

Planning Commission Staff Report

July 26, 2017
Item 6.a.

- SUBJECT:** Workshop for PUD-125
- APPLICANT/
PROPERTY
OWNER:** Mark Taylor
Carpenters Training Trust Fund
- PURPOSE:** 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
- GENERAL PLAN:** Retail/Highway/Service Commercial/Business and Professional Offices
- ZONING:** Planned Unit Development – Office/Central Commercial (PUD-O/C-C) District
- LOCATION:** 2350 Santa Rita Road
- EXHIBITS:**
- A. [Planning Commission Workshop Discussion Points](#)
 - B. [Narrative dated "Received July 18, 2017" and Development Plans dated "Received May 10, 2017"](#)
 - C. [PUD-81-12 Planning Commission Staff Report and City Council Ordinance No. 988](#)
 - D. [Preliminary Review Comment Letter dated June 20, 2017](#)
 - E. [HortScience Tree Report dated May 8, 2017](#)
 - F. [Applicant's Public Outreach Flyer](#)
 - G. [Location and Notification Map](#)

RECOMMENDATION

Staff recommends that the Planning Commission review the proposed development project, hear public comment, and provide comments to staff and the applicant on the project. No formal action on the application will be taken at this time.

EXECUTIVE SUMMARY

The applicant, Mark Taylor, on behalf of Carpenters Training Trust Fund, is proposing to demolish the existing 67,619-square-foot CTF building and construct an approximately 87,000-square-foot two-story 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 on an 8.13-acre lot located at 2350 Santa Rita Road. The proposed project is being presented to the Commission as a workshop, providing the Commission with an opportunity to review the project, hear public comment, and give direction to staff and the applicant – no formal action will be taken on the application at this time. When the project is ready for public hearing, staff will present the application to the Planning Commission, and a final decision will be made by the City Council. A list of discussion topics and questions are included in the body of this report and in [Exhibit A](#).

BACKGROUND

In 1981, the City Council approved PUD-81-12 to allow for the construction of a combination office building and CTF, outdoor training yard, and 430 parking stalls. The Planning Commission staff report and City Council Ordinance No. 988 are attached for reference. The CTF has continually been in operation at the subject location since that time.

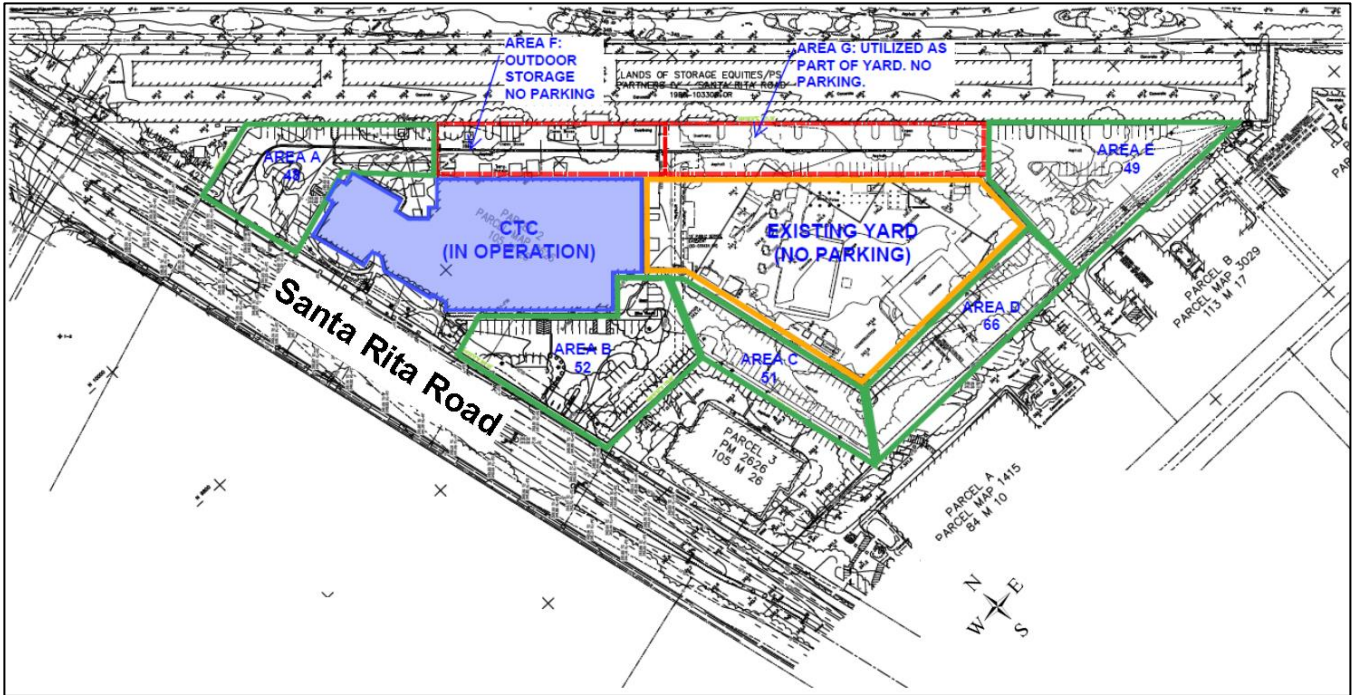
On March 1, 2017, the applicant submitted a Preliminary Review application for a Planned Unit Development (PUD) development plan application to demolish the existing CTF building and construct an approximately 87,000-square-foot two-story CTF building and outdoor training and storage yard and a pad for a future, approximately 17,000-square-foot office building with associated site improvements on the subject site. After reviewing the application, staff was generally supportive of the project and provided the applicant with a comment letter dated June 20, 2017 ([Exhibit D](#)). Comments that were provided encouraged the applicant to reconsider the placement of the proposed CTF building to provide more of a street presence along Santa Rita Road. Concerns were also raised regarding: the location of the outdoor training yard; potential noise impacts on adjacent neighbors; and the amount of parking provided, including whether there was sufficient parking to accommodate demand at the facility during all phases of construction and build-out.

