



## Planning Commission Staff Report

May 30, 2007  
Item 6.c.

- SUBJECT:** Work Session for PREV-656
- APPLICANT/:** CarrAmerica
- PROPERTY OWNER:** Pleasanton Property LLC
- PURPOSE:** Work Session to review and receive comments on an application to expand the existing CarrAmerica Corporate Center to include:
- 1) two 165,000 sq.ft. six-story office building oriented toward I-580;
  - 2) one 150,271 sq.ft. six-story office building orientated toward Owens Drive;
  - 3) an approximately 93,000 sq.ft., 5-story, approximately 130-room hotel with approximately 10, 000 sq.ft. retail space on the ground floor, and;
  - 4) three, 4 to 5- story parking structures with a building profile of 3 to 4-story (due to parking on the roof deck).
- GENERAL PLAN:** Retail/Highway/Service Commercial; Business and Professional Offices
- ZONING:** Zoning for the property is PUD-C-O (Planned Unit Development – Commercial-Office) District/Hacienda Business Park
- LOCATION:** 4400-4460 Rosewood Drive
- ATTACHMENTS:**
1. Proposed Plans and Project Narrative
  2. Location Map

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### I. BACKGROUND

Hacienda Business Park is a mixed-use development that consists of offices, research and development, retail, and residential uses. It was originally developed by the Prudential Insurance Company of America and Callahan Property Company in two phases. Phase I was

approved in November 1983 (PUD-93-02) for an approximately 573-acre site; Phase II (PUD-85-08) covered an approximately 260-acre site. Each phase had its independent comprehensive development plan.

In August 1987, the Prudential Insurance Company of America requested a PUD major modification to comprehensively change the PUD ordinances and to establish Phase I and Phase II of the Hacienda Business Park as one single 833-acre sized business park. Conditions of approval required each site-specific project submit a traffic study. The traffic study should show the analysis of future traffic conditions including: 1) existing traffic; 2) projected traffic from other projects under construction and/or in receipt of City approvals; and 3) projected traffic from the project submitted for approval. The PUD major modification also established a list of uses that are permitted, conditional permitted and prohibited. Hotel/Motel uses are one of the uses that are under the prohibited uses category.

During the development of the business park, the boundaries of the business park were modified. It now covers a site of approximately 875 gross acres, with a net acreage of approximately 730 acres (less state highway, flood channel, and three parcels have been removed from the business park boundary).

## **II. SUBJECT PROPERTY AND SURROUNDING AREA**

CarrAmerica Conference Center is composed of three parcels with a total site area of 60.89 acres. The site is bounded by Rosewood Drive on the west and north, the Alameda County Flood Control Channel on the east, and Owens Drive on the south. The site is relatively flat and contains seven buildings, located in the center of the site and surrounded by parking area and landscaping. The main entrance to the complex is oriented west from Rosewood Drive. Walkways and interior garden/courtyard connect building to building, and buildings to the parking area.

The campus was approved as PUD-85-08-01D for a development that contains seven buildings with a total building area of 110,200 square feet. It has built the approved square footage.

## **III. PROJECT DESCRIPTION**

The applicants propose to expand the existing CarrAmerica Conference Center. The existing buildings would remain at the current locations. The proposed office buildings and the hotel building would be located on the outskirts of the property abutting Rosewood Drive and Owens Drive. The two parking structures would be located closer to the existing buildings. The proposed development as shown on the proposal, becomes an integral part of the existing campus.

The project consists of the following:

- A six-story high, approximately 150,271-square-foot office building would be located near the northwest corner of Owens Drive and the Alameda County Flood Control Channel. This building would be situated at a 45-degree angle between Owens Drive and the flood channel. The building's southwest portion is oriented toward Owens Drive.
- A pair of office building, each of 6-story high, and approximately 165,000 square feet in building area, would be constructed on the north portion of the site, parallel to Rosewood Drive and oriented toward the north (I-580). These two buildings have a contemporary design features and they are the gateway buildings to the CarrAmerica Conference Center.
- A five-story, 130-room hotel would be constructed near the northeast corner of Rosewood Drive and Owens Drive. The hotel would have approximately 20,000 square feet on the ground floor.
- A 10,000-square-foot retail area would be construct on the north side of the hotel.
- Two parking garages, a four-story parking garage and a five-story parking garage, respectively, would be constructed. The four-story parking garage would be located to the north of the existing main entrance building, and the second parking garage would be constructed to the east of the existing buildings next to the flood channel. Both parking garage include roof deck parking, therefore, the building profile of the garage structures would show a three- and a four-story high parking structures.
- A tree-lined pedestrian corridor would connect the hotel to the conference center and the office buildings to parking garages. Awnings and outdoor seating would be provided outside the retail shops. Landscaping would be provided around the new buildings to create warm and aesthetically pleasing streetscape.
- A total of 5,472 parking spaces would be provided for the entire conference center at the completion of the proposed development.
- All buildings, except for parking garages, would be designed to achieve LEED certification.
- A second pylon freeway sign is proposed , exclusively for the hotel.
- No changes to the existing driveways from both Rosewood Drive and Owens Drive.

## IV. CONSIDERATIONS FOR THE WORKSHOP

This workshop is the Commission's opportunity to direct the applicants and staff as to issues it wishes to be addressed. The areas noted below are those on which staff would find the Commission's input most helpful.

