

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

APPROVED

Wednesday, October 25, 2017

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

CALL TO ORDER

The Planning Commission Meeting of October 25, 2017, was called to order at 7:00 p.m. by Chair Balch.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Balch.

1. ROLL CALL

Staff Members Present: Adam Weinstein, Deputy Director of Community Development; Julie Harryman, Assistant City Attorney; Jennifer Hagen, Associate Planner; Natalie Amos, Associate Planner; Megan Canales, Assistant Planner; and Kendall Granucci, Recording Secretary

Commissioners Present: Commissioners Nancy Allen, David Nagler (arrived at 7:20 p.m.), Greg O'Connor, Herb Ritter, and Chair Jack Balch

Commissioners Absent: Commissioner Brown

2. APPROVAL OF MINUTES

a. September 13, 2017

Commissioner Ritter moved to approve the Minutes of the September 13, 2017 meeting, as submitted.

Commissioner O'Connor seconded the motion.

ROLL CALL VOTE:

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

The Minutes of the September 13, 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 on behalf of staff to consider Item 6.b. as the first Public Hearing item.

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. P17-0855, Clifton Sorrell for KFC

Application for Design Review to demolish the existing 2,132-square-foot KFC restaurant building with drive-through and construct an approximately 2,479-square-foot restaurant building with drive-through and related site improvements at 1803 Santa Rita Road. Zoning for the property is PUD-C (Planned Unit Development - Commercial) District.

Commissioner Ritter moved to approve Case P17-0855, subject to the Conditions of Approval as listed in Exhibit A of the Staff Report and revised per the memo from staff dated October 25, 2017.

Commissioner Allen seconded the motion.

ROLL CALL VOTE:

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

Resolution PC-2017-25 approving Case P17-0855 was entered and adopted as motioned.

6. PUBLIC HEARING AND OTHER MATTERS

Item 6.b. was considered as the first Public Hearing item.

b. Mapping of Southeast Hills

Provide comments on mapping of the Southeast Hills pursuant to Measure PP (the “Save Pleasanton’s Hills and Housing Cap Initiative”).

Adam Weinstein presented the Agenda Report.

Commissioner Allen asked if this mapping would have affected the Lund Ranch application.

Mr. Weinstein replied, in considering the Lund Ranch application staff used the last hill approach. Had this proposed method been used instead, not much would have changed.

Commissioner Ritter asked if there are industry standards, or if different surveyors would come up with same approach.

Mr. Weinstein answered, there aren’t any standards but surveyors would likely agree with our outcome. He elaborated that there are no other slope mapping ordinances in nearby cities, that all are mapped by location and not slope. GIS mapping is, however, an industry standard.

Chair Balch asked if the 100 feet is measured vertical or horizontal, specifically regarding the conversation the City Council had when considering Lund Ranch.

Mr. Weinstein stated the City Council decision was to measure within 100 vertical feet of the building pad.

THE PUBLIC HEARING WAS OPENED

Angela Ramirez-Holmes provided comments regarding the history of Measure PP. She expressed concern with measuring from valley floor. Ms. Ramirez-Holmes argued it would be an overreach, that it is not mentioned in PP, and it should be measured from the top of the ridgeline not the valley floor. She reasoned the proposed mapping is restrictive than Measure PP intended. Environmentally, the valley floor, she said, also needs protected.

THE PUBLIC HEARING WAS CLOSED

Chair Balch asked staff to provide a response to the speaker’s questions.

Mr. Weinstein responded to the speaker’s question, agreeing there are other methods to measure slope and explaining the proposed method was settled on based on previous conversations. He explained why the last hill method is subjective. Mr. Weinstein elaborated on the 200-foot setback, stating it is very protective of ridgelines,

but it's only pursuant to new development over 10 units. He acknowledged some existing neighborhoods would not be compliant, and explained that this mapping would not affect infill or additions, only new development projects. Mr. Weinstein affirmed the Lund Ranch project had already been approved and therefore would not be subject to this mapping.

Commissioner O'Connor clarified, the measurement is taken not vertically up from the valley floor but rather down from the bottom of the ridge. In other words, it's not the elevation from sea level.

Mr. Weinstein confirmed Commissioner O'Connor's explanation was correct.

Chair Balch asked clarifying questions about the "end of the ridge."

Mr. Weinstein clarified methods of how the measurements are taken.

Chair Balch asked clarifying questions about the "slope greater than 25 percent" and whether it covers the same area as the ridgeline measurement. He noted there is little difference in the slope lines versus ridge lines in terms of development limitations.

Mr. Weinstein recognized the two areas overlap.

Commissioner O'Connor acknowledged staff took a comprehensive look at the mapping and recognized the compromises made produced a good result. He suggested the spurs could be defined as major and minor based on length, height, and slope; and he commented as they are drawn now, they could almost be interpreted as ridgelines. Commissioner O'Connor proposed the spurs be better defined.

Chair Balch remarked the spurs in question would be protected by the "slope greater than 25 percent" language.

