

# PLANNING COMMISSION MEETING MINUTES

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

**APPROVED**

**Wednesday, December 13, 2017**

*(Staff has reviewed the proposed changes against the recorded proceedings and confirms that these Minutes are accurate.)*

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

The Planning Commission Meeting of December 13, 2017, was called to order at 7 p.m. by Chair Balch.

The Pledge of Allegiance was led by Chair Balch.

Chair Balch recognized Adam Weinstein for his service to the City of Pleasanton and to the Planning Commission and wished him well in his new position.

Staff Members Present: Gerry Beaudin, Director of Community Development; Melinda Denis, Interim Planning Manager; Jennifer Hagen, Associate Planner, Megan Canales, Assistant Planner, Cindy Quintero, Recording Secretary

Commissioners Present: Commissioners Nancy Allen, Justin Brown, David Nagler (arrived at 7:25 p.m.), Greg O'Connor, Herb Ritter, and Chair Jack Balch

Commissioners Absent: None

## **2. APPROVAL OF MINUTES**

### **a. October 25, 2017**

**Commissioner Allen moved to approve the Minutes of the October 25, 2017 meeting, as submitted.**

**Commissioner O'Connor seconded the motion.**

### **ROLL CALL VOTE:**

|                 |   |
|-----------------|---|
| <b>AYES:</b>    | <b>Commissioners Allen, Balch, O'Connor, and Ritter</b> |
| <b>NOES:</b>    | <b>None</b>   |
| <b>ABSENT:</b>  | <b>Commissioner Nagler</b>                              |
| <b>ABSTAIN:</b> | <b>Commissioner Brown</b>                               |

The Minutes of the October 23, 2017 meeting were approved, as submitted.

### **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. REVISIONS TO THE AGENDA**

Chair Balch requested that item 5.a., P17-0820 be pulled from the Consent Calendar.

### **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.*

#### **a. P17-0820, Brilliant Minds Academy**

Application for Conditional Use Permit approval to operate a tutoring facility with up to 93 students and six staff members at any one time at the property located at 2733 Stoneridge Drive, Suite 101. Zoning for the property is PUD-C (Planned Unit Development - Commercial) District.

Assistant Planner Megan Canales presented the agenda report.

Chair Balch asked if there was a right turn only or pocket lane to Stoneridge Drive from exiting the Pacific Pearl Center.

Mr. Beaudin clarified there is a through right lane and no right turn pocket.

Chair Balch disclosed that he had driven past the subject site. He pointed to the circulation information in the agenda report describing 20 students every 30 minutes, and assumed this would equate to roughly 15 cars every 30 minutes. He voiced concern that drivers will make a U-turn, allow students to jump out of the right lane to access the site, and that drivers may not stop there but continue to Stoneridge Drive and stop along the curb or in the bus stop area. He referred to a similar concern at the Bernal Center and could not support the finding.

Commissioner Allen reported visiting the site and voiced similar circulation concerns. She believes this is a good site for a school and thought the horseshoe could accommodate a fair number of cars. She suggested the project begin with 50 to 60 students to be more manageable and to identify numbers of drivers that carpool. Assuming there is success, the applicant could return to request more students.

Commissioner O'Connor echoed Commissioner Allen's comments, thinks this is the best location in the center, and noted the CUP could return to the Commission if there were problems.

Commissioner Ritter asked if there were other centers with drop-off numbers to compare against.

Mr. Beaudin replied there are other large tutoring facilities in the community and the City has approved similar requests.

Commissioner Ritter asked if there have been complaints of these similar centers.

Mr. Beaudin replied there are similar uses in older industrial park environments with waves of students coming and going, and dedicated parking for drop-off.

Commissioner Ritter supported the parking area being pushed further back in the center. If approved as is and there is a problem in the future, he agreed the CUP could return, and voiced his support.

Commissioner Brown commented that there may be carpooling when siblings are being tutored at the same time. Regarding circulation, he did not want to be restrictive on a business when it is allowed within the requirements of the PUD and felt there would be other ways to address concerns with “no stopping” or “no waiting” signs as well as code enforcement.

