreation areas (attached to this report as Exhibit B). The MMRP requires that, to the extent feasible, all outdoor recreation areas by Interstate-580 meet a standard of 60 dBA Ldn.

The study indicates that noise levels at northern-most and other Villa patios are calculated to be 62 dBA Ldn and 52-59 dBA Ldn, respectively. In order to meet the 60 dBA Ldn threshold identified in the MMRP, a mitigation measure is required for the patio at the northern-most Villa (e.g. the patio would need to be enclosed with solid walls and glass and be roofed). This was a condition of approval in the previous approval and has been incorporated into the conditions for this modification. Since the noise levels at the other Villas are below the threshold, no mitigation is necessary.

The study also calculated the noise levels for the dog run (61 to 62 dBA Ldn), pickleball court and patio (61 dBA Ldn), the courtyard in between the Garden Terraces (52 dBA Ldn or less) and the courtyard in the ILU building (52 dBA Ldn or less). The dog run and pickleball court/patio areas do not meet the 60 dBA threshold identified in the MMRP by about 2 dBA.

Since Ldn is the level of noise expressed in a 24-hour period, nighttime noise (presumed to be between the hours of 10:00 p.m. and 7:00 a.m.) is weighted. In other words, a 10 dBA “penalty” is applied to increased sensitivity to noise during nighttime hours. Since the dog run and pickleball court/patio will only be available for use during the daytime hours, the study also estimated the noise level without the 10 dBA nighttime “penalty,” and indicates the average daytime noise level to be between 58 and 59 dBA, which is within the 60 dBA threshold identified by the MMRP. Staff finds this approach to be acceptable. Further, a difference of less than 3 dBA is typically considered imperceptible. Therefore, no mitigation measures for the dog run and pickleball/patio areas are incorporated as a condition of approval.

As stipulated in the MMRP, prior to issuance of building permits, the applicant will be required to provide a noise analysis prepared by a qualified acoustical consultant that shows how all structures will meet the City’s interior noise level standards of 45 dBA Ldn in structures where people will reside. In addition, if the noise source is from aircraft, indoor noise levels cannot exceed a maximum instantaneous noise level of 50 dBA Ldn in bedrooms and 55 dBA Ldn in other rooms.

Nearby residences could be temporarily impacted by noise during construction of the facilities. The MMRP establishes construction hours as Monday-Saturday, 8:00 a.m. to 5:00 p.m., with the caveat that if complaints are received regarding Saturday construction hours, the Director of Community Development may modify or revoke the Saturday construction hours. The MMRP also indicates that the earlier “start times” would be subject to review and approval by the Director of Community Development. Consistent with the original approval, site grading is limited to 8:00 a.m. to 5:00 p.m., Monday through Friday. Construction equipment would be required to meet Department of Motor Vehicle noise standards and be equipped with muffling devices.

Health Risk Assessment

With the original approval, the applicant secured the services of Environmental Resources Management (ERM) to prepare a Health Risk Assessment for diesel particulate matter (DPM) exposure on the project site, as required by the MMRP. The report, dated October 2008, estimated potential health risks to residents based on DPM emissions calculated from Caltrans traffic count data for Interstate-580. These estimates were input into an air dispersion model and meteorological data to calculate exposure risk. Based on statistical data, the length of stay at senior retirement communities was estimated to be 23 years. Based on a 23-year long stay, and using a cancer risk of less than 10 in one million (a commonly accepted significance threshold), high efficiency particulate air (HEPA) filters were required for all units within 247 feet of the existing edge of the southern travel lane of I-580, or that the units be relocated out of the 247-foot setback.

Staff requested the applicant obtain an update to the October 2008 report (attached to this report as Exhibit B). The memo from ERM indicates that the 247-foot setback is still applicable, that the two northern most Villa units on the western side of the street, a single Villa on the eastern side of the street, and two units within the ILU building are within the 247-foot setback, and that the condition requiring HEPA filters should apply to these units. This has been incorporated as a condition of approval.

Lighting

The MMRP requires that all exterior lighting be directed downward and shielded to avoid glare. The lighting in the proposed phase will match the existing lighting on the developed portion of project site. Staff finds the proposed lighting fixtures and modest lighting levels to be acceptable.

Green Building

As required by the City's Green Building Ordinance, the applicant has provided a preliminary project scorecard that outlines the green building measures proposed for the project, which has been included as part of Exhibit B. Some of the green building measures proposed as part of the project include: use of a high-efficiency irrigation system, construction and debris waste diversion, insulated hot water pipes, designing for future photovoltaic system, exceeding Title 24 standards, and use of low formaldehyde-emitting materials. With these measures in place, the project qualifies for 51.5 points, therefore meeting the minimum required points.

Climate Action Plan

On February 7, 2012, the City of Pleasanton adopted a Climate Action Plan (CAP). The CAP was reviewed by the Bay Area Quality Management District and was deemed a "Qualified Greenhouse Gas Reduction Strategy" in accordance with the District's California Environmental Quality Act (CEQA) guidelines. Implementation of the CAP will occur over several years, which will result in reductions in greenhouse gas emissions in compliance with the targets set by Assembly Bill (AB) 32 California's Global Warming Solutions Act. The project would implement required provisions of the CAP. All applicable measures (including those not indicated in Exhibit B) have been incorporated with a condition of approval.

