

PLANNING COMMISSION CITY OF PLEASANTON

ALAMEDA COUNTY, CALIFORNIA

RESOLUTION NO. PC-2016-11

RESOLUTION RECOMMENDING APPROVAL OF THE APPLICATIONS OF TERRASSET MANAGEMENT GROUP, ON BEHALF OF WORKDAY, INC. FOR PLANNED UNIT DEVELOPMENT (PUD) DEVELOPMENT PLAN APPROVAL, AS FILED UNDER CASES PUD-104-01M AND PUD-81-22-15M

WHEREAS, Terrasset Management Group, on behalf of Workday Inc., has applied for Planned Unit Development (PUD) Major Modifications to construct a six-story, approximately 410,000-square-foot office building, parking garage, and related site improvements at 6110 and 6120-6160 Stoneridge Mall Road instead of the previously-approved plans to construct a six-story, approximately 430,000-square-foot office building, two parking garages, and related site improvements; and

WHEREAS, zoning for 6110 Stoneridge Mall Road is Planned Unit Development – Mixed Use (PUD-MU) District and zoning for 6120-6160 Stoneridge Mall Road is Planned Unit Development – Commercial-Office (PUD-C-O) District; and

WHEREAS, at its duly noticed public hearing of April 13, 2016, the Planning Commission considered all public testimony, relevant exhibits, and recommendations of the City staff concerning this application; and

WHEREAS, an Initial Study/Mitigated Negative Declaration was approved as part of the prior approval (PUD-104/PUD-81-22-14M); and the modified project is substantially consistent with the previously-approved project, which was analyzed in the Initial Study/Mitigated Negative Declaration; and no new information or changed circumstances have been identified per California Environmental Quality Act (CEQA) Guidelines Section 15162 that would require supplemental environmental review; and

WHEREAS, the Planning Commission made the following findings:

1. The plan is in the best interests of the public health, safety, and general welfare.

The modifications to the project, as conditioned, comply with all applicable City standards concerning public health, safety, and welfare because: the modified development project would include the installation of all required on-site utilities with connections to municipal systems in order to serve the new development; the recommended traffic mitigations ensure that the project will not generate volumes of traffic that cannot be accommodated by existing City streets and intersections in the

area; all structures would be designed and built to meet the requirements of the CA Building Code, CA Fire Code, and other applicable City codes; adequate access would be provided to the structures for police, fire, and other emergency response vehicles; stormwater run-off from the site will be treated before leaving the site; construction hour limits and dust suppression requirements will minimize construction impacts on surrounding properties; the proposed project will revitalize a currently vacant parcel abutting a BART station, and will provide significant new public and private amenities; and the proposed development is compatible with the adjacent uses and would be consistent with the existing scale and character of the area. Therefore, the proposed PUD development plan is in the best interests of the public health, safety, and general welfare and this finding can be made.

2. The proposed Development Plan is consistent with the City's General Plan and any applicable specific plan.

The project would be consistent with the land use designations of the site in the General Plan because the Stoneridge Corporate Plaza site's General Plan Land Use Designation of "Retail/Highway/Service Commercial; Business and Professional Offices" permits office uses. The 6.9-acre BART site's General Plan Land Use Designation of "Mixed Use" permits office uses and allows development of a single use on a site if such use is approved as part of a PUD. The proposed 410,000-square foot office building would result in a FAR of 1.36 for the 6.9-acre BART site. This complies with the 1.5 maximum FAR permitted for the Mixed Use land use.

The proposed project would further several General Plan Goals, Programs, and Policies, including: encouraging the reuse of vacant and underutilized parcels and buildings within existing urban areas; requiring higher residential and commercial densities in close proximity to transportation corridors and hubs; assuring that new major commercial, office, and institutional centers are adequately served by transit and by pedestrian and bicycle facilities; and maintaining a complete well-rounded community of desirable neighborhoods, a strong employment base, and a variety of community facilities. The proposed development plan is consistent with the City's General Plan and this finding can be made.

3. The proposed plan is compatible with previously developed properties in the vicinity and the natural, topographic features of the site.

The project site is surrounded by a variety of uses: multi-story office buildings, a regional mall, and a BART station. The proposed office use would be compatible with the surrounding uses. The office building, parking garage height, and overall project design would be consistent with the multi-story office buildings and parking garages in the vicinity. New landscaping would be installed to soften the structures and help screen the surface parking areas from off-site views. The site is relatively level. Except

for the excavation for the basement parking garage (which wouldn't be visible once the project is completed) and other minor grading to install landscaping and to create proper drainage for the parking lots and bioswales, the existing grades on the property would generally be maintained. Grading conducted on the site will occur in accordance with engineering and building standards. Therefore, this finding can be made.