On May 10, 2017, the applicant submitted an application for a PUD development plan to construct the new CTF and future building pad. The site design and layout was nearly identical to the Preliminary Review submittal.

AREA AND SITE DESCRIPTION

The approximately 8.13-acre project site is currently developed with the existing CTF, including offices. Although the site was originally approved and constructed with 430 parking stalls, the applicant has indicated that only 266 parking stalls are currently utilized due to an expansion of the outdoor training yard and storage areas as shown in Figure 1 that was approved in 1999. Staff has confirmed that there have not been any known parking complaints or Code Enforcement violations associated with the current parking conditions. Access to the site is provided by three driveways off Santa Rita Road. The arborist report (included as [Exhibit E](#)) indicates that there are a total of 100 trees on-site and 36 trees off-site with canopies extending into the property.

Figure 1: Site Area



The properties adjacent to and within the immediate vicinity of the site include a variety of commercial and residential uses such as public storage to the northeast (zoned I-P (Industrial Park) District); multi-tenant medical and professional office buildings (zoned O (Office) District), and Eden Villa assisted living and memory care facility (zoned PUD-C/O (Planned Unit Development-Commercial/Office) District) to the south; a small office building (zoned O (Office) District) directly to the west with multi-family apartments (zoned RM-2,000 and RM-1,500 (Multi-Family Residential)) and Bicentennial Park across Santa Rita Road. Figures 2 and 3 show the site and the surrounding area.

