

Planning Commission Staff Report

July 9, 2014
Item 5.b.

SUBJECT: P14-0948

APPLICANTS: JoAnn Katinos/AAA Electrical & Communications, Inc.

PROPERTY OWNER: Big Valley LP

PURPOSE: Application for a Conditional Use Permit to operate an electrical and communications contractor business

GENERAL PLAN: General and Limited Industrial

ZONING: Planned Unit Development – Industrial (PUD-I)

LOCATION: 1048 Serpentine Lane, Suite 310

EXHIBITS: A. [Draft Conditions of Approval](#)
B. [Applicant's Written Narrative, Site Plan and Floor Plan](#)
C. [Location Map and Noticing Map](#)

BACKGROUND

The applicant, AAA Electrical and Communications, Inc., has been operating its field office at the subject location since 2013 and would like to continue operations. The subject building is located in the Valley Business Park. The Business Park's PUD Development Plan designates "industries engaged in construction and building trades" as conditionally permitted uses, and requires a Conditional Use Permit approval by the Planning Commission at a public hearing. The applicant was unaware of the requirement for a conditional use permit when she started operations.

SITE DESCRIPTION

Valley Business Park, an industrial park comprising of approximately 69 acres, is located south of Valley Avenue and east of Santa Rita Road. Its internal streets are Serpentine Lane and Quarry Lane. The business park is zoned PUD-I (Planned Unit Development – Industrial) and has a mix of uses that include offices and light industrial uses along with a mix of other uses such as indoor recreational facilities, a rehearsal theatre, tutorial facilities and a church.

Properties adjacent to the business park include light industrial/warehouse uses to the east (Boulder Court), Union Pacific Railroad and single-family residential uses (California Reflections) to the south, single-family residential uses (Jensen Tract) and Alisal Elementary School to the west, and Valley Avenue and single-family residential uses (Heritage Valley) to the north. Sound walls separate the business park from the residential neighborhoods to the south and west.

The subject site is an approximately 1.25-acre parcel located on the east side of Serpentine Lane. It contains one 20,480-square-foot multi-tenant building, a total of 62 on-site parking spaces, and two driveways for egress and ingress. Please see the project location aerial map (Figure 1) and tenant space location (Figure 2) below.



Figure 1: Project Location Aerial Map

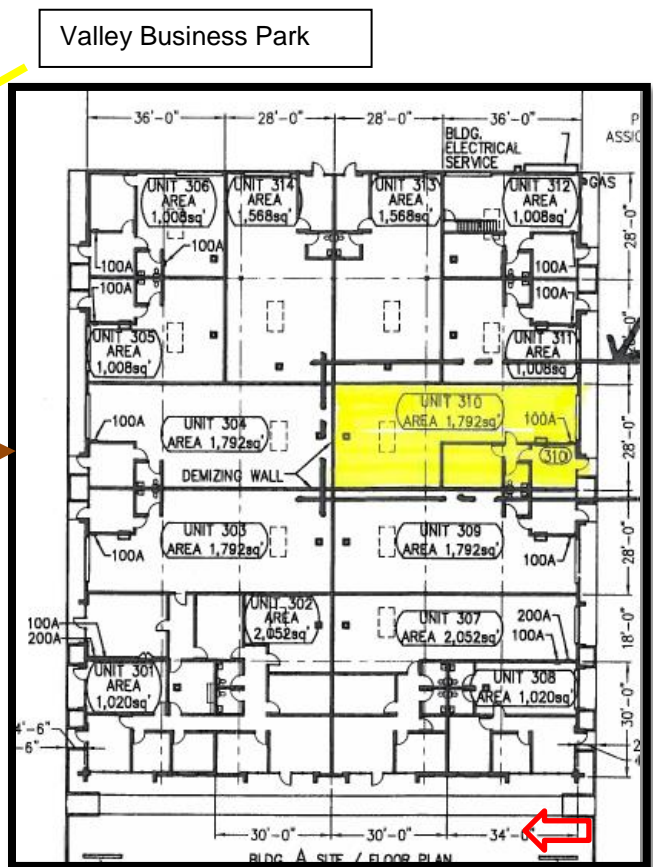


Figure 2: Tenant Space Location

PROJECT DESCRIPTION

AAA Electrical & Communications Inc. is a privately-owned electrical contracting and service company based in Valencia, CA. It has field offices in Orange County and Sacramento, and was established in 1995 as an electrical contractor that provides services to commercial property owners and facility managers.

The applicant has been using Suite 310 as a field office to prepare job orders, and requests continued use as a field office. Currently, one field technician uses the office approximately twice a week during weekdays for a few hours each day to prepare work orders. Most of the job orders in the Northern California area are subcontracted out to other service companies. Therefore, the traffic and activities to and from the field office are minimal.