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

As described above, the site is relatively level and minimum visible changes in grades are proposed. Erosion control and dust suppression measures will be documented in the building and improvement plans and will be administered by the City's Building and Engineering Divisions. State and City building code requirements would ensure that building foundations, on-site driveways, and parking areas are constructed on properly prepared surfaces. The proposed development would provide adequate drainage to prevent flooding. Parking lot and roof drainage would drain into landscaped bioretention areas that would filter contaminants before entering the arroyos and, ultimately, the Bay. The site is not located within an Alquist-Priolo Earthquake Fault Zone. The flood hazard maps of the Federal Emergency Management Agency (FEMA) indicate that the subject property is not located in a flood hazard zone. Therefore, this finding can be made.

5. The streets and buildings have been designed and located to complement the natural terrain and landscape.

The project site is in a developed area of the City and would not involve the extension of any new public streets or major grading activities that would visibly change the existing flat topography. The proposed structures will be compatible in size and scale with surrounding structures. New landscaping including large box-sized trees would be installed to mitigate the loss of the existing landscaping and trees. Therefore, this finding can be made.

6. Adequate public safety measures have been incorporated into the design of the plan.

The public improvements associated with this project would be consistent with City design standards. The existing and new driveway entrances are located and configured to provide adequate line-of-sight viewing distance and to facilitate efficient ingress/egress to and from the project site. All on-site drive aisles would meet City standards for emergency vehicle access and turn-around. Adequate access would be provided to all structures for police, fire, and other emergency vehicles. Structures would be required to meet the requirements of the CA Building Code, CA Fire Code, other applicable City codes, and State of California energy and accessibility

requirements. The structures would be equipped with automatic fire suppression systems (sprinklers). Therefore, this finding can be made.

7. The plan conforms to the purposes of the PUD District.

The proposed PUD development plan conforms to the purposes of the PUD district. One of these purposes is to ensure that the desires of the developer and the community are understood and taken into account prior to commencement of construction. Staff believes that the proposed project implements the purposes of the PUD ordinance by providing an office project that is well-designed and well-integrated with the existing office development on the subject property, that fulfills the desires of the applicant, and that meets the City's General Plan goals and policies. By taking advantage of the flexibility of the PUD district, the applicant and staff have been able to work together to design the project in a manner most appropriate for this use. Moreover, opportunity for public comment will occur at the Planning Commission and City Council hearings.

Through the PUD process the proposed project has provided the developer and the City with a development plan that optimizes the use of this infill site in a sensitive manner. Therefore, this finding can be made.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF PLEASANTON RESOLVES THE FOLLOWING:

Section 1. Recommends approval of Case PUD-104-01M and PUD-81-22-15M, the application of Terrasset Management Group, on behalf of Workday Inc., for Planned Unit Development (PUD) Major Modifications to construct a six-story, approximately 410,000-square-foot office building, parking garage, and related site improvements at 6110 and 6120-6160 Stoneridge Mall Road instead of the previously-approved plans to construct a six-story, approximately 430,000-square-foot office building, two parking garages, and related site improvements subject to the conditions shown in Exhibit A, attached hereto and made part of this case by reference.

Section 2. This resolution shall become effective immediately upon its passage and adoption.

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THIS RESOLUTION ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF PLEASANTON ON THE 13<sup>TH</sup> DAY OF APRIL 2016 BY THE FOLLOWING VOTE:

AYES: Commissioners Allen, Balch, O'Connor, and Ritter  
NOES: Commissioner Nagler  
ABSTAIN: None  
RECUSED: None  
ABSENT: None

ATTEST:



Adam Weinstein  
Secretary, Planning Commission



Herb Ritter  
Chair

APPROVED AS TO FORM:



Larissa Seto  
Assistant City Attorney

**EXHIBIT A  
CONDITIONS OF APPROVAL**

**PUD-104-1M/PUD-81-22-15M, Workday, Inc.  
6110/6120-6160 Stoneridge Mall Road  
April 13, 2016**

All conditions of Ordinance No. 2100, approving cases PUD-104 and PUD-81-22-14M, shall remain in full force and effect, except as modified below:

