

SUBJECT: PDR-571

APPLICANT: Peter Shutts

PROPERTY OWNER: Sang and Yoon Sim

PURPOSE: Application for design review approval to allow the modification of the existing façade of the buildings, the replacement of existing landscaping, and related site improvements.

GENERAL PLAN: Retail, Highway, and Service Commercial; Business and Professional Offices.

ZONING: Planned Unit Development – Commercial Neighborhood District (PUD-C-N)

LOCATION: 3550 Bernal Avenue

ATTACHMENTS:

1. Location Map
2. Exhibit A, Site Plan and Elevation Drawings, dated “Received, November 9, 2006”
3. Exhibit B, Draft Conditions of Approval dated “November 29, 2006”

BACKGROUND

The applicant, Peter Shutts, submitted a design review application to the Planning Department to remodel the façade of the existing Vintage Hills Shopping Center located at 3550 Bernal Avenue. Design review applications of this nature are subject to review and approval by the Planning Commission.

SITE DESCRIPTION

The project site is an approximately 5-acre site generally bounded by Bernal Avenue and Tawny Drive. The subject property is developed with an approximately 47,401-square-foot, retail/commercial building and parking lot. Access to the site is via one driveway off Bernal Avenue and one off Tawny Drive.

PROJECT DESCRIPTION

The applicant requests approval to repaint and modify the façade of the existing commercial building located at 3550 Bernal Avenue. The changes involve modifying the existing architecture of white stucco and trellis exterior building walls to a more contemporary style that includes colored stucco exterior walls with stonework, column treatments, and relief elements. Additionally, the applicant proposes repainting the building from the white color to tans, greens, browns, and a red brick tone. Please see attached color elevations.



Existing Façade



Proposed façade

ANALYSIS

Located at the corner of Bernal Avenue and Tawny Drive, the subject property is a gateway to the residential neighbors that surround it. The subject site is zoned Planned Unit Development Neighborhood Commercial (PUD-C-N), and the allowed uses generally follow that of a neighborhood commercial shopping center. The proposed renovation of the existing buildings presents a modern façade that enhances the appearance of this mostly vacant center and will increase its marketability to attract new tenants.

The site plan illustrates a future building location toward the corner of Bernal Avenue and Tawny Drive. This approval does not cover the future siting of new buildings or their design approval. This application is conditioned to require future buildings to be reviewed by the Design Review process.

The existing structure has roof-mounted equipment. Staff has added a condition of approval that requires the existing roof mounted equipment be fully screened from public view. Though the plan set contains a conceptual sign scheme, the project has been condi-

tioned to submit a sign program for the development. Additionally, the existing landscaping is in disrepair; therefore staff has added a condition of approval for the existing landscaping to be improved per the landscape plan and to be maintained for the life of the project.

PUBLIC NOTICE

Staff sent notices of the Planning Commission's public hearing on this item to all property owners, tenants, and residents located within 1,000-feet of the subject property on November 19, 2006. As of the writing of this report, staff has not received public comment.

ENVIRONMENTAL ASSESSMENT

This project is categorically exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Section 15301(a). Therefore, no environmental document accompanies this report.

CONCLUSION

The proposed renovation meets all applicable requirements of the Pleasanton Municipal Code and the conditions of approval for RZ-76-11. Staff believes the applicant has proposed an attractive building renovation that is appropriate for the subject site's visible location.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Case PDR-571, subject to Exhibit A and the conditions of approval shown in Exhibit B.

Staff Planner: Rosalind Rondash, (925) 931-5607, rrondash@ci.pleasanton.ca.us