



PLANNING COMMISSION MEETING MINUTES

City Council Chamber
200 Old Bernal Avenue, Pleasanton, CA 94566

DRAFT
Wednesday, April 24, 2019

CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

The Planning Commission Meeting of April 24, 2019 was called to order at 7:02 p.m. by Vice Chair Ritter.

The Pledge of Allegiance was led by Commissioner Brown.

Staff Members Present: Gerry Beaudin, Director of Community Development; Megan Campbell, Associate Planner; Ellen Clark, Planning Manager; Jennifer Hagen, Associate Planner; Julie Harryman, Assistant City Attorney; Eric Luchini, Associate Planner; Jenny Soo, Associate Planner; Stefanie Ananthan, Recording Secretary

Commissioners Present: Commissioners Jack Balch, Justin Brown, Greg O'Connor, and Herb Ritter

Commissioners Absent: Chair Nancy Allen

AGENDA AMENDMENTS

There were no agenda amendments.

CONSENT CALENDAR - *Consent Calendar items are considered routine and will be enacted by one motion unless a request for removal for discussion or explanation is received from the Planning Commission or a member of the public by submitting a speaker card for that item.*

- 1. Approve the special meeting minutes and regular meeting minutes of March 13, 2019**
- 2. P18-0109, Ishaq and Sina Osman** - Application for Design Review approval to construct an approximately 7,104-square-foot residence with attached 850-square-foot garage and detached 1,200-square-foot Accessory Dwelling Unit on a vacant lot at 4112 Foothill Road. Zoning for the property is PUD-LDR/RDR/OS (Planned Unit Development-Low Density Residential/Rural Density Residential/Open Space) District.
- 3. P19-0008, Glen Dawson/The Art of Problem Solving (AoPS) Academy** - Application for Conditional Use Permit approval to operate a tutoring facility with a maximum of 72

students at any one time at 5200 Franklin Drive, Suite 110. Zoning for the property is PUD-I/C-O (Planned Unit Development – Industrial/Commercial and Offices) District.

- 4. P18-0225, Jennifer Fleming for Westcore Properties** - Application for Conditional Use Permit approval to operate a food-service warehouse and distribution facility located at 5675 Sunol Boulevard. Zoning for the property is I-P (Industrial Park) District.

**Commissioner O'Connor moved to approve the Consent Calendar.
Commissioner Brown seconded the motion.**

ROLL CALL VOTE:

AYES: Commissioners Balch, Brown, O'Connor, Ritter
NOES: None
ABSENT: Chair Allen

The Special Meeting Minutes and Regular Meeting Minutes of the March 13, 2019 meeting were approved as submitted.

Resolution PC-2019-07 approving Case P18-0109 was adopted as motioned.

Resolution PC-2019-08 approving Case P19-0008 was adopted as motioned.

Resolution PC-2019-09 approving Case P18-0225 was adopted as motioned.

MEETING OPEN TO THE PUBLIC

- 5. Public Comment from the audience regarding items not listed on the agenda –**
Speakers are encouraged to limit comments to 3 minutes.

There were no members of the audience wishing to address the Commission.

PUBLIC HEARINGS AND OTHER MATTERS

- 6. P18-0340, Stoneridge Properties, LLC (Simon Property Group)** - Application for Design Review approval to demolish the existing Sears Department store (approximately 176,151-square-feet) and parking structure and construct a 255,420-square-foot development that may include new retail, grocery, cinema, and specialty lifestyle health club uses (net increase of 79,269 square feet) located at 1700 Stoneridge Mall Road. Zoning for the property is C-R(M) – (Regional Commercial – Mall) District.

Associate Planner Jennifer Hagen presented the specifics of the item in the Agenda Report.

THE PUBLIC HEARING WAS OPENED

Commissioner Balch referred to the traffic engineering recommendation for widening, and he asked if staff contacted the applicant regarding the change.