All tenant suites in the building have independent access to the parking lot. The subject building has no internal corridor. The subject tenant space is located on the south side of the existing building and contains approximately 1,792 square feet of floor area comprising two offices, a restroom, and a warehouse space. Construction hand tools, ceiling tiles, a work truck and lamps and ballasts would be stored in the warehouse portion of the tenant space. The floor plan (Figure 3) and elevation (Figure 4) below depict the use and the location of the tenant space.

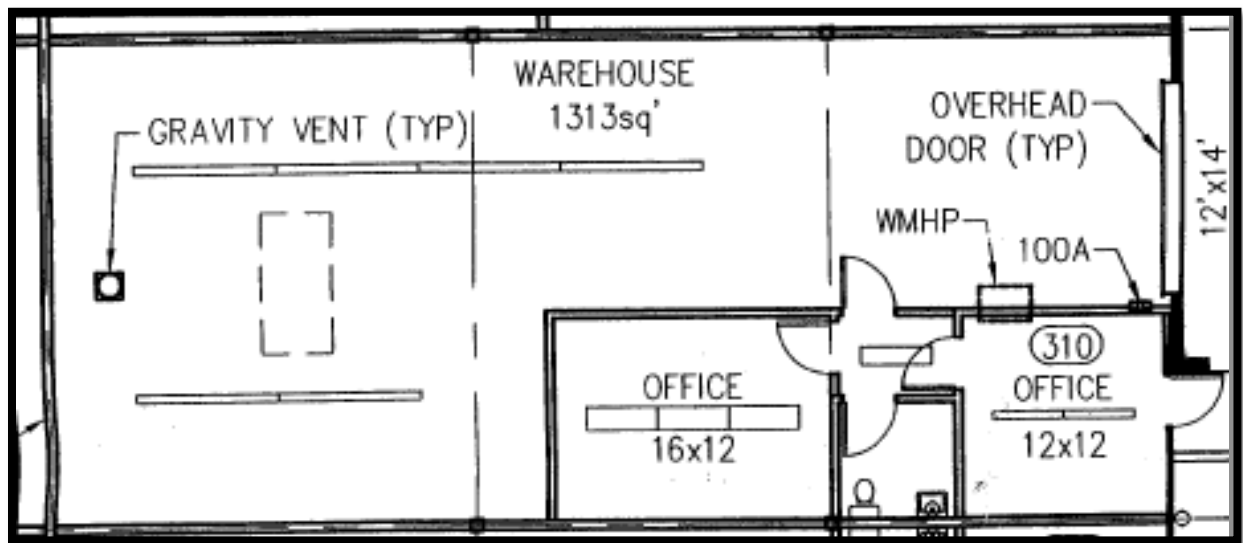


Figure 3: Floor Plan

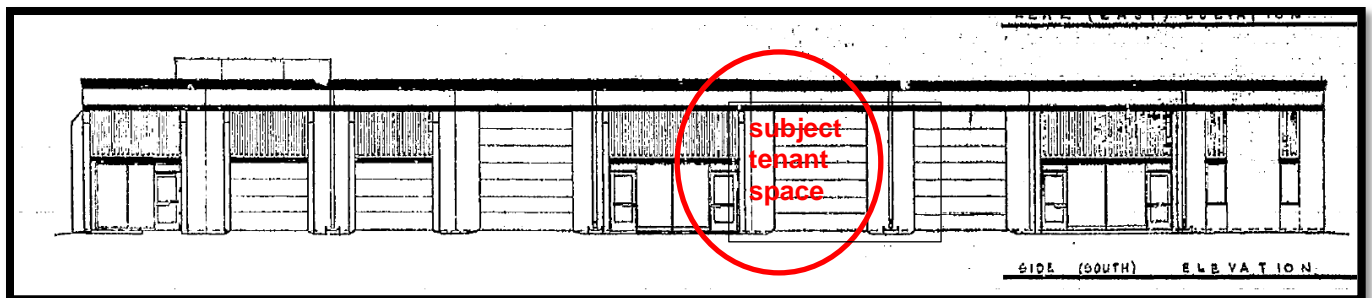


Figure 4: South Elevation of the Building

ANALYSIS

Conditional uses are those uses which, by their nature, require special consideration so that they may be located properly with respect to the objectives of the Municipal Code and their effects on surrounding properties. In order to achieve these purposes, the Planning Commission is empowered to approve, conditionally approve, or deny applications for use permits. The following sections provide analysis of the proposed use with respect to potential impacts related to land use, parking, noise, and signage.

