

## PLANNING COMMISSION MEETING MINUTES

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

**APPROVED**

**Wednesday, July 26, 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 July 26, 2017, was called to order at 7:00 p.m. by Commissioner O'Connor.

### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner O'Connor.

### **1. ROLL CALL**

Staff Members Present: Gerry Beaudin, Director of Community Development; Adam Weinstein, Planning Manager; Julie Harryman, Assistant City Attorney; Jennifer Hagen, Associate Planner; and Kendall Granucci, Recording Secretary

Commissioners Present: Commissioners Nancy Allen, Justin Brown, Greg O'Connor and Vice Chair David Nagler (arrived at 7:13 p.m.)

Commissioners Absent: Commissioner Herb Ritter and Chair Jack Balch

### **2. APPROVAL OF MINUTES**

#### **a. June 28, 2017**

Consideration of the Minutes of the June 28, 2017 meeting were continued at the request of the Commission.

### **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**

There were no revisions 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. PUD-125, Carpenter's Training Center**

Workshop to review and receive comments on an application for a Planned Unit Development (PUD) development plan to demolish an existing, approximately 68,000-square-foot building and construct an approximately 87,000-square-foot two-story Carpenter's Training Facility (CTF) building and outdoor training and storage yard, and a pad for a future, approximately 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.

Jennifer Hagen presented the Staff Report and described the key elements of the proposal.

Vice Chair Nagler asked staff to clarify the nature of the outdoor training.

Ms. Hagen responded there would be no change from the current activities or hours, which include for example concrete masonry, framing, and electrical power tools. She clarified that the current PUD restricts power tool use but discovered that the Carpenter's Training Facility (CTF) had been using them for many years without complaints.

Commissioner Allen asked staff to what degree the Commission should be endorsing the subdivision of the site.

Ms. Hagen asked the Commission to consider the overall site concept and noted the traffic and parking analysis will be provided at the next Planning Commission meeting.

Commissioner Brown asked if the future office building was intended to be used by CTF or if it would be sold or leased to a different tenant.

Ms. Hagen said CTF would like to sell the building to be developed separately.

Vice Chair Nagler asked how many parking spaces are required under the current PUD for CTF.

Ms. Hagen answered the original approval was for 430 which was later revised to 266 through the approval of a PUD Minor Modification. The Pleasanton Municipal Code (PMC) required 215 spaces.

Commissioner Allen asked how many of those parking spaces are typically occupied and if staff knows how many people are using alternate modes of transportation such as biking or carpooling.

Ms. Hagen replied that according to the submitted narrative approximately 180 stalls are occupied during peak hours and that staff does not know the means of transportation. She assured Commissioner Allen that with the completion of the Traffic Impact Analysis the proposed parking would meet the PMC requirement.

Vice Chair Nagler asked if there would be adequate parking available during all phases of construction.

Ms. Hagen said yes and explained that once the Traffic Impact Analysis was completed staff would work with the applicant to make sure adequate parking would be available during all construction phases. For example, some training may need to be moved off-site during construction if parking is not sufficient.

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

Curtis Kelly, a regional representative for CTF, spoke on the history and future goals of the organization.

Commissioner O'Connor asked why the existing building would not be demolished prior to the construction of the new building.

Mr. Kelly replied the space is required for operations to continue because the other campuses are already impacted or are too far away (Fresno). He explained how three programs would be moving off-site to Fairfield whereby alleviating some burden on Pleasanton.

Steve Guest, architect, added commentary on how the existing building has a disproportionate amount of office space to shop space and how the new building, while not the best footprint to work with, will allow for more shop space.

Vice Chair Nagler asked the applicant team to explain the timing and plans for the office building.

Mr. Guest replied the construction timing is unknown and that in the meantime it will be a graded pad.

Commissioner Allen asked if any consideration was given to keeping the CTF facing Santa Rita Road.

Mr. Guest responded the building didn't fit well in the space.

Vice Chair Nagler asked if the needs could be met across several buildings, in a campus-like design.

Mr. Guest replied it is more cost effective to build one building.

Commissioner Allen asked if it were necessary to downscale the on-site classes, what would be the alternate locations for students to take courses.

Mr. Kelly reiterated how the other campuses are all impacted and therefore there would not be any ideal off-site location.

Commissioner Brown asked if all classes have shop components or if some classes could be taught in classroom-only settings.

Mr. Kelly answered CPR and blueprint classes are classroom only courses, however, most courses require shop components as defined by state curriculum requirements.

Commissioner O'Connor asked the applicant to comment on the reasoning for leaving the pad unpaved, restricting future development layouts, with full knowledge that staff is concerned about the presence on Santa Rita Road.

Mr. Guest replied the applicant team would be willing to discuss layout options with staff to stretch the frontage on Santa Rita Road.

Vice Chair Nagler addressed the noise concern mitigation measure of building a sound wall and asked the applicant team if they would be flexible on the location of the outdoor training yard.

Mr. Guest explained how the location was chosen for accessibility to the rear of the building where equipment can be locked and stored and near classrooms to minimize the distance the students need to travel throughout the class. He added how the corner of the yard is not usable learning space but is used for bioretention, and that fire access must be considered. Mr. Guest also commented on the height of the wall, explaining how the wall is 8 feet tall but that the CTF property is roughly 4 feet higher than the adjacent assisted living facility property making the wall effectively 12 feet tall.