Ms. Hagen confirmed; staff had provided this to the applicant and has not heard of any issues.

Commissioner O'Connor said in the future, he clarified if the bike track will be on both the inner and outer loop of Stoneridge Mall Road or just on one side.

Ms. Hagen said in the future the bike track will be on the outer loop only with an eight-foot sidewalk on the inside and an eight-foot sidewalk on the outside.

Commissioner Balch asked if they moved the fitness center back to gain more square footage.

Ms. Hagen said yes; it is 30 feet from back of sidewalk to the building and the City asked for an additional 12 feet for dedication.

Commissioner Brown referred to the parking discussion in the agenda report and confirmed this was for the entire mall. He said per the development agreement versus the Pleasanton Municipal Code (PMC), he asked if the reduction of 1104 spaces would have any impact during peak times.

Ms. Hagen stated the City does not have any specific counts for the mall. Based on the PMC requirements it has been reviewed. Overall, the reduction is what the applicant is proposing, and she deferred to the applicant to explain if there were any specific studies but said staff is comfortable using the PMC requirements.

Commissioner O'Connor said there are two sites dedicated as two potential housing opportunity sites in the future and he asked if those would remain listed as such with this approval.

Ms. Hagen confirmed. The project does not change any of the zoning or land use designations for the mall. The developer would have to conduct additional parking analysis in the future if they come forward with additional development including residential uses as well along additional commercial uses to verify available parking within the whole shared parking area.

Commissioner Brown asked what the trigger was for the future cycle track.

Ms. Hagen said it does not make sense to do one individual section and staff expects future housing sites will come forward and for additional commercial improvements to happen at the mall. As each comes forward, each will be required to dedicate their portion. If there are not enough of those dedications, staff will go forward as a City project and do the comprehensive loop altogether.

Ms. Beaudin added that the City Council also added the mall framework as part of their workshop priority setting. Part of the framework discussion will be working with property owners to make such decisions. They also have Workday firming up application materials for the former JC Penney home site, so the connection up to the BART station and their existing campus will be important. There will be several opportunities in the coming months and years for this discussion.

Vice Chair Ritter stated he did not see much public feedback after public noticing was done.

Ms. Hagen said it was noticed to all property owners and tenants with 1,000-foot radius of the Sears and inner loop areas, and staff did not receive any comments or concerns. It was also advertised on the City's social media site.

THE PUBLIC HEARING WAS OPENED.

Applicant Chuck Davis with Simon Properties said they hope to advance in the future with the Planning Commission's recommendation and Council direction to include the entire property as part of a longer-term framework. They are agreeable to conditions for the widening of the driveway, said they went back and forth with staff regarding moving the fitness center and agreed to 40 feet from the curb edge and will work on what is the ultimate proper section.

He continued by saying a 4.5 parking ratio is the standard that would have been put in place in the 1970's and 1980's and they do not have this anywhere. With the gross floor area and leasable space and with businesses peaking at various times, they are comfortable with their proposed ratio even during busy times. Regarding potential opportunity housing sites, they heard a positive message and they are looking at considerations. Again, he reiterated they are looking at the framework plan to look how it affects all properties around the entire mall.

Applicant Matt Klinzing with Simon Properties continued the presentation in regard to parking and overall modifications discussed or requested during the workshop session. They included a generous service area which is enough for pedestrians and service functions. The landscape plan is essentially the same and they think the plaza will be highly used and he described the drought-tolerant and indigenous plantings. They changed the bike rack, updated elevations on the Lifestyle Fitness building and added more detail to show exactly what materials are designated for the specific locations. They gave more fenestration and articulation to the fitness building on the exterior. On the side facing Stoneridge Mall Road, they added more fenestration and can make adjustments in moving forward. He presented a revised view from Stoneridge Mall Road that looks towards the fitness center, stating this reflects the pulling back from the edge as well as other views which he presented along with images of the proposed materials.

