

ATTACHMENT 3**PUD-106, John Gutknecht for Habitec Architecture**

Application for PUD Development Plan for the construction of an automobile dealership consisting of an approximately 31,792-square-foot building with a 2,175-square-foot service canopy and 1,250-square-foot car wash, and related site improvements on the Auto Mall site at Staples Ranch. Zoning for the property is PUD-C (Planned Unit Development – Commercial) District.

Chair O'Connor noted that on page 9 of the staff report, it states that a maximum lighting level of 12.9 footcandles is being proposed in the customer, employee, and service area where 10 footcandles is allowed. He inquired if this is a transition between the 30-footcandle area and the 10-footcandle area.

Ms. Bonn replied that the 12.9-footcandle area occurs where the customer service and employee area transitions into the sales and display area. She noted that because it is right at the border between the two areas and it is difficult to draw an exact boundary, staff deemed it appropriate and acceptable to have a higher level at that location.

Chair O'Connor then referred to the bottom of page 15 of the staff report that reads: "Further, a condition requires that the project developer contribute to the design and construction of a roadway entry feature near the southeastern corner of the 16-acre site." He requested confirmation that this is not the old entry off of El Charro Road that has now been eliminated.

Ms. Bonn confirmed that this does not refer to the old entry but to the southeastern corner of the 16-acre site. She explained that the objective is to establish a stone entryway feature on this site and the site to the south, conceptually similar to that seen on the City of Livermore side, which would identify this area as a gateway to Pleasanton.

Chair O'Connor requested clarification that this is not a landscape feature but some type of a welcome or Pleasanton gateway signage feature. He also inquired if this would be for the two corners on either side of El Charro Road.

Steven Bocian stated that the City has just entered into an agreement with the architect to work on the design and that his sense is that it will be a combination of landscaping and signage. He added that staff is waiting on how the design process works for a gateway sign on Bernal Avenue and I-680 and will transition that process over to the Staples Ranch property.

Commissioner Allen asked Commissioner Balch if he is comfortable with the pedestrian plans as he expressed concern about that at the last Commission meeting on this project.

Commissioner Balch commented that it is a great improvement, but indicated that his initial concern was not with the landscaping or the entry sign or entry area but the vehicle maneuvering required to access the area. He noted that it looks like the median has been moved back a little farther, was shaved back, and made flat across and asked Ms. Bonn if the applicant did indeed make those changes.

Ms. Bonn replied that she does not know if they made a change specifically to the landscape or the curvature of the landscape; however, the hatched pavement marking areas in the entry area right next to the right turn have been removed.

Commissioner Balch noted that the curb next to the building is running flat and has a little graphical detail showing a point.

Ms. Bonn stated that she would refer that to the applicant.

THE PUBLIC HEARING WAS OPENED.

There were no speakers.

THE PUBLIC HEARING WAS CLOSED.

Commissioner Balch apologized for his initial comment at the last meeting that the aluminum on the northern, eastern, and western façades of the building was blinding, as he now realizes and understands that this is the interior of the arch and not the façade itself. He noted that the applicant addressed a lot of the interior concerns he previously had. He further noted that while they were primarily looking at Lot 1, all three lots look more connected and all together, and that the stop sign that was not previously there and the right turn around Building 3 make the area look better.

Commissioner Allen stated that the project is a good addition and that she appreciates the changes that were made.

Chair O'Connor indicated that he appreciates the changes made as well. He noted that his only concern has been the entry coming off of El Charro Road, which did not have a lot of discussion and which may be revisited later. He added that he agreed with Commissioner Allen that the project is a good addition to the City.

Commissioner Ritter concurred and stated that the applicant did a great job. He indicated that he was not present at the first meeting but that he read through everything and all his questions were answered. He added that he would support the project.

Chair O'Connor thanked the applicant for being so thorough on the changes.

Commissioner Allen moved to find that the previously prepared Environmental Impact Report (EIR) and Supplemental Environmental Impact Report (SEIR), including the adopted California Environmental Quality Act (CEQA) Findings and Statement of Overriding Considerations, are adequate to serve as the environmental documentation for this project and satisfy all requirements of CEQA and that the proposed PUD Development Plan is consistent with the General Plan; to make the PUD findings as listed in the staff report; and to recommend approval of Case PUD 106, subject to the Conditions of Approval listed in Exhibit A of the staff report.

Commissioner Piper seconded the motion.

ROLL CALL VOTE:

AYES: Commissioners Allen, Balch, O'Connor, Piper, and Ritter

NOES: None

ABSTAIN: None

RECUSED: None

ABSENT: None

Resolution No. PC-2014-44 recommending approval of Case PUR-106 was entered and adopted as motioned.