Commissioner O'Connor agreed, but again, depending on the slope and direction of the spur, if it parallels the ridge from different viewpoints, it could may not truly fit the definition of spurs.

Commissioner Allen thanked staff. She remarked the proposed mapping balances the intent of PP to protect hills while still allowing development at the lower levels. Commissioner Allen agreed with Staff's direction to define something that is replicable and easily understood by developers. She agreed with Commissioner O'Connor's comment that the definition for spurs should be evaluated to consider the different viewpoints of spurs and how they could look like a ridge depending on perspective.

Chair Balch asked Commissioner Allen to clarify if she would like spurs to have more or less restriction than currently proposed.

Commissioner Allen replied she would like them to be more protected.

Chair Balch asked staff to clarify, his understanding was that if the slope was greater than 25 percent then the development would be prohibited.

Mr. Weinstein offered to explore the concerns prior to taking the project to City Council. He elaborated on the geology of the slopes and pointed out where they are not covered by the 25 percent slope. Mr. Weinstein explained that those areas not covered would be very difficult to develop based on the topography, but agreed to consider other criteria which could be used to define spurs and to take those recommendations to the City Council.

Commissioner O'Connor pointed out on the map an example of a spur he had concern with to better explain his reservations.

Chair Balch agreed and recounted the requests of Commissioners O'Connor and Allen to evaluate the definition of spurs. He asked the Commission if they would agree to have staff present the alternatives to the City Council.

The Commission agreed unanimously.

Commissioner Allen moved to approve the mapping of the Southeast Hills per staff's recommendation with the added recommendation to present alternatives regarding the definition of spurs to the Council.

Commissioner O'Connor seconded the motion.

ROLL CALL VOTE:

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

Resolution PC-2017-26 recommending approval of the proposed mapping of the southeast hills was entered and adopted as motioned.

a. PUD-129, Sunflower Hill

Workshop to review and receive comments on an application for a Planned Unit Development (PUD) development plan to construct an affordable 31-unit multi-family residential community for individuals with special needs including an approximately 5,000-square-foot community building with associated site improvements on a vacant 1.64-acre site to be dedicated to the City located at 3780 Stanley Boulevard (Future 3701 Nevada Street). Zoning for the property is PUD-HDR (Planned Unit Development – High Density Residential) District.

Chair Balch recused from the project and left the Chamber.

Jennifer Hagen presented the Agenda Report.

Commissioner Ritter asked for clarification if the number of units (31) included permeant staff.

Ms. Hagen replied there is onsite property management. Also, Sunflower Hill will tentatively retain one unit for operational purposes to back-up the property management.

Commissioner Ritter asked how many residents in Sunflower hill are expected to drive a car or use parking spaces.

Ms. Hagen replied, Sunflower Hill does not anticipate any residents will drive.

Commissioner Ritter inquired if the community center will be available for non-Sunflower Hill events.

Ms. Hagen answered it has not yet been negotiated. There is a chance Sunflower Hill may have a one-night per week class or they may partner with outside organizations such as Open-Heart Kitchen or Meals on Wheels to allow a small staff to utilize the kitchen but there is no intention of opening the space for daily events or as a rented gathering space.

Commissioner Allen requested to view the materials board.

Ms. Hagen did not have the materials board available but assured Commissioner Allen the planning staff supports the materials chosen and explained they are complementary to the single-family homes surrounding the project and to similar projects in town.

Commissioner Allen asked if the wood is manufactured or real.

Mr. Weinstein replied it is likely manufactured because it is very rare to use real wood these days due to durability and insurance issues.

Commissioner Ritter asked if the architect for Sunflower Hill is the same as Irby Ranch.

Ms. Hagen answered, yes, the Dahlin group is the architect for both projects.

Vice Chair Nagler expressed concern regarding the lack of articulation and the appearance of the siding on the computer-generated renderings, stating the buildings, as proposed, may devolve over time into institutional-looking buildings. He articulated if staff is comfortable with the siding material and if the Dahlin group says the architecture will complement the residences, then his concern may be moot. He asked staff if his concerns were a product of poor renderings or if they were accurate interpretations of the actual design.

Ms. Hagen assured Commissioner Nagler improved renderings and material samples would be provided at the next Planning Commission meeting. She explained, staff has been working with the architect group to provide more articulation around the window trim and that the horizontal articulation is appropriate but not visible in the provided renderings. Ms. Hagen said staff will continue to work with the applicant to address his concerns.

Vice Chair Nagler referenced the Irby Ranch project architecture and asked if the change in developer and builder would result in a redesign of the architecture previously approved by Council.

Ms. Hagen explained the flexibility in design allowed in the Conditions of Approval for Irby Ranch. She elaborated, the Dahlin Group will be modifying the architecture, but will not change the size, footprint, or height of the buildings. The Sunflower Hill buildings will be designed to have consistency with the surrounding single-family residences.

Mr. Weinstein informed the Commission the architectural changes are required to be as good or better than what was previously approved.

Vice Chair Nagler requested the Commission be informed if the changes are significant.