Figure 2: Surrounding Land Uses

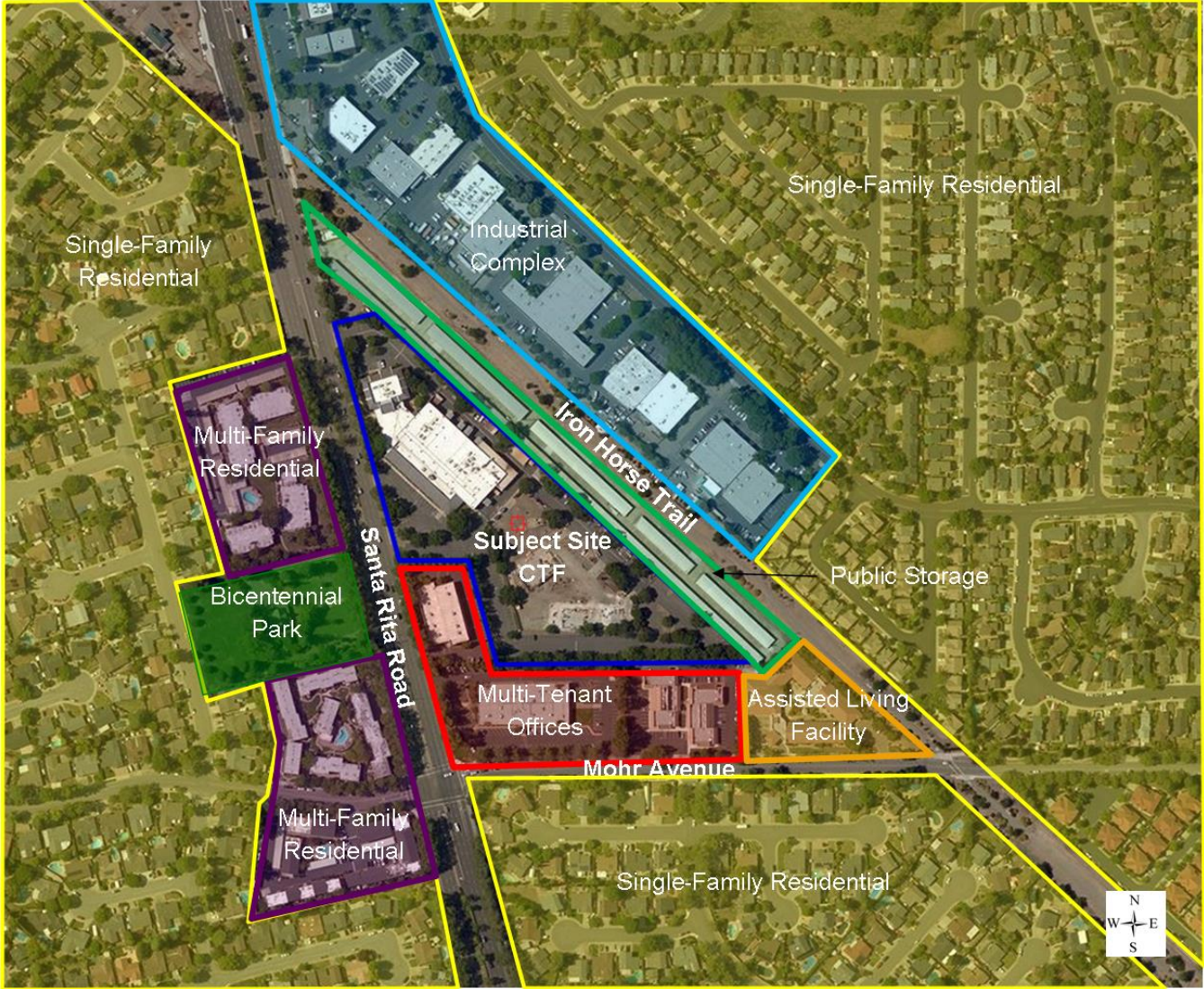


Figure 3: Surrounding Zoning

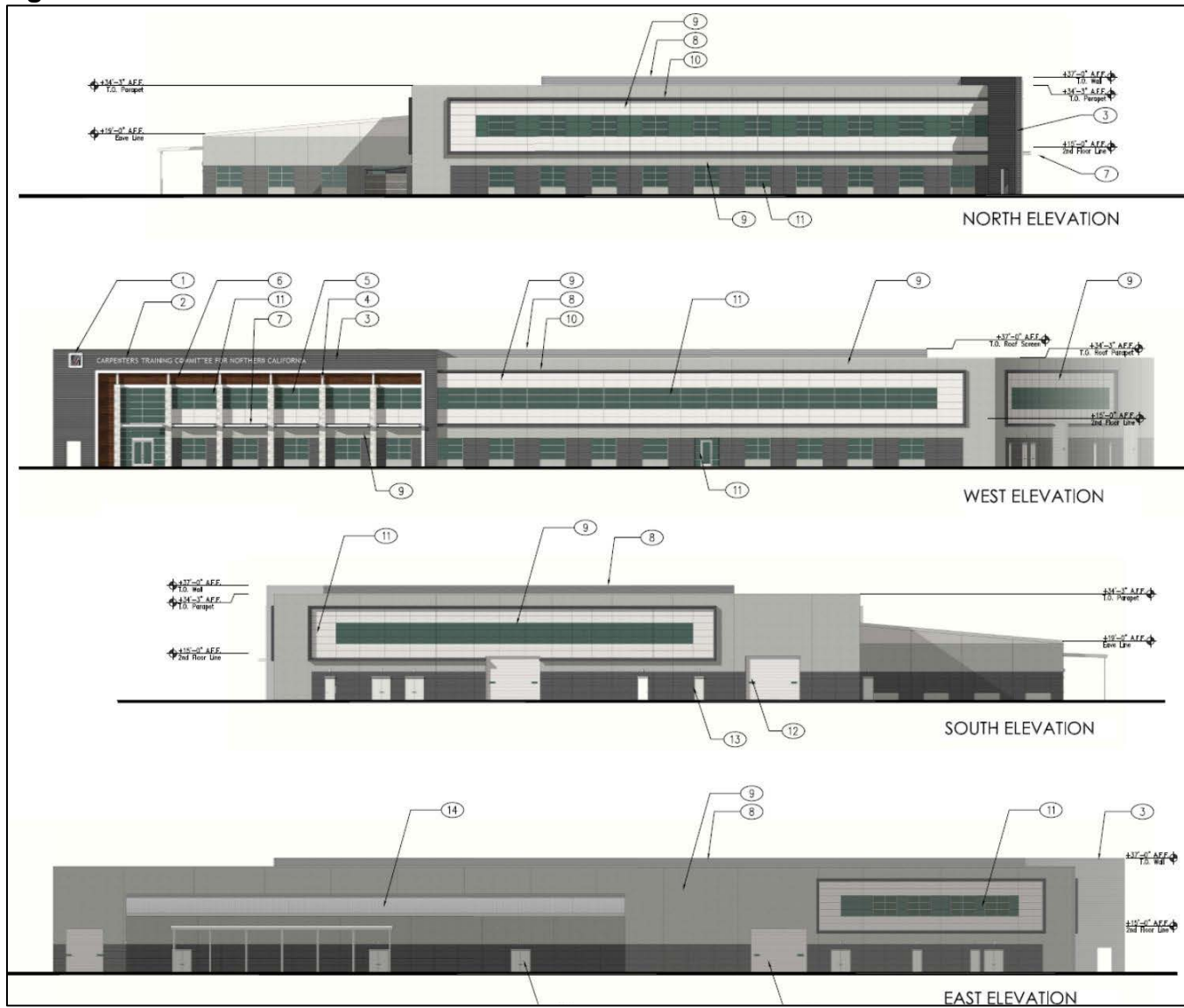


PROJECT DESCRIPTION

The applicant is proposing to demolish the existing 67,619-square-foot CTF building and construct an approximately 87,000-square-foot two-story CTF building and a pad for a future, approximately 17,000-square-foot office building with associated site improvements on an 8.13-acre lot. The new CTF will also include an approximately 68,000-square-foot outdoor training and storage yard. The new facility and office pad would include a total of 338 parking stalls throughout the site. The proposed site plan is included in Figure 4. The applicant is proposing to continue operating the existing CTF during construction of the new facility in order to meet the apprentice training needs in the area and has provided a phasing plan with proposed parking calculations during all phases of construction. The project characteristics are described below; project plans and a narrative are included as Exhibit B.

building would be a single-story section with a sloping standing seam metal roof. The building would have a maximum height of 37 feet, measured from finished grade to the top of the roof-top equipment screen, and 34 feet to the top of the parapet. Rollup doors are proposed on the south and east elevations of the building. A covered trash enclosure, matching the architectural style and colors of the building, would be located along the east property line adjacent to the Public Storage