



PLANNING COMMISSION MEETING MINUTES

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

DRAFT

Wednesday, February 14, 2018

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

The Planning Commission Meeting of February 14, 2018, was called to order at 7 p.m. by Chair Nagler.

The Pledge of Allegiance was led by Ellen Clark.

Staff Members Present: Gerry Beaudin, Director of Community Development; Ellen Clark, Planning Manager; Natalie Amos, Associate Planner, Kendall Granucci, Recording Secretary

Commissioners Present: Commissioners Nancy Allen, Jack Balch, Justin Brown, Greg O'Connor, and Chair David Nagler

Commissioners Absent: Commissioner Herb Ritter

2. APPROVAL OF MINUTES

a. November 8, 2017

Commissioner Brown noted a typographical error on Page 6: "Commissioner Brown asked if in-lieu fees were still available."

Commissioner Balch moved to approve the Minutes of the November 8, 2017 meeting, as amended.

Commissioner O'Connor seconded the motion.

ROLL CALL VOTE:

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

The Minutes of the November 8, 2017 meeting were approved, as amended.

b. January 24, 2018

Commissioner O'Connor requested staff listen to the audio recording and clarify the language on Page 5: "Commissioner O'Connor commented on the precedence of approving a school in a business park, noting a charter school was not the same as a public school."

Commissioner O'Connor moved to approve the Minutes of the January 24, 2018 meeting, as amended.

Commissioner Allen seconded the motion.

ROLL CALL VOTE:

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

The Minutes of the January 24, 2018 meeting were approved, as amended.

3. MEETING OPEN FOR ANY MEMBER OF THE AUDIENCE TO ADDRESS THE PLANNING COMMISSION ON ANY ITEM WHICH IS NOT ALREADY ON THE AGENDA

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

4. AGENDA AMENDMENTS

There were no amendments to the agenda.

5. CONSENT CALENDAR

Consent Calendar items are considered routine and will be enacted, approved, or adopted 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.

There were no consent calendar items.

6. PUBLIC HEARING AND OTHER MATTERS

a. P17-0278/P17-0280, Scott Howry/Surf-Thru, Inc.

Applications for Design Review and Conditional Use Permit approvals to construct and operate a semi-automated car wash and related site improvements on a vacant lot at 3598 Stanley Boulevard. Zoning for the property is PUD – C (Planned Unit Development – Commercial) District.

Associate Planner Natalie Amos presented the agenda report.

Commissioner Allen asked staff to explain the property ingress and egress.

Ms. Amos pointed out the access easement, proposed drive aisles, and project circulation on Page 7 of the plans.

Chair Nagler asked staff to explain the exterior design revisions the applicant made at the request of staff.

Ms. Amos discussed the comments staff provided and design changes the applicant made from the original plan, including materials options that had been considered.

THE PUBLIC HEARING WAS OPENED.

Scott Howry, applicant, played video of an existing Surf Thru location in Clovis, CA and provided commentary to explain the operation of the car wash. He discussed the model, a hybrid of a self-serve and a full-service car wash. Mr. Howry explained the environmental considerations of the business such as pollution control, water conservation, and use of solar panels.

In a response to a question from Commissioner Brown, Mr. Howry answered that up to 100 cars per hour can go through the wash; and discussed how the engineering and design of the car wash conserves water.

In response to a question from Chair Nagler, Mr. Howry replied around 300 cars per day would be considered a successful volume of cars through the car wash.

Chair Nagler asked staff if that number was taken into consideration in the traffic model, to which Ms. Amos replied the traffic model used numbers from an existing car wash and not assumptions from the applicant.

Mr. Beaudin elaborated on the queuing design, short service timeframe for the hybrid wash, and the outcomes of the traffic model which did not indicate any potential traffic issue. He assured the Commission the project would come back for review if the queuing became problematic.

Chair Nagler asked the applicant to comment on the façade and massing of the building facing Stanley Boulevard, particularly whether consideration had been or could be given to modifying the light colored stucco to provide more visual appeal from Stanley Boulevard.

Mr. Howry spoke to the positive feedback from communities with existing Surf Thru locations and guidance from staff that supported the design as proposed.

Ms. Clark explained the changes and iterations staff had considered with the applicant and said that the proposed landscaping, building design, and site layout were supported by staff.

Mr. Beaudin pointed to page A.30 of the plan set, showing the restroom, vending, and storage area bump outs, and the trellis feature, which all provide relief for the façade.

Responding to a question from Mr. Brown, as to whether the applicants would install carbon monoxide extractors in the tunnel, Mr. Beaudin assured if there is a code requirement it would be addressed in the conditions of approval.

THE PUBLIC HEARING WAS CLOSED.

Commissioner Balch commented on the difficulties of the site layout, commending the applicant on designing a project within the constraints, and supported the proposed use.

Commissioner O'Connor echoed comments of support for the project, noting a need for this use in the city and the appropriateness of the location.

Commissioner Allen agreed with the prior comments and applauded the environmental considerations. She agreed with Chair Nagler's concern for the stucco façade on Stanley Boulevard and with staff's comment on landscaping softening the façade. Commissioner Allen said she would appreciate seeing additional brick added to the stucco façade along Stanley Boulevard. She concluded with support for the project.

Commissioner Brown provided support for the project and acknowledged the need for this hybrid model car wash.

Chair Nagler reiterated the previous comments and commended the water conservation methods. Although not a condition of approval, he asked the applicant to work with staff to address the Commission's comments regarding the stucco façade on Stanley Boulevard.

**Commissioner Balch moved to approve Cases P17-0278 and P17-0280 per staff's recommendation.
Commissioner O'Connor seconded the motion.**

ROLL CALL VOTE:

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

Resolution PC-2018-03 approving Cases P17-0278 and P17-0280 was entered and adopted as motioned.

7. MATTERS INITIATED BY COMMISSION MEMBERS

No items were discussed or actions taken.

8. MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

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

No items were discussed or actions taken.

b. Future Planning Calendar

Ms. Clark announced the Downtown Specific Plan Task Force Meeting of February 27 would be canceled.

c. Actions of the City Council

No items were discussed or actions taken.

d. Actions of the Zoning Administrator

Commissioner Balch asked about the Lund Ranch signs and if the type of signage approved is standard or normal in the city.

Mr. Beaudin replied yes, many developments provide similar signage, and in response to Commissioner Balch, Mr. Beaudin described the height and location of the signs and offered to send the plans to the commission for review prior to the expiration of the appeal period on February 21, 2018.

e. Matters for Commission's Information

No items were discussed or actions taken.

9. ADJOURNMENT

Chair Nagler adjourned the meeting at 7:51 p.m.

Respectfully submitted,

Kendall Granucci
Recording Secretary