### **Land Use**

The General Plan Land Use designation for the parcel is Retail/Highway/Service Commercial, Business and Professional Offices. The proposed project is in conformance to the General Plan. The property is zoned PUD-I/C-O (Planned Unit Development – Industrial/Commercial and Office) District. With the PUD development plan, offices and retails are permitted use. Hotels are prohibited. In addition, the site has reached the maximum allocated building area from the business park. The proposed development would require a major modification to the approved PUD development plan.

#### Discussion Points

- *Is the proposed hotel use acceptable?*
- *The approved PUD development for Hacienda (both Phase I and Phase II) allowed a total of 9,509,000 square feet of building area within the business park for commercial/industrial/offices uses. The square footage of the existing commercial/industrial/offices use is approximately 7,911,000 square feet (post 1993). There are approximately 1,600,000 square feet of approved but haven't built building area remain in the entire business park.*

*The proposed development consists a total of 583,396 square feet of building area (not including parking garages), which consists of: 1) 480,271 square feet of office uses, 2) 10,000 square feet of retail uses, and 3) 93,125 square feet of hotel use. Should the proposed square footage be part of the remaining 1.6 million square feet, or should it be in addition to the originally approved 9.5 million square feet?*

### **Site Plan**

#### Discussion Points

- *Is the positioning of the buildings acceptable?*
- *Are the locations of the parking garages acceptable?*
- *Are the vehicular access points acceptable?*

- *Is the layout of the parking areas acceptable?*

### **Traffic/Circulation**

As previously mentioned, Hacienda Business Park was originally proposed in two phases. Each phase had its independent development plan, including traffic analysis. As part of this proposal, the applicant proposes to re-evaluate the traffic within the business park, and prepare traffic analysis based on the traffic within the entire business park, not based on which development phase the site was originally included in. The applicant has been working with the City Traffic Engineer to determine the scope for the analysis for the traffic and circulation. The traffic study will be provided in conjunction with the Planning Commission's formal review of the development plan.

### **Parking**

#### *Discussion Points*

- *Is the amount parking acceptable?*

The proposed parking ratio for office uses is one parking space for each 277 square feet of building area. Although it exceeds the Parking Ordinance requirement of one space for every 300 square feet of gross floor area for office uses, it does not conform to Hacienda's requirement of one space per 250 square feet of building area.

- *Should the amount of the retail parking be reduced?*

The proposal allocates 50 surface parking spaces for the proposed 10,000 square feet of mix-retail spaces. The parking ordinance requires a parking ratio of one parking space for every 300 square feet of gross floor area. The allocated parking space exceeds what is required by the Pleasanton Municipal Code. Given the fact that parking within the conference center would be shared parking, and that the proposed retail area, though not a part of the hotel, is located to the immediate north of the hotel building, would it be necessary to allocate parking for the retail spaces?.

### **Building Design**

Given the high visibility of the site from both the I-580 freeway and Rosewood Drive area, staff feels that the buildings, especially the parking garages, need to be designed with a high quality visual image. The proposed building design presents a contemporary design concept, which is suitable for the area. Staff has indicated to the applicant that attention needs to be given to the

garage structures, particularly the parking garage near the existing entrance to the conference center.

### Discussion Points

- *Is the building design acceptable?*
- *Is the parking garage design concept acceptable?*
- *Are the proposed building colors and materials acceptable?*
- *Is the building height acceptable? Hacienda Design Guidelines allow a maximum of 6-story, 85.5-foot high buildings.*

### **Green Building**

This project will be required to comply with the City's Green Building Ordinance. As required by the ordinance, the project will need to achieve the LEED Rating System. The proposed green building measures will be provided in conjunction with the Planning Commission's formal review of the development plan.

### **Landscaping**

Conceptual landscaping designs at plaza, retail area, and along the streets are included in the submittal. A complete landscape plan, with proposed plant species and sizes noted, will be provided in conjunction with the Planning Commission's formal review of the development plan.

### Discussion Points

- *Are the proposed streetscape and walkway connection acceptable?*

### **Signage**

### Discussion Points

- *The Hacienda Design Guidelines allow the subject site to have one freeway pylon sign. There is an existing pylon sign for CarrAmerica Conference Center. The proposed pylon-sign is a second sign and will be exclusively used by the hotel. Is it acceptable?*

## **V. PUBLIC COMMENT**

Public notices were sent to all property owners and tenants within a 1,000-foot radius of the subject property. At the time this report was written, staff had not received any public comment.

## **VI. ENVIRONMENTAL ASSESSMENT**

Since the Planning Commission will take no formal action on the project at the workshop, no environmental document accompanies this workshop report. Environmental documentation will be provided in conjunction with the Planning Commission's formal review of the major modification to the approved PUD development plan.

## **VII. STAFF RECOMMENDATION**

Staff recommends that the Planning Commission review the attached material, take public testimony regarding the proposed application, and make suggestions/comments to the applicants and staff.

*For questions or comments about this proposal, please contact: Jenny Soo, Associate Planner at 925-931-5615 or [jsoo@ci.pleasanton.ca.us](mailto:jsoo@ci.pleasanton.ca.us)*