facility and would be surrounded by evergreen shrubs. Architecture for the future office building has not been provided with this application and is therefore not under consideration at this time. Architecture and final design details for the future office building would require a subsequent approval through PUD development plan approval.

Figure 5: Elevations

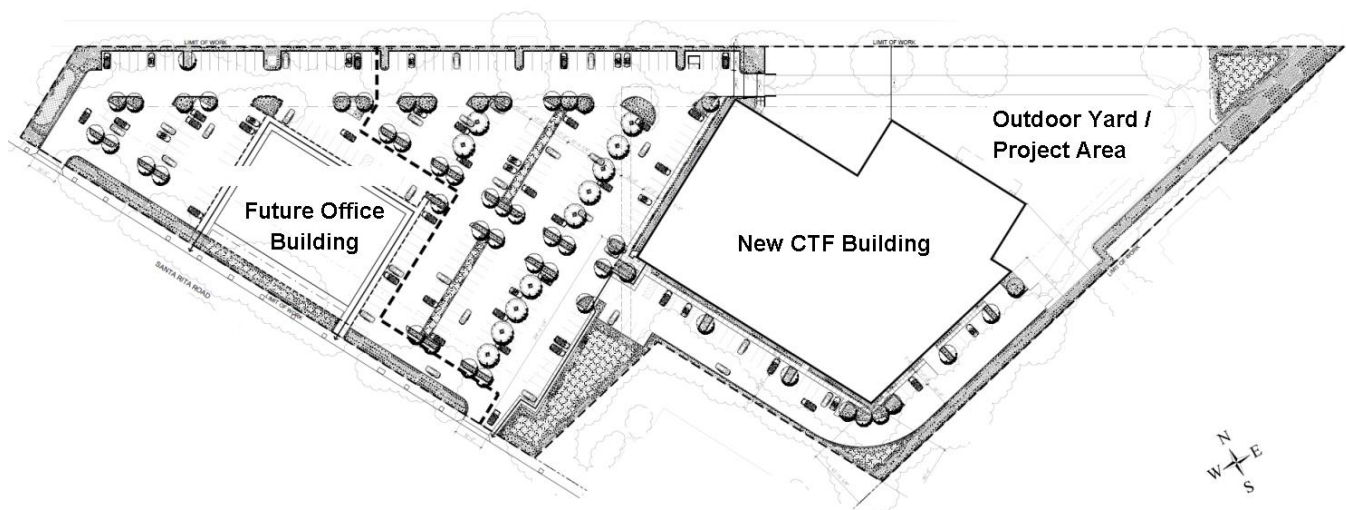


Trees and Landscaping

An arborist report was prepared for the proposed project which specifies the species, size, health, and value of the existing trees on the site that exceed six inches in diameter. The arborist report (included as Exhibit E) indicates that there are a total of 100 trees on-site and 36 trees off-site with canopies extending into the property. Of those trees, there are 46 Heritage Trees on-site and five Heritage Trees that are off-site. Based on preliminary analysis of on-site trees it is estimated that approximately 23 Heritage Trees would be preserved and 23 would be removed, and 20 non-Heritage Trees would be preserved and 34 would be removed. No off-site trees are planned for removal. Based on the current application, trees along the perimeter of the site along the Santa Rita Road street frontage and along the southeast property lines would be retained. The majority of the trees to be removed would be from the interior of the site. Staff has requested a more detailed tree removal plan to evaluate additional opportunities to reduce the potential impacts on, and to endeavor to retain more of the existing trees.