**Commissioner Allen moved to approve Conditional Use Permit (CUP) application P17-0820 by making the findings identified in the agenda report, subject to the conditions of approval listed in Exhibit A.  
Commissioner O’Connor seconded the motion.**

**ROLL CALL VOTE:**

|                 |  |
|-----------------|--|
| <b>AYES:</b>    | <b>Commissioners Allen, Brown, O’Connor and Ritter</b> |
| <b>NOES:</b>    | <b>Commissioner Balch</b>                              |
| <b>ABSENT:</b>  | <b>Commissioner Nagler</b>                             |
| <b>ABSTAIN:</b> | <b>None</b>  |

Resolution PC-2017-30 approving Cases P17-0820 was entered and adopted as motioned.

**6. PUBLIC HEARING AND OTHER MATTERS**

**a. PUD-125, Carpenter’s Training Center (CTC)**

Application for Planned Unit Development (PUD) development plan approval to demolish an existing 67,000-square-foot building to construct a new 87,000-square-foot two-story Carpenter’s Training Center and pad for future 17,000-square-foot office building with associated site improvements located at 2350 Santa Rita Road. Zoning for the property is PUD-O/C-C (Planned Unit Development - Office/Central Commercial) District.

Associate Planner Jennifer Hagen presented the agenda report.

Noted Present:

Commissioner Nagler was noted present at 7:25 p.m.

Commissioner O’Connor asked what provides assurances that the other office building would be built along Santa Rita Road.

Mr. Beaudin explained the way the conditions are written, at the discretion of the applicant, the intent is to move forward with the office building or to provide additional landscaping and public art on the site to improve the Santa Rita frontage.

Commissioner Nagler asked staff to discuss conversations staff had with the applicant following the Commission's workshop where interests were explored that resulted in tonight's application.

Mr. Beaudin relayed that staff met with the applicant and extensively discussed the Santa Rita frontage. There were fundamental issues from a business perspective that the applicant was not fully aware of at the workshop and the applicant was looking to continue to operate out of the existing facility and have a same day turnover between buildings. Additionally, the size of the building translates to a parking requirement and staff explored a longer-term solution for building frontage on Santa Rita and the possibility for shared parking or flexibility with parking requirements. They reviewed a development agreement with the knowledge that the building closer to Santa Rita Road might not come with the initial project, and staff moved to a choice scenario to try and achieve the building with the initial project and include the public art requirement as a way to create an alternative that might be acceptable to the Commission.

Mr. Beaudin explained that the applicant could discuss tax reasons and other issues when becoming a landlord and some of the challenges they had expressed at the workshop, which include maintaining mobile operating procedures at the existing facility. These create logistical challenges for construction and, ultimately with the new facility.

Commissioner Brown asked and confirmed with Ms. Hagen that 32 spaces are lost with the office building, a demand is added for 36, and this is the reason there is a deficiency of 68 spaces. He also confirmed that the parking at 332 is approximately right-sized for CTC without the office building, but once the building is built, the parking becomes insufficient.

Commissioner Allen referred to parking adequacy with CTC and she asked if this assumes 1.33 parking ratio, which does not include any buffer which was recommended by the transportation expert of 1.46.

Ms. Hagen clarified that 1.46 is deficient 4 parking stalls if the office building is never built, and this is why it is generally consistent with the traffic study.

Commissioner Allen asked if there was any room for error on parking, given they are estimates. She cited later problems with the need for more parking and asked where people would park as a backup plan.

Mr. Beaudin said with the 1.46 estimate the applicant is already 10 percent above the parking requirement for a project like this. If they run into parking issues they could discuss the number of students coming and going and consider other transit options.

Ms. Hagen added that the site as designed does not include any compact stalls and if parking was a concern in the future, re-striping for compact spaces could provide additional spaces.

Commissioner Brown referred to page 8 of the agenda report which states, "Once the CTC site is complete it would include parking stalls, a mixture of standard and compact."

Ms. Hagen clarified that the workshop plan included compact spaces but the final revised site plan before the Commission does not include them.