Mr. Weinstein said yes and mentioned staff had reviewed very preliminary designs from the Dahlin group and the proposed changes did not deviate much from the approved plans.

Vice Chair Nagler asked who is responsible for ongoing maintenance of the facility, inside and out.

Ms. Hagen answered, the applicant would be responsible, however the details have not yet been worked out.

THE PUBLIC HEARING WAS OPENED.

Jeanine, applicant, provided gratitude to staff and requested the Commission's support of the project.

Kurt Phelbert, Dahlin Group (architect), provided comments regarding the architecture and explained how the Irby Ranch project will complement the architecture of this proposed project. He mentioned the bicycle and pedestrian focus in the design.

Vice Chair Nagler asked about the reconfiguration of the park space to allow pass-through.

Mr. Phelbert described the visual opening between the two communities and the safety features of the design.

Commissioner Ritter asked if the basketball court would have lights.

Mr. Phelbert replied no, it would not be available after sunset.

Vice Chair Nagler asked how many homes are adjacent to the sport court.

Mr. Phelbert pointed out the two homes and their configuration with the wall around the sport court.

Commissioner O'Connor questioned the bike storage for 16 bikes and if it is adequate if there will be upwards of 36 beds.

Mr. Phelbert acknowledged there are systems that allow stacking of bikes but stated those are not as favorable for this user group due to the difficulty to operate.

Vice Chair Nagler asked how they arrived at 16.

Mr. Phelbert did not have an explanation.

Commissioner O'Connor asked about the architecture articulation and if it is tending towards the look of a school more so than the look of a home. He requested the windows be redesigned to add relief.

Mr. Phelbert commented on the intent behind the design for natural light and liveliness.

Vice Chair Nagler commented on the quality and consistency of visuals provided.

Commissioner O'Connor agreed the buildings on the inside of the corridor are more interesting than those on the outside.

Mr. Phelbert rebutted, the visuals are all stills of the same 3D model. He clarified some sides reflect better than others in stills but assured the architecture is consistent on all sides of the building.

Commissioner Allen agreed with Vice Chair Nagler and Commissioner O'Connor's comments. She expressed additional concern with the materials and ongoing maintenance.

Mr. Phelbert explained the materials were selected based on durability and with consideration of weathering.

THE PUBLIC HEARING WAS CLOSED.

Discussion Points

1. *Are the overall site plan, access/circulation, and parking acceptable?*

Commissioner O'Connor supports the site plan and access points security and was satisfied to see 39 beds proposed. He advised parking to be carefully considered to address the needs of those using the facility.

Commissioner Ritter agreed with Commissioner O'Connor. He suggested the parking lot have a drop-off area in addition to the dedicated parking spaces. Commissioner Ritter supports the sport court layout and the entrance/exit off Nevada Street. He advised staff to consider the site line for left and right turns off Nevada Street.

Commissioner Allen agreed with the previous comments and appreciated how the building connects with the surrounding neighborhood.

Vice Chair Nagler agreed with and echoed the previous comments.

2. Are the building architecture, design, colors, and materials, acceptable?

Vice Chair Nagler acknowledged the comments previously provided regarding the architecture and design.

Commissioner O'Connor appreciates the farmhouse style, and encouraged the architect to consider modifying the exterior design to mirror the well-done interior design.

Commissioner Ritter agreed. He suggested adding parapets to the rooflines and he cautioned the color choice of grey and light grey noting it should however complement the surrounding development.

Commissioner Allen shared a photo to explain the Commission's comments regarding articulation and parapets. She suggested differentiated materials such as brick work, or use of colors.

Vice Chair Nagler advised the building should reflect the surrounding neighborhood.

3. What other information would assist the Commission in its discussion on the proposal? Do you have any other comments on the project?

Commissioner Allen asked for enhanced visuals of the landscaping, specifically on Page 7 of the Agenda Report. She suggested vines, trellis', trees, etc, to show what the view from the outside would look like.

Vice Chair Nagler echoed Commissioner Allen's comment.

The discussion was concluded.

Chair Balch returned to the Chamber.

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.)

Chair Balch acknowledged the upcoming Heritage Tree Board of Appeals hearing on November 8.

Commissioner Ritter reported the Bicycle, Pedestrian, and Trails Committee was canceled. He shared information regarding the Downtown Specific Plan Update, specifically outreach events such as the upcoming Community Meeting on November 1 and the online survey available on the project website.

Commissioner O'Connor asked staff to provide public feedback on the pilot parklet.

Mr. Weinstein shared comments regarding the parklet.

Chair Balch reflected on the Mayor's Awards dinner.

b. Future Planning Calendar

Mr. Weinstein reported out on the upcoming agenda items.

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.

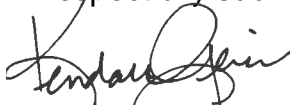
e. Matters for Commission's Information

No items were discussed or actions taken.

9. ADJOURNMENT

Chair Balch adjourned the meeting at 9:02 p.m.

Respectfully submitted,



Kendall Granucci
Recording Secretary