The preliminary landscape plan includes a tree/plant palette of native and non-native species that are primarily drought tolerant. New trees and landscaping would be planted throughout the site parking lot including within proposed diamond-shaped tree wells and end-cap planter islands. There are also several stormwater bioswales that would be planted with low-growing shrubs and ground cover. Staff has recommended that within the bioswales that are large enough, additional trees be planted where drainage would not be obstructed. Additional low-growing landscaping would also be planted directly adjacent to the new CTF building. Figure 6 shows the proposed landscape plan. More details are available in Exhibit B.

Figure 6: Landscape Plan

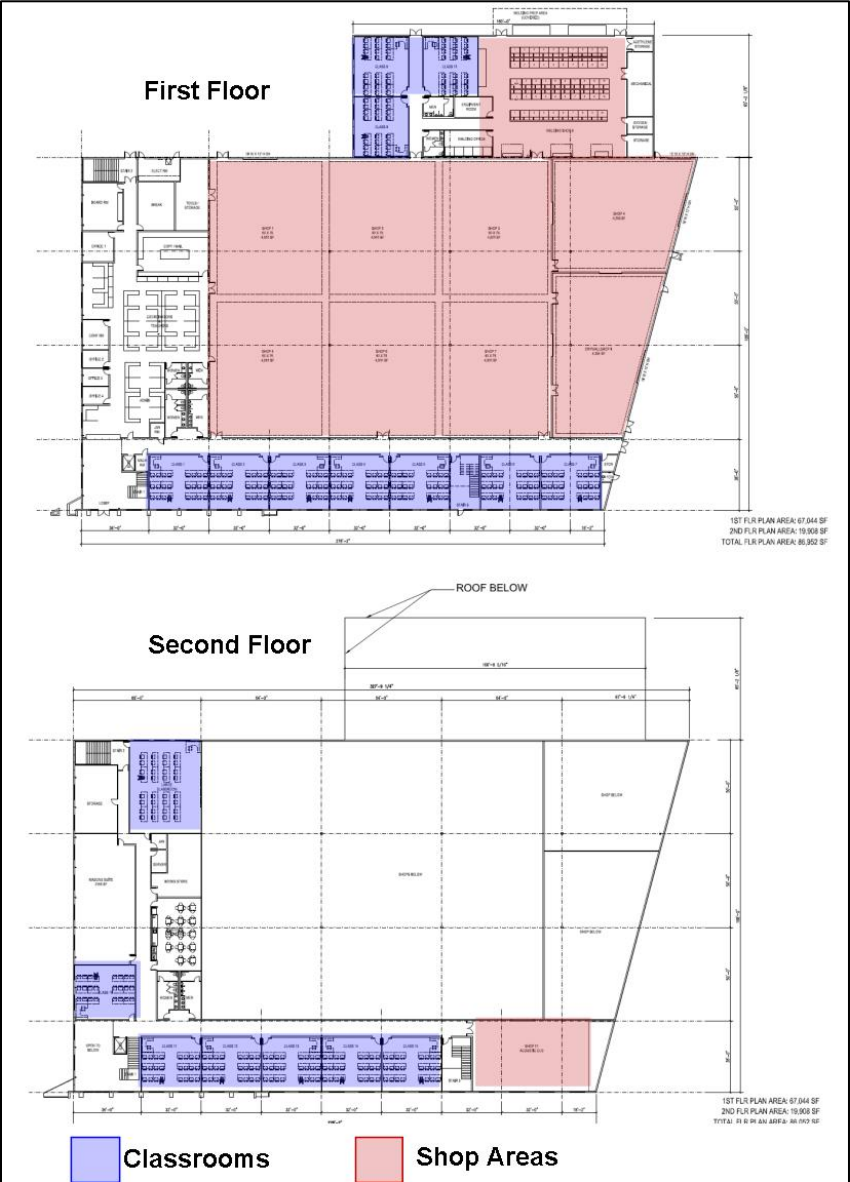


CTF Floor Plan and Operations

The Carpenters Training Trust Fund (CTTF) is a joint management-labor trust fund designated for the purpose of training apprentices and journeymen technicians in the fields of carpentry and carpenter sub-trades. Under the CTTF, the Carpenters Training Committee for Northern California (CTCNC) provides training for members and independent contractors throughout 46 northern California counties. The current active registered enrollment is approximately 4,500 apprentices, and 2017 enrollment is expected to grow to 5,000 apprentices. Approximately 2,000 of those apprentices will attend training at the Pleasanton facility. The apprenticeship program is designed to be four years in duration, with each apprentice receiving