**NEW CONDITIONS**

Planning Division

1. The design of the concrete screen wall behind the Stoneridge Mall Road sidewalk in front of the new office building shall be revised to reduce its prominence as viewed from Stoneridge Mall Road (e.g., broken up into a few staggered walls, set back further from the sidewalk to allow additional landscaping to be planted in front of it, etc.). Said revision shall be shown on the plans submitted for issuance of building permits and shall be subject to the review and approval by the Director of Community Development prior to issuance of building permits for the project.
2. Details of the modifications to the Nordstrom/Stoneridge Mall parking lot and landscaping shall be shown on the plans submitted for issuance of building permits and shall be subject to the review and approval by the Director of Community Development and Traffic Engineer prior to issuance of building permits for the project.
3. Details of the parking garage reveals and perforated panel design on the south and west elevations shall be shown on the plans submitted for issuance of building permits and shall be subject to the review and approval by the Director of Community Development prior to issuance of building permits for the garage.
4. Details of the supporting structure for the roof-top photovoltaic panels shall be shown on the plans submitted for issuance of building permits and shall be subject to the review and approval by the Director of Community Development prior to issuance of building permits for the garage.
5. Details of the improvements in the plaza area on the north side of the BART garage (e.g., paving, landscaping, seat walls, retaining walls, concrete columns, bicycle lockers, etc.) shall be shown on the plans submitted for issuance of building permits and shall be subject to the review and approval by the Director of Community Development prior to issuance of building permits for the project.
6. Details of the joint City of Pleasanton/BART police service center and the associated improvements in front of the BART garage shall be subject to the

review and approval by the Police Chief and Director of Community Development prior to construction.

7. Prior to starting any demolition or construction at the 6000 Stoneridge Mall Road property, the applicant shall submit to the City written permission from the property owner stating that the demolition and construction activities on the 6000 Stoneridge Mall Road property are acceptable.

#### Engineering Department

8. The project developer's contractor shall pot hole and verify the material of the existing water main prior to ordering the fittings to connect the new water main with the existing water main.
9. The project developer's contractor shall submit the schedule and work plan for connecting the new public water and sanitary sewer mains to the existing public water and sewer mains, respectively, for review and approval of the Public Works Inspector. The work plan shall provide details on how the contractor plans to bypass the existing sanitary sewer flow during the connection of the new public sanitary sewer main to the existing public sanitary sewer main.
10. The contractor shall have all necessary material, equipment, and labor at the construction site prior to connecting the new public water and sanitary sewer mains to the existing public water and sanitary sewer mains.
11. The project developer's contractor shall maintain uninterrupted sanitary sewer service and water service to existing customers unless otherwise approved by the City Engineer.
12. The project developer shall enter into a Public Improvement Agreement with the City agreeing to construct and complete all improvements necessary to service the development. The Agreement shall be executed and submitted to the City prior to submitting an encroachment permit application.
13. As part of the Public Improvement Agreement, the project developer shall provide securities acceptable to the City, guaranteeing construction of the required improvements, and an insurance certificate naming the City as an additional insured. All required faithful performance bonds and labor and materials bonds in an amount equal to 100 percent of, and maintenance bond in an amount equal to 10 percent of, the approved estimates of construction costs of improvements shall be submitted to and approved by the Director of Engineering/City Engineer.
14. The performance bond and the labor and materials bond will be released a minimum 35 days after the "Notice of Completion" has been recorded in the Alameda County Recorder's office by the City Clerk, which occurs following the acceptance of all public improvements by the City Council.

15. The project developer shall provide a quitclaim deed with legal description(s) and plat(s) for the abandonment of public easements as determined by the City Engineer. The quitclaim deed is subject to review and recommendation by the City Engineer to the City Council for approval and recordation by the City Clerk's office.
16. The private sanitary sewer lateral from the building shall have a grease interceptor subject to the satisfaction of the City Engineer.

#### Traffic Engineering

17. If determined to be necessary by the City Traffic Engineer, Workday shall work with the City and BART to design and install a pedestrian/bicycle warning device/signal where the pedestrian/bicycle pathway on the east side of the BART garage crosses the new drive aisle into the east side of BART garage.
18. Workday shall diligently pursue with Nordstrom the possibility of installing a bus stop and turnout on the Nordstrom side of Stoneridge Mall Road generally opposite the BART property. If the installation of the bus stop is acceptable to Nordstrom, Workday shall install the bus stop, turnout, and associated improvements prior to occupancy of the office building.
19. Prior to occupancy of the office building, the applicant shall install a traffic signal and associated improvements at the Workday driveway and Stoneridge Mall Road intersection. Details of said traffic signal and associated improvements shall be shown on the plans submitted for issuance of building permits and shall be subject to the review and approval by the Traffic Engineer and Director of Community Development prior to issuance of building permits for the project.