Commissioner Brown asked what the typical mix was for compact and standard spaces.

Ms. Hagen stated per code, applicants could utilize up to 40 percent of compact spaces.

Mr. Beaudin added that the City's mix is closer to single digits in projects for compact parking, and staff reviews this on a case-by-case basis.

Commissioner Brown asked if the 12,000-square-foot building was one or two stories and whether it was possible to have underground or ground floor parking.

Ms. Hagen said these are all potential options. As shown, it is the footprint of a single story, 11,000-square-foot building up to 30 feet tall or two stories. The applicant could condense the footprint in Phase 6 to accommodate additional parking or consider unique parking designs or other options to gain the extra spaces within the footprint.

Commissioner Nagler asked about the current landscape conditions and the proposed landscape plan after Phase 5, voicing concerns with views from the street.

Ms. Hagen noted that the majority of landscaping along the street and project frontage will be retained. As conditioned, the City will require public art which will most likely include additional trees.

Commissioner Ritter questioned alternatives and deficiencies in parking during phases.

Mr. Beaudin explained that the recommendation in the staff report is to approve the project based on findings and subject to conditions of approval, but staff received comments and questions about the lack of a requirement with "teeth" to have the office building on Santa Rita as well as potential parking deficiencies during construction and at potential full buildout should the office building be constructed.

He stated Figure 2 of the staff report shows the deficit that exists at various stages of construction based on the 1.33 parking ratio. At ultimate buildout, the deficit does reach 70 spaces with the higher parking ratio.

Chair Balch asked and confirmed with staff that Alternative 1 is to entirely change the site plan which would not include the smaller office building because the proposed building would be the feature building on Santa Rita.

Chair Balch and Commissioners recited individual disclosures on the project and Chair Balch called on the applicant team to present.

## **THE PUBLIC HEARING WAS OPENED.**

Stephen Guest, RMW Architects/Applicant, introduced their project team members: David Crawford, project architect; Bob Alvarado, Executive Officer of the Northern California

Carpenter's Regional Council; Curtis Kelly, Northern District Manager; Mark Taylor, McMorgan and Company; and David Blackman, RMW Architect's land use attorney.

Mr. Guest explained their focus to arrive at a conclusion that works for the carpenters on the site, to build their training facility and meet City requirements.

Bob Alvarado, Executive Officer, Northern California Carpenter's Regional Council, stated they have been at the existing site since 1981 and he spoke of the need for phasing and said they agreed to build an office building. He referred to his concern with Condition 6A which interferes with the idea of phasing, and they hope for a condition that allows them to return to design review within five years, given the need for phasing. The time would allow them time to save \$4 to \$5 million for the smaller building. He agreed with the upgraded landscaping and asked that they be able to work with the City on the time between completion and construction of the new office building. They can determine the number of students getting picked up, those driving and those who carpool, and agree to work with the City.

Chair Balch said parking has come up as an issue. At Phase 6 when the office building is completed there will be 68 spaces. The City of Pleasanton charges approximately \$20,000 per space for in-lieu fees and they consider parking very important. He asked if the applicant could discuss compact spaces.

Mr. Guest said one of the things the traffic study did was create the factor which is based on cars per students and cars driven by the faculty which are calculated into the student factor. Projecting this forward does not acknowledge that the faculty will not grow proportionally with the student body. If they can get the factor down to 1.26 versus 1.46, then parking with the future office building comes very close to the balance.

David Crawford, Project Architect, said there are currently 35 faculty members to 180 total students. At buildout, the parking ratio will be lower, as the 336 required spaces would drop to 290 for the center alone. He explained that if they could receive some accommodation for delaying building the office building in the future, as the student load grows and parking ratio lowers, the project comes closer to being viable. They will also have a period of time to validate this with further study of actual parking. He also noted that other training facilities in Northern California which park at 3.2 per 1,000 square feet which works for them.

Allison Wong, Congressman Eric Swalwell's office, expressed support for the project and cited the need for educational expansion in the Tri-Valley area.

Mark Schershel, Contractors and Employers Association, said he serves on their training committee and voiced support and approval of the project.

