

PUD DEVELOPMENT PLAN FINDINGS

The Pleasanton Municipal Code sets forth the purposes of the Planned Unit Development (PUD) District and the considerations to be addressed in reviewing a PUD development plan proposal. These findings also apply to development plan modifications. The Planning Commission must make the following findings that the proposed PUD development plan modification conforms to the purposes of the PUD District, before making its recommendation.

1. Whether the proposed development plan modification is in the best interests of the public health, safety, and general welfare:

- The proposed development plan modification will allow one new, 64,474 square foot research and development building, on a developed five-building site, served by existing infrastructure. The proposed development will enhance the City's employment and revenue base.
- The proposal also includes the use of hazardous materials within the proposed building and the storage of hazardous materials and waste products in an outdoor service yard. All hazardous materials storage and use will be conducted in compliance with the City's Hazardous Materials Ordinance and with applicable Federal and California state standards.
- The project will include Green Building measures; will provide for the future addition of photovoltaic electrical panels and charging stations for electrical vehicles; and will provide for the on-site pre-treatment of stormwater runoff in vegetative swales before discharge into the City's storm drain system.

Staff, therefore, believes that this finding can be made.

2. Whether the proposed development plan modification is compatible with previously developed properties located in the vicinity of the plan:

- The proposed development including uses is compatible with the developed research and development uses surrounding the property. The employment opportunities provided by the proposal will augment the City's tax base.
- There are no nearby residential areas. The development allowed by this modification is consistent with the development pattern of the area.
- Accesses to Franklin Drive and on-site circulation are consistent with City standards and will provide adequate development access and emergency vehicle access.

Staff, therefore, believes that this finding can be made.

3. Whether the proposed development plan modification is compatible with the natural, topographic features of the site:

- The site is flat and will accommodate the proposed development with standard City practices for drainage flows and stormwater runoff treatment.
- The site is designed to drain to on-site vegetative swales designed to preterit stormwater runoff.

Therefore, staff believes that this finding can be made.

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

- The site is flat. Grading is limited to site preparation to accommodate the proposed development.
- Requirements of the California Building Code implemented by the City at the Building Permit review will ensure that building foundations and private street/on-site parking/driveway areas are constructed on satisfactorily compacted fill.
- Erosion control and dust suppression measures will be documented in the building permit and will be administered by the City's Building and Engineering Divisions.

Therefore, staff believes that this finding can be made.

5. Whether adequate public safety measures have been incorporated into the design of the proposed development plan modification:

- All uses and their tenancies will be designed and operated to meet the requirements of the California Building Code, the City's Fire Codes, other applicable City codes, and State of California mandated noise, energy, and accessibility requirements.
- The project site adjoins existing public streets with adequate emergency vehicle access and proposed parking areas to serve these uses. All streets, accesses, and driveway aisles meet City standards and are adequate to handle anticipated traffic volumes.
- Adequate access is provided to all structures for police, fire, and other emergency vehicles.

Staff, therefore, believes that this finding can be made.

6. Whether the proposed development plan modification conforms to the purposes of the PUD District:

The proposed PUD development plan modification implements the purposes of the City's PUD Ordinance by augmenting the permitted office and research and development and industrial uses of the site and area thereby enhancing the City's employment opportunities and revenue base. The proposed development in terms of site design, building design, and uses implement the land use designations and policies of the Pleasanton General Plan and are consistent with the development pattern of the area.

Staff, therefore, believes that this finding can be made.

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