Landscaping

Sheet C1.0 indicates that seven Aleppo Pine trees are located along the site's western boundary. These trees are proposed to remain in place. A condition of approval requires planting of additional evergreen screening near the subject site's western property line such that there are no visible gaps between the trees when mature. This was a condition of approval for the original approval and is being carried forward with this proposal.

Landscaping around the proposed buildings and within the courtyards is proposed. Generally, species, spacing, and landscaping type will match the existing landscaping for the project. Staff finds the existing landscaping to be attractive and finds the proposed landscaping plan to be acceptable.

The subject site is served by recycled water, and thus this is what is utilized for the existing landscaping, and is what would be used for proposed landscaping. As mentioned, a number of amenities are proposed. Synthetic turf is proposed for the bocce ball and croquet courts. The waterfall, pond, and fountains will be required to use recycled water. Use of recycled water for these features has been reviewed on a cursory level by City staff and a representative from the City of Livermore (provider of recycled water for this area of Pleasanton). A condition of approval requires that the applicant obtain the appropriate permits for use of the recycled water. A condition also requires that, specifically for the water features, in addition to signage that identifies use of recycled water, the applicant may be required to incorporate design features (e.g., wrought-iron fencing or a low-profile retaining wall) to prevent wading or other personal use of these features by residents or their guests.

Applicant's Neighborhood Meeting

The applicant invited neighbors that are directly to the west of the project site for a neighborhood meeting on June 18, 2015, and indicated three households attended (City staff was not in attendance). The applicant indicated that generally, the neighbors were excited to see a reduction in the size and scope of the project, that they enjoyed Stoneridge Creek as neighbors, and that they are looking forward to all of the construction to be complete.

Affordable Housing Agreement

Part of the original approval included an Affordable Housing Agreement, signed by pertinent parties on September 7, 2010. The agreement requires the project developer to: (1) use "its best efforts to market and offer 15% of the total number of units such that households with an annual income" at 50%, 80%, and 100% of the area median income (AMI) occupy the units; and (2) establish an annuity for the purpose of providing ongoing subsidies to households with incomes less than 80% of the AMI, and that this annuity be funded by depositing \$3,055 for each unit into a separate account established solely for this purpose at the time of building permit issuance. The Affordable Housing Agreement also indicates that the annuity shall be used for approximately 31 units if the developer constructs the proposed (at the time) 635 units, and shall be used for a proportionately lower number if the actual number of units constructed is less than 635. Applying this ratio (4.88%) results in the annuity to be used for 28 of the 565 units for the subject proposal. Since the Affordable Housing Agreement specifies percentages, the agreement does not need to be modified with the modified scope, and the applicant would be required to incorporate affordable housing as specified.

Growth Management Agreement

The Growth Management Agreement, signed by pertinent parties on September 7, 2010 indicates that 241 units of the 635 units proposed at the time were designated as residential for purposes of growth management. Staff had previously spent significant time coordinating with the applicant and reviewing guidelines from the State to determine the appropriate number of units to determine as “residential” since residential care facilities are generally considered to be commercial units by the State. The use was evaluated with impacts such as parking, number of trips, water usage, impact to schools, and use of City parks, and staff determined 241 of the then proposed 635 units to be an appropriate proportion. The Growth Management Agreement indicates that all 241 residential permits could be pulled in a single year, and if they are not pulled, they could roll over to the next year. No modifications to the Growth Management Agreement are needed or proposed for the subject application.

Development Agreement

The subject property is part of an existing 10-year Development Agreement entered into by the City of Pleasanton and Alameda County Surplus Property Authority (SPA) on September 21, 2010. No amendments are contemplated for the subject project. The most significant benefit that the City received for entering into the Development Agreement is the 17-acre parcel to be developed in the future as a Community Park. The most significant benefit that the project developers obtained by entering into the Development Agreement is that the General Plan, Specific Plan, and zoning regulations that apply to the site cannot be changed unilaterally by the City, either by the City Council or through a voter-sponsored initiative. The site is also subject to the Funding and Improvement Agreement (Staples Ranch Neighborhood Park/Detention Basin) including a proportional contribution to ongoing maintenance of the detention basin.

V. PUD CONSIDERATIONS

The Zoning Ordinance of the Municipal Code sets forth purposes of the Planned Unit Development District and considerations to be addressed in reviewing a PUD development plan; these purposes and considerations are discussed in this section.

1. Whether the 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 development. The structures would be designed to meet the requirements of the Uniform Building Code, Fire Code, and other applicable City codes. A minimum of two emergency vehicle access points will be provided. The proposed development is compatible with the General Plan, Specific Plan, and zoning designations for the site, and would be consistent with the existing scale and character of the area.