144 hours of instruction at the facility per year while working in the field the rest of the time. Each year an apprentice attends four one-week training sessions on a quarterly rotation basis. The applicant has indicated that the current facility includes eight classrooms and associated shop areas and that CTF runs between 6 to 8 classes per week with 15 to 20 students in each class. The proposed facility would increase the number of classrooms to 16, with associated shop areas with 8 to 12 classes each week with 15 to 20 students in each class. The total number of anticipated students and staff on site per day will increase from 180 to 265 persons. The proposed floor plan is included in Figure 7.

Figure 7: Proposed Floor Plan



Classes regularly run from 7:00 a.m. to 4:30 p.m. Monday – Thursday. A typical weekly class schedule is provided in Figure 8 and a more detailed narrative, including specifics on the current and proposed daily operations, is included in Exhibit B. Similar to current operations, the proposed new facility, would operate additional nightly and weekend training classes with up to 150 students at a time and class sizes of 20 to 25 students at a time. Nightly and weekend classes would include journeyman skill upgrade classes during the evenings from 5:00 p.m. to 9:30 p.m. and Saturdays from 7:00 a.m. to 4:30 p.m. 80 percent of the training on weekends would be held in the outdoor training yard. In addition, the new facility would continue to lease room to the Cement Masons, who train on the weekends.

The proposed shop areas within the CTF would be constructed with double layer wood floors that allow students to nail and anchor into the upper layer of floor, which can be replaced as needed without damaging the lower permanent structural floor of the building. This will allow the majority of the hands-on training to be conducted indoors within the shop areas. As part of the weekly daily classes, training within the outdoor yard will be provided Tuesday through Thursday in the afternoons. Outdoor training would not occur during night or weekend classes. As proposed, outside training would typically occur on Tuesday and Wednesdays with clean-up and removal on Thursday each week. The goal is for apprentices to obtain as much hands-on teaching inside the new state of the art shops with minimal outside training. Outdoor training would include training on layout and leveling with optical and laser instruments, framing, and forklift and aerial lift training. Typical temporary outdoor structures would be no higher than 3 to 4 feet for concrete foundation projects, and no higher than 8 feet for wall framing projects. All temporary outdoor projects would be removed at the end of each week.

Figure 8: Proposed Typical Weekly Schedule

Group A Classes (weekly classes)	Classes per week	Students per class	Students per day (min-max)
Carpenters	4-6	15-20	80-120
Drywall/Lathers	2-4	15-20	40-80
Millwrights	1	15	15
Group A Sub-Totals	7-11	15-20	135-215
Group B Classes (quarterly classes)	Classes per Quarter	Students per Class	
Acoustic Installers	2-3	10-15	
Insulators	1-2	5-10	
Hardwood Floor Layers	1	8-12	
Group B Sub-Totals	4-6 (1 class/week)	5-15	5-15
SUB-TOTALS (per week) Group A + Group B Apprentices	8-12	10-20	140-230
Staff per day (admin/teachers)			30-35
TOTAL (Parking/day) (faculty + apprentices)			170-265

Traffic Analysis and Parking

A Traffic Impact Analysis (TIA) will be provided in conjunction with the Planning Commission's formal review of the development plan. The TIA will be completed by one of the City's on-call traffic consultants. While the TIA is being prepared, staff would like to obtain general comments from the Planning Commission on the design of the project to allow for further refinement. The TIA will include analysis of project-related trip generation, intersection levels of service, site access and on-site circulation, and existing and proposed parking through all phases of the project. The TIA will take into consideration impacts of both the proposed CTF, known anticipated sub-leases and partnerships (i.e., use of the facility by the Cement Masons on weekends), and the future office building.

Once complete, the project would include a total of 338 parking spaces. Sheet A1.0 within Exhibit B includes parking calculations. The applicant has provided parking on the site using the parking requirements for "Professional Trade Schools" in the Pleasanton Municipal Code (PMC), which requires one space for each employee, including teachers and administrative staff, and one space for every two students. As currently proposed the future office building would be parked at an office use ratio of one space for every 300 feet of building area (medical uses would not be permitted due to their higher parking demand). Based on PMC requirements, analyzing the facility at full capacity with all 16 classrooms that would be in use at the same time with 24 students in each classroom and 35 staff members, a total of 285 stalls would be required (227 for the CTF and 58 for the office building) and 338 stalls are provided. This calculation is based off of maximum occupancy of all 16 classrooms with 24 students per classroom and not the anticipated operations, which would involve the use of up to 12 classrooms at a time with only 15-20 students per classroom. Since not all students would carpool as assumed by the PMC parking requirements, the applicant has provided further information indicating that on a typical day the site would be occupied by up to 230 students and 35 teachers. If all teachers and students drive independently, then a total of 265 parking stalls would be required based a demand of one space for each employee and student. With the 58 stalls required for the future office building included, a total of 323 parking stalls would be needed and 338 have been proposed. The adequacy of the parking that would be provided as part of the project will be analyzed in the TIA that is currently underway.