Commissioner Allen asked how close the nearest residents are to CTF's other facilities.

Mr. Guest answered there were no comparable layouts.

Ben Dutere, a nearby employee, spoke in support of the project.

Rocio Overa, a resident and student of CTF, spoke in support of the project.

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

### *Discussion Point #1*

*What refinements to the site plan could improve the project?*

Commissioner Brown commented that he liked the design of the building but was hesitant to leave the large frontage on Santa Rita Road unoccupied or occupied by parking for an unknown length of time. He agreed that the site is oddly shaped but said; aside from maintaining current operations he doesn't see anything precluding the applicant from shifting the yard away from the adjacent assisted living facility.

Commissioner Allen agreed with Commissioner Brown, and added that she would like to see design alternatives at the next hearing. Specifically, she asked to see design alternatives with the CTF building being the focal point on Santa Rita Road. Commissioner Allen also commented on the trees and asked the applicant to consider preserving more of the Heritage Trees along the border of the property, particularly numbers 1 – 16 on the plans, the trees that back the Iron Horse Trail and on the side by Mohr Avenue.

Commissioner O'Connor agreed with the comments regarding the building frontage on Santa Rita and the Heritage Tree preservation. He added, however, he did not want to burden the applicant to the point they would consider leaving Pleasanton as they are a valued tenant. Commissioner O'Connor asked the applicant if the wall that goes behind the medical building stops at the far right corner of the lot.

Mr. Kelly responded the wall behind the storage facility is against the CTF property line so it would dovetail into it, however, if a cyclone fence were permitted rather than a wall then the trees could be preserved. He explained how noise mitigation was of greater concern than tree preservation and therefore the trees were marked for removal.

Commissioner Allen asked Commissioner O'Connor how he is able to consider the future building without knowing if or when it will ever be developed.

Commissioner O'Connor replied that while he doesn't know what the future building will look like he doesn't want to see an unpaved pad on the site which would restrict future development. He explained his preference for landscaping and paving in a way that would encourage future development.

Vice Chair Nagler agreed with Commissioner O'Connor's comment on not becoming so rigid that CTF would leave Pleasanton. He explained to the applicant that the concern is less about ultimate site design and more about timing. Vice Chair Nagler said the concern is an empty space on a highly trafficked corridor for an undetermined length of time. He gave the applicant three options to explore: (1) explore the feasibility of a campus and whether it could provide all the spaces at full build-out that CTF could occupy or lease out; (2) construct the building as proposed, demolish the existing building, and provide a community benefit on that vacant site, such as a park or landscaping, until the site gets developed; and (3) proceed with the entire project and not phase the construction of the buildings – keep the existing building, build the new building, tear down the existing building, and immediately construct a building on Santa Rita Road.

Mark Taylor, investor's group representative, responded to the Commission's comments stating the applicant team did not spend much time on the design and layout of the front office building, however, they understand now that it is a top concern. He told the

Commissioner the applicant is not set on the proposed design and would be willing to provide alternatives to the Commission.

Vice Chair Nagler encouraged the applicant to work with staff on alternatives.

Commissioner Allen commented on the Traffic Impact Analysis and how the type of development that occurs could change the report and potentially double the current traffic, so until the report comes out it's unclear whether or not the Commission would want to approve a subdivision for a retail or office building.

The Commission unanimously agreed with Commissioner Allen's comment.

Commissioner Brown added that of the three options Vice Chair Nagler presented he is in favor of option three, pending the results of the Traffic Impact Analysis, and that he would prefer to approve the entire project as one PUD.

Commissioner Allen mentioned she is in favor of the campus design.

Discussion Point #2

*Are the design, colors, materials, and height of the proposed CTF building acceptable?*

The Commission unanimously provided compliments to the architects and support for the design, colors, materials, and height of the proposed CTF building.

Discussion Point #3

*Does the Commission have any initial feedback on the proposed outdoor operations?*

The Commission unanimously agreed on a request for a noise study for the sound block wall to assess whether or not it would successfully mitigate noise impacts of the activities that would occur in the yard.

Discussion Point #4

*What other information would assist the Commission in its decision on the proposal? Do you have any other comments on the project?*

Commissioner O'Connor reiterated his previous comment in support of a multi-building or campus type design.

Commissioner Allen asked staff to address parking concerns, especially during construction phases, and to consider construction crew and equipment storage in their analysis. She also suggested consideration of a bike corral or on-site showers to encourage students and/or employees to bike.

Vice Chair Nagler agreed with the previous comments and acknowledged that the Traffic Impact Analysis report would determine any parking challenges.

**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 summarized the discussion held at the July 25, 2017 Downtown Specific Plan Task Force Meeting and announced there will not be a meeting in August, the next meeting will be in September.

Commissioner Allen reported that the Bicycle, Pedestrian, and Trails Committee meeting was canceled.

**b. Future Planning Calendar**

Mr. Weinstein gave an overview of 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**

Vice Chair Nagler adjourned the meeting at 8:41 p.m.

Respectfully submitted,



Kendall Granucci  
Recording Secretary