#### Fire Department

20. The sprinkler risers for the office building and parking garage shall be fed from the discharge side of the fire pump with Fire Department Connections (FDC's) installed to isolate each sprinkler system. Construction documents showing this revision shall be subject to the review and approval by the Fire Marshal prior to issuance of a building permit.
21. Two additional fire hydrants shall be installed at the north and south entrances to the basement tunnel at locations subject to the approval by the Fire Marshal. Construction documents showing this revision shall be subject to the review and approval by the Fire Marshal prior to issuance of a building permit.
22. The parking structure and office building shall have emergency radio coverage in accordance with section 510 of the fire code. Details of compliance shall be shown on the building permit plan check plans and shall be subject to the review and approval by the Fire Marshal prior to issuance of a building permit.



## MODIFIED CONDITIONS

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8. Prior to issuance of a building permit, a lot line adjustment shall be approved by the City of Pleasanton and recorded by the applicant which adjusts the property lines so that the new ~~office building and southern parking garage~~ basement does not cross a property line.
  
20. Prior to installation of any signs, a comprehensive sign program shall be submitted for review and approval by the Director of Community Development. The applicant shall install Sign Option 3 for the "Welcome to Pleasanton" sign in the plaza area behind the BART garage except that it shall have the curved shape of Sign Option 2 and have the font style of the City of Pleasanton logo.
  
34. The applicant shall plant evergreen trees and shrubs acceptable to CalTrans in the CalTrans unpaved right-of-way between the project site and the edge of the I-580 freeway paving. The tree placement shall generally conform to the landscape plan, Exhibit B, except that trees shall be added in the approximately 160-foot gap shown without trees on the north side of the Workday garage. Said landscaping shall be shown on the plans submitted for issuance of a building permit and shall be subject to the review and approval by the Director of Community Development. If CalTrans does not allow landscaping to be installed within their right-of-way, then the applicant shall install landscaping on the project site between the ~~northern~~ Workday parking garage and the northern property line of the project site subject to the satisfaction of the Director of Community Development.
  
35. The project shall comply with the State of California's Model Water Efficient Landscape Ordinance and Bay Friendly Basics Landscape Checklist. ~~A licensed landscape architect shall verify the project's compliance with the ordinance and checklist: 1) prior to the issuance of a building permit; and 2) prior to final inspection. The verification shall be provided to the Planning Division.~~ Prior to issuance of a Building Permit, the applicant shall submit the following documentation to the Planning Division:
  - a. Landscape Documentation Package, which includes date; project applicant/contact information; project address; total landscape area; project type (new, rehabilitated, public, private, cemetery, homeowner-installed); water supply type (potable, recycled, well, greywater, combination of potable/greywater); Water Efficient Landscape Worksheet; Soil Management Report; Landscape Design Plan; Irrigation Design Plan; Grading Design Plan; and applicant signature/date with the statement that "I agree to comply with the requirements of the Water Efficient Landscape Ordinance."
  - b. Certificate of Completion
  
36. A final landscape and irrigation plan shall be submitted to and approved by Director of Community Development as part of the building permit plan set prior to issuance of a building permit. Said landscape plan shall be detailed in terms of

species, location, size, quantities (including the quantity of each box-sized tree), and spacing. Plant species shall be of drought-tolerant nature and the irrigation design shall utilize low-volume drip, bubbler, or other water conserving irrigation systems to the maximum extent possible. The new landscaping installed between the 6120, 6130, and 6140 Stoneridge Mall Road office buildings and the eastern property line along I-680 shall primarily consist of smaller-growing trees, shrubs, and vines with only intermittent use of taller-growing trees. Said landscaping shall generally comply with the plant material list in the City of Pleasanton I-680 Scenic Highway Plan.

46. The project developer's title company shall record any grant deeds or easements, and any other required documents with the Alameda County Recorder's Office. After the recording of these documents the City shall be provided with a legible recorded copy in PDF format prior to the release of the performance bond and labor and materials bond.
59. Development shall be substantially as shown on the development plans, color/material board, LEED Checklist, and related materials, Exhibit B, dated "Received" ~~March 31, and April 11, 2014~~ December 1, 2015, and March 30, 2016, on file with the Planning Division, except as modified by these conditions. Minor changes to the plans may be allowed subject to the approval of the Director of Community Development if found to be in substantial conformance with the approved exhibits.
69. The project developer shall comply with the recommendations of the tree reports prepared by HortScience, Inc., dated "Received" ~~April 16, 2014~~ December 1, 2015. A final list of the tree preservation measures by the arborist shall be submitted for review and approval by the Director of Community Development prior to building permit issuance. No tree trimming or pruning other than that specified in the tree report shall occur. The project developer shall arrange for the horticultural consultant to conduct a field inspection prior to issuance of City permits to ensure that all recommendations have been properly implemented. The consultant shall certify in writing that such recommendations have been followed.
106. The project applicant/developer shall submit a refundable cash bond for hazard and erosion control. The amount of this bond will be determined by the Director of ~~Community Development~~ Engineering/City Engineer. The cash bond will be retained by the City until all the permanent landscaping is installed for the development, ~~including individual lots, unless otherwise approved by the department or until the maintenance bond for public improvements is released, whichever occurs later.~~
122. The project shall comply with the City of Pleasanton's Stormwater NPDES Permit #CAS612008, Order No R2-2015-0049 dated ~~October 14, 2009~~ November 19, 2015 and amendments (hereafter referred to as NPDES Permit). This NPDES Permit is issued by the California Regional Water Quality Control Board, San