Commissioner O'Connor referred to the future potential housing opportunity sites and he asked of those listed, were any owned by Simon Properties or someone else.

Mr. Davis said both housing sites were owned by Simon Properties. The adjacency to the former Sears parcel is nice and large enough for a substantial type of project that would warrant that type of investment with enough units. He confirmed they were on the inner circle.

Commissioner O'Connor said given future housing, while leases are not yet signed, he asked if they feel comfortable and said they can start with a grocery without housing being developed.

Mr. Davis said if they are lucky they can get the grocery or it could be a market hall or something else. In terms of the future, they were not talking about a 50,000-square-foot giant building, but more of a boutique neighborhood market and something to take advantage of the many office workers. While they have cafeterias for employees, often times they just want to

get out of the building. Therefore, they will target lunchtime, dinnertime and other times where people can have dining opportunities and choices.

Commissioner O'Connor noted those who contacted him voiced interest in a cinema because currently there are none within the City of Pleasanton.

Mr. Davis said they have tried to size it appropriately and are looking to ensure everything fits together with the pieces evolving around them, and he was very confident there will be a cinema.

Vice Chair Ritter asked if the cinema incorporate updated technology.

Mr. Klinzing said yes and anything that comes in would be market-driven and technology forward.

Commissioner Brown voiced appreciation for the changes to the bike rack and traffic circulation. Regarding the restaurant, he asked about the location of the retaining wall and the entrance to the restaurant.

Mr. Davis stated the restaurant would be on the curve, essentially sharing the drop-off drive with the fitness center. Dining would be on the south and wrapping around the west facing towards the village.

Mr. Klinzing said they think any restaurant opportunity will want patio, shading, and this needs a next level of development.

Commissioner Brown briefly discussed access to the restaurant with the applicants regarding crosswalks and circulation.

Vice Chair Ritter appreciated the applicant taking the comments from workshop and bringing forth recommendations.

Commissioner Balch echoed comments of Vice Chair Ritter, said he appreciated changes to the bike rack, architectural design, thinks traffic circulation/parking is good, likes that the fitness building has been upgraded and thinks the design is an enhancement. He was comfortable with staff's recommendation for parking and use of the PMC versus the development agreement.

Commissioner Brown said his concerns were addressed with parking. After the workshop he was in San Jose and saw something that looks very similar to this design with a restaurant upstairs with outside dining, where patrons had to take an escalator up to access the restaurant; he was glad to see the final application move ahead and feels it adds to the vitality of the City and thanked the applicant.

Commissioner O'Connor echoed comments and feels the applicant went above and beyond what was asked for and said he was very pleased with architectural changes, extra drop-off areas and thanked the applicant for addressing everything that was previously requested.

Vice Chair Ritter concurred as well and commented he likes the low-level plants and moving the entrance of the fitness center to the south side.

THE PUBLIC HEARING WAS CLOSED

Commissioner Balch moved to approve case P18-0340 per staff recommendation with an amendment to include Item 6 regarding traffic, and subject to conditions of approval. Commissioner O'Connor seconded the motion.

ROLL CALL VOTE:

AYES: Commissioners Balch, Brown, O'Connor, Ritter
NOES: None
ABSENT: Chair Allen

Resolution PC-2019-10 approving Case P18-0340 was adopted as motioned.

MATTERS INITIATED BY COMMISSION MEMBERS

None

MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

7. Reports from Meetings Attended (e.g., Committee, Task Force, etc.)

Vice Chair Ritter reported on his attendance at the Bicycle, Pedestrian and Trails meeting.

8. Future Planning Calendar

Ms. Clark gave a brief overview of future items for the Commission's review.

9. Actions of the City Council

No action was taken.

10. Actions of the Zoning Administrator

No action was taken.

ADJOURNMENT

Vice Chair Ritter adjourned the meeting at 7:58 p.m.

Respectfully submitted,

Stefanie Ananthan
Recording Secretary