Paul Sanftner, Supervisor Nate Miley's office, said Supervisor Miley wrote a letter of support for the project on August 25 to the Commission and said he was excited to have the project move forward.

Cindy Chin, Assemblywoman Catharine Baker's office, said Assemblywoman Baker has also written to the Commission on August 28 and reiterated her support of expanding the facility. The facility provides opportunities to non-college bound high school graduates and partners

with community based organizations, school districts and college districts. The project will continue to provide a valuable service to the community and she asked for approval.

Frank Nunez, CEO, Wall and Ceiling Alliance, Pleasanton, stated they have partnered and worked with the carpenters for decades and depend on their training expertise and skilled labor. They have partnered with the training program, provide assistance and have benefitted greatly from it, as does the community. He did not believe parking to be a problem on the south end of town, thinks their alliance is able to share some spaces, and he encouraged the Commission to support the project.

David Mitchell, Apprentice carpenter, spoke in support of the future training center and explained how the center provided a much needed service for him when he got out of the military to build a career. He asked for the Commission's support for the project as proposed.

Rick Stout said he also was in the military and when he got out he did not have the experience to get a corporate or warehouse job. The program helps people facilitate the transition from military to civilian, teaches vital skills for a career and carpenters build communities. He spoke of various safety measures and workers and asked for support of the project.

Rocio Olvera, Pleasanton, said she is a 17-year old apprentice currently attending carpentry classes and voiced complete support of the new project.

Bob Alvarado agreed that their team could review compact parking to add 8-10 spaces, voiced his willingness to work with the City and Commission on the parking and said they need some time. They are a non-profit organization, pay 38 percent on unrelated business income and have a limited budget. However, if a building needs to be put on Santa Rita Road to get the project done, they will work with the City to accomplish this.

Vice Chair Nagler said the first alternative raised by staff was to solve the street frontage issue by putting the building on the street. The implication of that is that they cannot remain in the current building during construction. While expensive and difficult, he asked if the applicant has considered this seriously as an alternative such as using other training centers temporarily or working out of another location.

Mr. Alvarado said they have considered this and found that the facilities in Fairfield, Morgan Hill, and Hayward are maxed out, and Fresno is too far away. They must have a building that has shop space, parking and classrooms and this area works for them.

Commissioner Ritter asked what percentage of students drive or use BART.

Mr. Alvarado said it is difficult for students to take BART because they need their tools. Those here for multiple days can use a small toolbox but it is difficult for them to get from BART to the center which is an issue with carpools, as well.

Commissioner Allen said she very much wants a street presence and referred to design alternatives for the building. She asked if any design alternatives have been explored to demolish the existing building and still have enough foot print to build the new CTC if there was not the office building.

Mr. Alvarado stated they are full and limited. He explained the way they train is that students drive to the center with their tools. They have four classroom hours and they walk from those classrooms to the shop. One alternative early on was to make a campus style but this does not work for them.

## **THE PUBLIC HEARING WAS CLOSED.**

### **BREAK**

Chair Balch called for a break at 8:30 p.m. and thereafter reconvened the regular meeting.

Chair Balch stated he fully supports the concept and would like to confirm CTC can park the site appropriately, noting the applicant is short 60 to 70 parking spaces.

Commissioner Allen said she also supports the concept of CTC and would like a design she could support which provides an important service to the community. Her two concerns are the parking issue and the second is the need for a more prominent street presence. She noted Pleasanton does not have many properties this large that have an opportunity to be redeveloped, especially on a busy street. She likes the new building which is superior to the existing building but said people will not see the building but instead, a huge parking lot. She noted high schools and other institutions sometimes must rebuild because of earthquakes, fires, or safety issues and they find ways to do it while keeping the school running, sometimes by using portables. She voiced disappointment that there was not more movement based on the strong request of the Commission to create a vital street presence, especially with the CTC building and suggested more work to arrive at solutions to make this a win/win.

Commissioner O'Connor echoed comments by Commissioner Allen, believes there is space to build while the old facility is still running, and thought portables might be considered as an alternative. If the main facility were built on Santa Rita Road there would not be a parking problem.