Francisco Bay Region (hereafter referred to as Regional Water Quality Control Board). Information related to the NPDES Permit is available at the City of Pleasanton Community Development Department, Engineering Division, and on line at the California Regional Water Quality Control Board Website:

- ~~<http://www.ci.pleasanton.ca.us/business/planning/StormWater.html>~~
- [http://www.waterboards.ca.gov/sanfranciscobay/water\\_issues/programs/stormwater/Municipal/index.shtml#R2-2015-0049.pdf](http://www.waterboards.ca.gov/sanfranciscobay/water_issues/programs/stormwater/Municipal/index.shtml#R2-2015-0049.pdf)

### **C. Deleted Conditions**

- ~~10. To improve pedestrian access between the bus stop and office building entrance, the applicant shall adjust the proposed sidewalks on the project site to provide a more direct pedestrian connection between the Stoneridge Mall Rd. sidewalk and the main entry to the new office building. The sidewalk modification shall be shown on the plans submitted for issuance of building permits and shall be subject to the review and approval by the Director of Community Development prior to issuance of building permits for the project.~~
- ~~11. The drive aisle adjacent to the 13 parking spaces at the northwest corner of the BART site (next to the BART pedestrian bridge support/staircase) shall be striped for one-way traffic. Said striping shall be shown on the plans submitted for issuance of building permits and shall be subject to the review and approval by the Director of Community Development prior to issuance of building permits for the project.~~
- ~~12. Unless otherwise approved by the Director of Community Development, parking space dimensions shall comply with the Pleasanton Municipal Code. Plans submitted for issuance of building permits shall have the parking space dimensions noted on the plans.~~
- ~~28. The applicant and/or project developer shall incorporate distributed generation such as photovoltaic panels, solar thermal, solar hot water, solar cooling, and/or bloom box or other fuel cell technologies into the project to qualify for at least one point on the LEED 2009 checklist for New Construction and Major Renovations. The method used and plan details shall be incorporated into the plans submitted to the Building and Safety Division for plan check and shall be subject to the review and approval of the Director of Community Development prior to building permit issuance.~~
- ~~37. The office building shall be constructed to allow for future installation of a Photovoltaic (PV) system. The project applicant/developer shall comply with the following requirements for making the office building photovoltaic ready:~~

- ~~a. Electrical conduit and cable pull strings shall be installed from the roof/attic area to the building's main electrical panels;~~
- ~~b. An area shall be provided near the electrical panel for the installation of an "inverter" required to convert the direct current output from the photovoltaic panels to alternating current; and~~
- ~~c. Engineer the roof to handle an additional load as determined by a structural engineer to accommodate the additional weight of a prototypical photovoltaic system beyond that anticipated for roofing;~~

~~These measures shall be shown on the building permit plan set submitted to the Director of Community Development for review and approval before issuance of the first building permit.~~

- ~~51. The applicant shall move the vehicular gate in the shared BART and project driveway south by approximately 50 feet. The design and location of the gate shall be shown on the plans submitted for issuance of building permits and shall be subject to the review and approval by the Fire Chief and Traffic Engineer prior to issuance of building permits for the project.~~
- ~~54. Project plans shall include a convenient bicycle access route from Stoneridge Mall Road into the BART parking structure.~~
- ~~57. The signs, arches, vehicular gates, and other structures/obstacles within or above the drive aisle between the BART garage and new office building and northern parking garage shall be modified, as necessary, to comply with fire truck clearances to the satisfaction of the Fire Chief. Said revisions shall be shown on the plans submitted for issuance of building permits and shall be subject to the review and approval by the Fire Chief and Director of Community Development prior to issuance of building permits for the project.~~

~~{end}~~