



**PARKS AND RECREATION COMMISSION  
AGENDA REPORT**

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October 10, 2019  
Item 4

**TITLE: REVIEW AND DISCUSS CENTURY HOUSE SITE PLAN OPTIONS  
INCLUDING THE PROVISION OF ADDITIONAL PARKING**

**SUMMARY**

The Century House Master Plan was previously discussed at the April 11, 2019 and August 8, 2019 Parks and Recreation Commission meetings. Topics at those two meetings have included the Century House Building Assessment, and facility usage and programming.

As the next step in the process, staff has prepared four site plan options for the Century House grounds for Commission review and input.

Next steps in the process include more detailed discussion of potential floor plan changes to the facility.

**RECOMMENDATION**

Review and discuss Century House site plan options including the provision of additional parking and an outbuilding to accommodate accessible restrooms and a catering kitchen. If desired by the Commission, review and discuss additional information provided regarding square footages of the rooms in the existing facility.

**FINANCIAL STATEMENT**

The fiscal impact of the Century House Master Plan is unknown until the plan is completed.

## **BACKGROUND**

The Pleasanton Century House, located at 2401 Santa Rita Road, has been closed to public use since 2014 due to numerous building and life safety code deficiencies. The City Council adopted the preparation of Master Plan for the future of the Century House as one of their Work Plan priorities for 2019-2020. As a first step towards this end, the City of Pleasanton retained the services of Jeff Katz Architecture (JKA) to provide a comprehensive analysis of the building and determine structural, mechanical, plumbing, electrical, and Americans with Disabilities Act (ADA) issues.

At the April 11, 2019 Parks and Recreation Commission meeting the report from JKA was shared with the Commission and public comment was received. The commissioners asked for more information on the history of the usage and revenue received for the Century House.

At the August 8, 2019 Parks and Recreation Commission meeting, staff presented operational and revenue information for the Century House from 2010 to 2014 before it closed. The commissioners asked for more information regarding the potential of adding parking spaces, adding an "outbuilding" or accessory structure to house accessible restrooms and a catering kitchen, and the useable square footage or size of the house.

## **DISCUSSION**

The formation of the Century Master Plan involves the integration of four primary factors: desired usage and programming, the facility site plan, the facility floor plan, and cost (which is primarily within the purview of the City Council). Decisions regarding each factor directly affect potential outcomes for other factors and therefore staff is requesting discussion of each factor independently before all considerations are integrated into a final plan. The Commission began the discussion on use and programming at their August meeting. Additional information on that topic is provided as an attachment to this report (see Attachment 1). As the next key factor to consider, the focus of this report and the discussion on October 10 is proposed to be the site plan for the facility (including the location of additional parking and an outbuilding for accessible restrooms and a catering kitchen).

Staff has developed four site plan options for the Commission to review and comment. A description of the existing site conditions and four site plan options are provided below (see Attachment 3). While there are likely more options that could be considered, staff believes discussion of these site plans cover the range of choices available to the Commission to inform whatever choices they may make related to site plan improvements.

### **Existing Site Conditions**

The existing site is approximately 2.7 acres with street frontage on Santa Rita Road and Tanager Drive). Two-thirds of the site consists of the Century House and grounds with vehicular access on Santa Rita Road, and the remaining one-third consists of a neighborhood park fronting on Tanager Drive. The park is approximately one-acre in size and has a variety of trees along the perimeter. The park does not have restrooms

or a playground and is primarily used for informal sport games, casual gatherings, and dog-walking. The Century House and grounds are separated from the park by a six-foot high open-design, metal fence. The fence has a pedestrian gate and vehicular gate, however there is no public access to the Century House from Tanager Drive.

The site has a variety of tree species and mature landscaping, and many of the trees would qualify as Heritage trees. Trees flank both sides of the drive aisle as you enter the site from Santa Rita Road and continue to the parking lot. There are ten parking spaces to serve the existing site, none of which meet the minimum requirements for accessibility. Another large grouping of trees are located on to the south of the house and outdoor patio, and at the southeast corner of the site.