Commissioner Ritter clarified there would not be such a parking issue if the main facility were built closer to the road and asked if the secondary building could be designed with either rooftop parking or something similar to the Rose Hotel.

Mr. Beaudin replied that staff has not explored this option but he would anticipate the costs of these improvements to be prohibitive.

Commissioner Ritter suggested staggered training times which might change the parking ratio; however, he was not sure this was possible or not. Generally, he supports the training program and hoped for solutions to make the project work. He also asked staff and the applicant to again review parking ratios given there were different percentages identified.

Vice Chair Nagler referred to the idea for rooftop parking and questioned whether the applicant could build what would have been a two-story building but make it a three-story building with the ground floor being parking. He asked how this would be such an additional engineering feat and expense.

Mr. Beaudin explained that the parking structure and piers are usually a concrete structure even when it is at grade, and it is expensive.



Vice Chair Nagler said this is an incredibly important project for the City and believes the Council and Commission are trying to find ways to approve the project. He anticipated seeing creativity in the response from the applicant based on what was discussed in the workshop and was disappointed with what was being returned as a parking lot with a building in the distance behind it. He thought all of the reasons for this have been well-articulated but the fact is that the Planning Commission must be concerned with not only how important the project is but whether this is the proper land use for a very prominent and important property on Santa Rita Road. He felt there were two ways to approach the challenge; one is to have the new building on Santa Rita Road and put up portables as a way to temporarily house the training and use the outside yard. The other is, if the building is to be where it is and if there is to be parking where proposed, he did not know what this would look like with public art and additional landscaping. He asked the applicant team to apply the same kind of creativity to what the rest of the community will see every time they drive by the property, and whether or not this requires the second building was something to be thought about. If the plan does include an additional building, then the parking must be addressed. Also, tax consequences aside, he was not sure why a partnership could not be explored with a developer or with someone who enters into a partnership with CTC to take title of the additional property or share in the development so they do not have to wait five years to have the building on the street. In summary, Vice Chair Nagler suggested the applicant and consultants do more work on the project to identify a solution and to return in the future, recognizing what the Commission was struggling with which is a real problem given their obligation to the community.

Commissioner Brown agreed with Commissioners' comments. He recognized that they like the building and the Carpenter's Training Center in Pleasanton and acknowledged the asset to the Bay Area and to the City. The property is two overlapping triangles. There are constraints and given the size of the footprint, they are moving from one triangle to another and moving away from the frontage which is making the request for the office building non-beneficial and expensive.

Ultimately, if the applicant does not have the office building, they meet the parking requirements and they could proceed. But, the challenge is the Commission's role to protect the community's interests to not see a parking lot fronting a major road or a parking lot with either temporary or long-term trees masking the parking lot.

He was hoping for a compromise to put parking on the top or bottom that would allow CTC's business needs, have a much better facility for its students and to address community interests. Not discussed was that the existing building is at a 45-degree angle to the front of the street now, and he was not sure a temporary space could be created in the future office building area to add capacity. The current plan does not solve parking and frontage requirements and he was hesitant to solve it for the applicant.

Chair Balch said he believes the Commission is uniform in its comments. The Commission would love this to work, but frontage is important. He said he was more worried that if the Commission approved the project as presented, 50 to 70 people would not have a parking space and, in this area this is not feasible. It might be that the training facility could downsize or that the parking ratios might be incorrect, but the underlying element was that parking is needed for people being trained at the site.

Commissioner Ritter asked if the applicant ever discussed selling the front portion of the property to a developer and possibly consider applying for a lot line adjustment.

Mr. Beaudin said they discussed this in concept but it comes down to the parking requirements for a 67,000-square-foot training facility. When removing property, it makes less land for parking.

Commissioner Ritter asked if a parking structure was considered for this area.

Mr. Beaudin stated staff did not talk about structured parking on the site with the applicant given the cost per space.