Therefore, staff believes that the proposed modification to the 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 plan is consistent with the City's General Plan and any applicable specific plan:

The site's General Plan Land Use Designations of "Retail/Highway/Service Commercial/Business and Professional Offices, Medium Density Residential, High Density Residential, and Parks and Recreation" allows for a varied mix of uses within the Specific Plan area and allows the proposed use. Development of the proposed project will further the implementation of the Stoneridge Drive Specific Plan Amendment/Staples Ranch, as approved by the City Council on August 24, 2010. The Specific Plan anticipates approximately 46 acres to be dedicated to the senior retirement community.

Staff concludes that the proposed modification to the approved development plan is consistent with the City's General Plan, and staff believes that this finding can be made.

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

The project site is currently vacant and relatively flat. The subject modification is less dense and contains fewer units than the original approval. The buildings closest to the existing residents the west will be farther away from the mutual property line. Also, to further minimize visual impacts, a condition of approval requires planting additional trees by the western property line such that there are no visible gaps between the trees once mature.

Therefore, staff believes that this finding can be made.

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

The site is relatively level with minimum changes in grades proposed. Erosion control and dust suppression measures will be documented in the improvement plans and will be administered by the City's Building and Public Works Divisions. City building code requirements would ensure that building foundations, on-site driveways, and parking areas are constructed on properly prepared surfaces. On-site stormwater will be treated and directed into the stormwater flow control basin within the Stoneridge Creek Neighborhood Park before being released into the Arroyo Mocho. The site is not located within an Alquist-Priolo Earthquake Fault Zone.

Therefore, staff believes that this finding can be made.

5. Whether streets and buildings have been designed and located to complement the natural terrain and landscape:

As mentioned previously, minimal changes to the natural terrain are proposed. Development of the site complements the natural terrain by making only minor changes as necessary to the site's existing relatively flat topography. The proposed buildings will be compatible in size and scale with surrounding structures.

Therefore, staff believes that this PUD finding can be made.

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

The project as conditioned would be consistent with City safety standards. Adequate access would be provided to all structures for police, fire, and other emergency vehicles. Buildings would be required to meet the requirements of the Uniform Building Code, Fire Code, other applicable City codes, and State of California energy and accessibility requirements. The buildings would be equipped with automatic fire suppression systems (sprinklers).

Therefore, staff believes that this finding can be made.

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

The proposed modification to the 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 that the City determines are in its best interest. Staff believes that the proposed project implements a key component of the Specific Plan approved by City Council on August 24, 2010. The project is also consistent with the General Plan. Moreover, opportunity for public comment will occur at the Planning Commission and City Council hearings.

Therefore, staff believes that this finding can be made.

VI. PUBLIC NOTICE

Notice of this public hearing was sent to all property owners in Pleasanton that are within 1,000 feet of the Stoneridge Creek properties. A noticing map is attached as Exhibit D. Staff has not received any comments as of the publication of this report, and will forward to the Commission any public comments received after publication of this report.

VII. ENVIRONMENTAL ASSESSMENT

On August 24, 2010, the City Council certified a Supplemental Environmental Impact Report (SEIR) and adopted the CEQA Findings and a Statement of Overriding Considerations for the Stoneridge Drive Specific Plan Amendment/Staples Ranch. This SEIR was a supplement to the EIR prepared for the Stoneridge Drive Specific Plan Amendment/Staples Ranch Project, which was certified on February 24, 2009.

The subject project entails development of 244,403 square feet of building area, and would make the project-wide total 1,067,207 square feet of building area and 565 units. The EIR and Specific Plan allow development of up to 800 units and 1,200,000 square feet of building area. Therefore, the project is within the scope of the existing EIR and SEIR. The SEIR included some mitigation measures that needed to be addressed prior to issuance of a building permit for a project (e.g., noise analysis). These mitigation measures have been addressed in the draft conditions of approval for this project.

VIII. CONCLUSION

The subject project would modify the previously-approved development of the northern 10 acres of the Stoneridge Creek property. Staff finds the proposed modifications to be an improvement over the prior approval. Additionally, staff finds the project consistent with the General Plan, the Stoneridge Drive Specific Plan Amendment/Staples Ranch, and the Planned Unit Development – High Density Residential/Commercial zoning designation for the site. The project would allow additional housing opportunities for people over the age of 60 in Pleasanton.

IX. STAFF RECOMMENDATION

Staff recommends that the Planning Commission take the following actions:

1. Find that the previously prepared EIR and SEIR, including the adopted CEQA Findings and Statement of Overriding Considerations are adequate to serve as the environmental documentation for this project and satisfy all the requirements of CEQA;
2. Find that the proposed PUD development plan is consistent with the Pleasanton General Plan and Stoneridge Drive Specific Plan Amendment/Staples Ranch;
3. Make the PUD findings for the proposed development plan as listed in the staff report; and
4. Adopt a resolution recommending approval of Case PUD-68-06M, subject to the conditions of approval listed in Exhibit A, and forward the application to the City Council for public hearing and review.

Staff Planner: Shweta Bonn / (925) 931-5611 / sbonn@cityofpleasantonca.gov