Although staff is generally supportive of the overall number of parking spaces proposed, staff has concerns regarding the number of parking spaces provided at the various phases of the project. The TIA will also provide comments on the proposed phasing of the project. If the traffic analysis indicates that there is not enough parking during any phase of the project, CTF operations may have to be scaled down or partially moved off-site until additional parking becomes available.

Future Office Building

The application includes a future single-story office building comprising approximately 17,327 square feet of interior space. The design of the future office building is not included as part of this application and would require future PUD development plan approval. The proposed office building would allow for office uses only, but would not allow any medical uses.

Public Outreach

Staff always recommends that applicants speak to neighbors and property owners in close vicinity about their proposal to allow for public feedback and project refinement. On May 22, 2017, the applicant sent out a flyer (included as Exhibit F) to all property owners and tenants/occupants within 300 feet of the subject property. This outreach included a total of 290 flyers that were sent to approximately 50 properties. To date, the applicant has indicated that no comments or concerns were received about the project.

CONSIDERATIONS FOR THE WORKSHOP

The following section provides potential discussion topics and analysis of key issues related to the project. This workshop will allow the Planning Commission to provide direction to the applicant and staff regarding any issues it wishes to be addressed before the project application is formally presented to the Planning Commission, and the Commission makes a recommendation to the City Council. The first three questions below are topical areas where staff would find the Commission's input most helpful and the fourth and final question is open-ended. A list of these discussion topics and specific questions regarding the proposal are attached to this report as Exhibit A for the Planning Commission's consideration and discussion.

Site Plan – Aesthetics and Streetscape

The applicant is proposing that the new building be situated in the rear corner of the site, to facilitate the ongoing operation of the training facility during construction of the new facility, and to screen the proposed outdoor training facility. Ultimately, that would allow for the future demolition of the existing facility to accommodate a future office building. As redevelopment occurs along the Santa Rita Road corridor (and in other parts of our community), the City expects new projects to enhance the streetscape and connect to the public right-of-way in a manner that improves upon prior development. Setting buildings back to allow for significant parking that is visible from the street is counter to many of the community's broader policy and design objectives. For example, the recently adopted Bicycle and Pedestrian Master Plan includes Santa Rita Road as the second highest priority corridor for improvements, but auto-oriented development along the corridor would not promote bicycling in a complementary way.

To that end, staff continues to recommend that the proposed site plan for the CTF building and associated facilities, and the future office building, be re-evaluated in a way that emphasizes a "street presence" for the building, and minimizes the visual impacts related to parking. Such a site plan would also better showcase the well-designed and visually interesting building that is being proposed.

Site Plan – Outdoor Yard

By locating the proposed new building in the rear corner of the site, the associated construction and training yard would be in the back corner of the property, located in close proximity to the assisted living facility. While there have been no concerns raised to date by residents or operators of the assisted living facility, staff is seeking additional information (e.g., noise and traffic analyses) to confirm that the construction and training yard would be compatible with surrounding uses.

Discussion Point #1

What refinements to the site plan could improve the project?

Building Design, Colors, and Materials

The proposed project is on a very visible site on a well-traveled thoroughfare in the community. The architecture and design of the proposed facility, regardless of where it is located on the property, would be visible from Santa Rita Road. The proposed building architecture and design, including the prominent entry and proposed colors and materials will result in a visually interesting structure. The applicant has been responsive to staff comments requesting high-quality design on all four sides of the building and has integrated recommendations into the project design to include additional accent materials and architectural details on all elevations to complement the north and west elevations. Staff is requesting the Planning Commission's feedback on the building design, colors, and materials.

Discussion Point #2

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

CTF Outdoor Operations

Outside storage and training facilities will also be provided to assist with daily class operation (see Figures 9 and 10). The previous PUD conditions of approval for the existing facility prohibited power tools or other noise making activities in the area. Staff has requested additional information regarding the outdoor storage of materials, including what will be stored and the total height of all storage facilities within the yard area. As proposed, outside activities would include training on layout and leveling with optical and laser instruments, framing, and forklift and aerial lift training. Typical temporary outdoor structures would be no higher than 3 to 4 feet for concrete foundation projects, and no higher than 8 feet for wall framing projects. All temporary outdoor projects would be removed at the end of each week. The applicant has indicated that the proposed outdoor operations will not be changing from the current operations and that they have been using power tools for as long as the current staff can remember. Staff has confirmed that there have not been any known noise complaints or Code Enforcement violations associated with the current CTF operations. However, potential impacts associated with the location of the proposed yard, including noise, light and safety effects, are issues that will be further explored during review of this application.