Chair Balch said he likes the design of the storefront jetting out. If the applicant returned and kept the building in that spot but somehow moved the new building closer to the old building and created a grand entry, even though there would be parking viewed to get there he said he might be more amenable to that sort of plan if there was not another solution. He referred to the first rendering on Sheet AAO which he liked, but noted the view was not completely accurate.

Vice Chair Nagler agreed and said more thought must go into it.

**Commissioner Allen moved to continue PUD-125 to a meeting date uncertain, with emphasis to the applicant on a plan that addresses parking, building presence on Santa Rita Road and streetscape.**

**Commissioner Nagler seconded the motion.**

**ROLL CALL VOTE:**

|                 |   |
|-----------------|---|
| <b>AYES:</b>    | <b>Commissioners Allen, Balch, Nagler, O'Connor, and Ritter</b> |
| <b>NOES:</b>    | <b>None</b>   |
| <b>ABSENT:</b>  | <b>None</b>   |
| <b>ABSTAIN:</b> | <b>None</b>   |

**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.)**

Commissioner Brown reported out on the Bicycle, Pedestrian and Trails Committee meeting and improvements in the downtown.

**b. Future Planning Calendar**

Staff reported on adjustments to upcoming agenda items, stating staff will bring the Sunflower Hill project to the Commission in January and the City Council will receive an update on the Downtown Specific Plan on December 19<sup>th</sup>.

**c. Actions of the City Council**

No items were discussed or actions taken.

**d. Actions of the Zoning Administrator**

No items were discussed or actions taken.

**e. Matters for Commission's Information**

No items were discussed or actions taken.

**f. Matters for Commission's Action**

(1) Approve public street names for PUD-25, Lund Ranch

**Commissioner Nagler moved to approve public street names for PUD-25, Lund Ranch. Commissioner Allen seconded the motion.**

**ROLL CALL VOTE:**

|                 |   |
|-----------------|---|
| <b>AYES:</b>    | <b>Commissioners Allen, Balch, Nagler, O'Connor, and Ritter</b> |
| <b>NOES:</b>    | <b>None</b>   |
| <b>ABSENT:</b>  | <b>None</b>   |
| <b>ABSTAIN:</b> | <b>None</b>   |

(2) Adoption of Planning Commission Schedule of Meeting Dates for 2018

**Chair Balch moved to accept the Planning Commission Schedule of Meeting Dates for 2018.**

**Commissioner Allen seconded the motion.**

**ROLL CALL VOTE:**

|                 |   |
|-----------------|---|
| <b>AYES:</b>    | <b>Commissioners Allen, Balch, Nagler, O'Connor, and Ritter</b> |
| <b>NOES:</b>    | <b>None</b>   |
| <b>ABSENT:</b>  | <b>None</b>   |
| <b>ABSTAIN:</b> | <b>None</b>   |

(3) Selection of Planning Commission Chair and Vice Chair for 2018

**Chair Balch moved to appoint Vice Chair Nagler as Chair and Commissioner O'Connor as Vice Chair for 2018.**

**Commissioner Ritter seconded the motion.**

**ROLL CALL VOTE:**

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

(4) Selection of Sub-Committee Representatives for 2018

**Chair Balch moved to appoint Commissioner Ritter as Representative to the Bicycle, Pedestrian and Trails sub-committee and Commissioner Allen as Alternate, and Commissioner Brown as Secondary Alternate; and retain the current representatives for the Heritage Tree Board of Appeals sub-committee of Commissioners Allen and O'Connor as Representatives and Chair Balch as Alternate. Commissioner Allen seconded the motion.**

**ROLL CALL VOTE:**

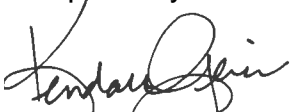
**AYES:** Commissioners Balch, Allen, Nagler, O'Connor, and Ritter  
**NOES:** None  
**ABSENT:** None  
**ABSTAIN:** None

**9. ADJOURNMENT**

Chair Balch adjourned the meeting at 9:16 p.m. and thanked the Commission for their support during his service as Chair.

Vice Chair Nagler and Commissioners recognized the great work of Chair Balch.

Respectfully submitted,



Kendall Granucci  
Recording Secretary