### Parking Options

All parking options retain vehicular access from Santa Rita Road and incorporate an emergency vehicle access (EVA) from Tanager Drive. The existing fence separating the Century House and park would need to be relocated in each option to accommodate the expanded parking area. This would prevent patrons and guests of the Century House from parking on Tanager Drive. Staff has developed four site plan options (see Attachment 3):

- Option 1: This option provides a total of 31 parking spaces (one van accessible, one accessible and 29 standard size parking spaces). The existing parking spaces and striping would be modified to provide two accessible parking spaces. The existing drive aisle would extend and create a new parking lot at the northwest corner of the site, adjacent to Tanager Drive. A vehicle turnaround would be provided at the end of the parking lot to prevent a dead-end. This option would require the removal of 11 trees, including one very large tree at the end of the existing drive aisle, but would have the least impact on the existing neighborhood park.
- Option 2: This option provides a total of 27 parking spaces (one van accessible, one accessible and 25 standard size parking spaces). The existing parking spaces and striping would be modified to provide two accessible parking spaces. The new parking lot configuration is similar to Option 1 but pushes the new parking lot away from the adjacent single-family home. A vehicle turnaround would be provided at the end of the parking lot to prevent a dead-end. This option would require the removal of three trees. The existing width of the park and useable area would be reduced to accommodate the new parking lot.
- Option 3: This option provides a total of 22 parking spaces (one van accessible and 21 standard size parking spaces). The existing parking spaces and striping would be modified to provide one accessible parking space. The new parking lot configuration places the parking behind the Century House, parallel to the street, and furthest away from Tanager Drive. A pedestrian access from the parking lot to the existing rear patio is provided, and a vehicle turnaround at

the end to prevent a dead-end. This option would require the removal of five trees. The existing width of the of the park would be maintained but the depth of the park would be reduced to accommodate the new parking lot.

- Option 4: This option provides a total of 39 parking spaces (one van accessible, one accessible and 37 standard size parking spaces). The existing parking spaces and striping would be modified to provide two accessible parking spaces. The new parking lot configuration is similar to Option 3 and adds an additional row of parking to provide a double-loaded parking configuration. A pedestrian access from the parking lot to the existing rear patio is provided and a vehicle turnaround at the end to prevent a dead-end. This option would require the removal of five trees. The existing width of the of the park would be maintained but the depth of the park would be reduced to accommodate the new parking lot.

#### Accessory Structure/Optional Building Locations

Potential locations for an accessory structure or optional building are proposed on all four parking options discussed above. The accessory structure is estimated at 12-feet by 32-feet and could accommodate two accessible restrooms, utility chase (plumbing, mechanical, and electrical service area), storage area, and catering kitchen. The catering kitchen could include a double-sink, refrigerator, warming oven, and stainless steel counters. Staff has identified three potential locations:

- Optional Building 1: The southern location is adjacent to the large outdoor patio where historically outdoor events were located. This area is screened with mature landscaping and large trees, and would visually hide a new accessory structure from Santa Rita Road and Tanager Drive.
- Optional Building 2: The western location is adjacent to an existing pathway at the rear side of the house and outdoor patio. This area is screened from Santa Rita Road but would be visible from Tanager Drive and require new landscaping to screen the structure.
- Optional Building 3: The northern location is adjacent to the parking lot where a shed is currently located on the property. This area is screened from Santa Rita Road and would be visible from Tanager Drive. The location would be convenient for catering vehicles as it is located directly adjacent to the parking lot, but is furthest from the large outdoor patio.

#### **NEXT STEPS**

Staff will return to a subsequent Parks and Recreation Commission meeting to discuss whether changes to the floor plan of the existing Century House should be considered and what those changes might entail. Following that discussion, staff will return to the Commission with some options for a draft Master Plan which attempt to integrate the feedback from the Commission and the public related to use and programming of the

facility, site planning considerations, and floor plan changes to the existing structure if desired.

NOTE: If any Commissioner would like to revisit the Century House and grounds in advance of the meeting, please contact Melinda Denis at [Mdenis@cityofpleasantonca.gov](mailto:Mdenis@cityofpleasantonca.gov), or Brian Dolan at [Bdolan@cityofpleasantonca.gov](mailto:Bdolan@cityofpleasantonca.gov), and we will arrange to meet you at the site some time in advance of the Commission meeting on the 10th.

**ALTERNATIVE ACTION**

Any other action as determined by the Parks and Recreation Commission.

Submitted by:



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Permit Center Manager/Interim Current Planning Manager



Brian Dolan  
Assistant City Manager

Attachments:

1. Century House Room Square Footage Data
2. Aerial Photo
3. Existing Site Plan and Site Plan Options