To address some of these points, the applicant is proposing a new 8-foot tall block wall along the perimeter of the yard, near the property line that is shared with the existing office buildings and the assisted-living facility. In order to provide better information to the Commission, staff has requested that the applicant provide a noise study and will be working with neighboring business and property owners to confirm their understanding and awareness of this proposal.

Figure 9: Outdoor Yard Area

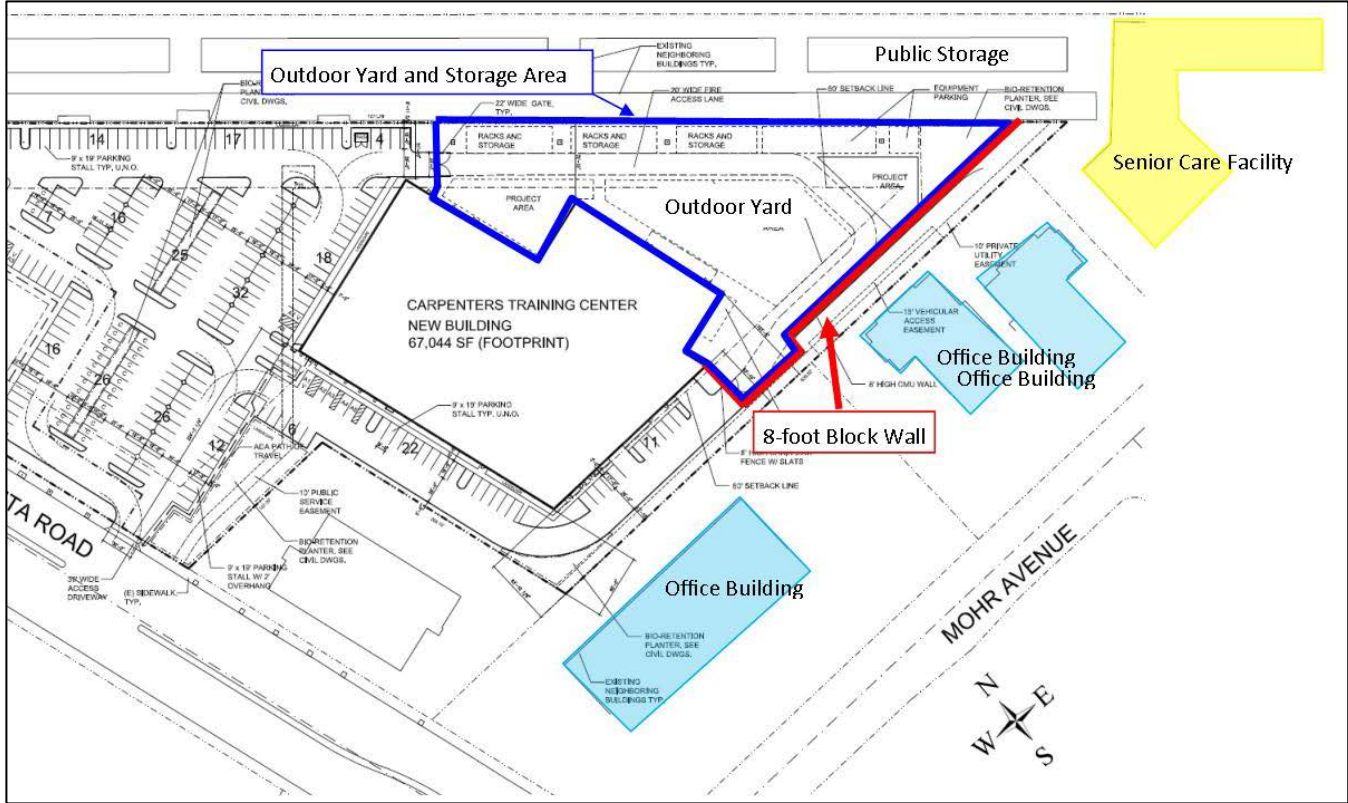


Figure 10: Aerial Photograph of Outdoor Yard Area



Discussion Point #3

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

Conclusion 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?

PUBLIC NOTICE

Notice of this workshop was sent to all property owners and tenants/occupants in Pleasanton within 1,000 feet of the site as shown in Exhibit G. At the time of report publication, Staff received no comments or concerns. Any public comments received after publication of this report will be forwarded to the Commission.

ENVIRONMENTAL ASSESSMENT

Since the Planning Commission will take no formal action on the project at the workshop, no environmental document accompanies this workshop report. Environmental documentation will be provided in conjunction with the Planning Commission's formal review of the PUD application.

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