Land Use

The Land Use Element of the Pleasanton General Plan designates the site for General and Limited Industrial land uses, which include construction-related businesses and services. Valley Business Park is zoned PUD – I District, which allows construction and building trade uses with approval of a Conditional Use Permit. The existing tenants in the subject building are construction and construction-related businesses. Staff finds the proposed electrical contracting business to be compatible with the present uses in the same building. Furthermore, the business would not adversely affect the uses on this site or within Valley Business Park.

Parking

The existing parking ratio for the subject site is one parking space per 330 square feet of floor area (20,480 square feet of floor area with 62 parking spaces). Based on this parking ratio, the proposed business at 1,792 square feet would be theoretically “allocated” five parking spaces. Per the Pleasanton Municipal Code¹, the proposed use would require one parking space based on one employee or six parking spaces based on the tenant space floor area. The tenant space has been and would continue to be used as a field office to process job orders in the Bay Area. As stated in the applicant’s narrative, the space would be used by one person during the weekdays when needed. Staff has not received complaints or concerns regarding parking at the subject site. Therefore, staff believes that there is adequate on-site parking to accommodate the parking demand of the proposed use.

In order to ensure that the operation of the subject use does not have any parking impacts on the surrounding area in the future, staff has included a condition requiring City approval prior to any changes in operation or activities.

Noise

Day-to-day office activities would be conducted inside the building. As these activities are relatively quiet compared to most industrial activities, the noise would be minimally audible to the adjacent businesses. Potential noise from the warehouse area during loading and/or

¹ Manufacturing plants and other industrial uses, warehouses, storage buildings, and storage facilities combined with commercial or industrial uses—one space for each employee on the maximum shift, or one space for each 300 square feet of gross floor area.

unloading activities would be buffered from the residences on the west side of the business park by the combination of buildings, driveway and parking areas, and then by the landscaping and soundwall along the Business Park's western boundary.

Given that the subject tenant space is a field office being used twice a week during weekdays for a few hours each day, the proposed use is not expected to generate light noise levels that would affect adjacent businesses including noise associated with loading activities with use of the internal warehouse space. In order to ensure that the operation of the subject use does not have any noise impacts on the surrounding area in the future, staff has included a condition requiring City approval prior to any changes in operation or activities.

Signage

No signage currently exists for the tenant suite. Any proposed signage will be subject to Sign Design Review prior to installation.

PUBLIC NOTICE

Notices regarding the proposed Conditional Use Permit application and related public hearing were mailed to the surrounding property owners and tenants within a 1,000-foot radius of the project site. A map showing the noticing area is attached to this report. The public notice was also published in *The Valley Times*. At the time that the Planning Commission staff report was written, staff had not received any comments. Staff will forward to the Planning Commission any public comment received after publication of the staff report.

FINDINGS

The Planning Commission must make the following findings prior to granting the use permit:

A. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinances and the purpose of the district in which the site is located.

The objectives of the Zoning Ordinance include fostering a harmonious, convenient, workable relationship among land uses, protecting land uses from inharmonious influences and harmful intrusions, promoting a safe, effective traffic circulation system, and ensuring that public and private lands ultimately are used for the purposes which are most appropriate and beneficial to the City as a whole. As conditioned, staff believes that the proposed use would be consistent with these objectives.

The subject business is proposed in Valley Business Park, which is zoned PUD-I and has the characteristics of the City's Industrial Park (I-P) District. One purpose of the Industrial Park District is to provide locations for uses that can operate in close proximity to commercial and residential uses with minimum adverse impact. Staff believes the proposed use, as conditioned, will be compatible with the other businesses in the same

building and industrial park uses. The applicant will be required to mitigate any future nuisances which may occur as a result of the proposed use.

Staff recommends that this finding be made.

B. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to the properties or improvements in the vicinity.

Staff believes that the use, as conditioned, would not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity. The proposed use would be operated within the building. The number of parking spaces available on-site would meet the parking demand for the proposed use. The proposed use would not generate high levels of activity that would adversely affect surrounding uses. Staff has included conditions of approval that will ensure that the subject use will not be operated in a manner that is detrimental to the public health, safety, or welfare or be materially injurious to the properties or improvements in the vicinity.

Staff recommends that this finding be made.

C. That the proposed conditional use will comply with each of the applicable provisions of the Municipal Code which apply to Conditional Uses.

Chapter 18.124 of the Municipal Code states that, because of their unusual characteristics, conditional uses require special consideration so that they may be located properly with respect to their effects on surrounding properties. Staff finds that, as conditioned, the proposed use will comply with all provisions and requirements of the City's zoning ordinance and the approved PUD development. As with any Conditional Use Permit, the use permit may be reviewed and potentially modified if the conditions are not met. Therefore, the proposed use will comply with the provisions of the Zoning Ordinance.

Staff recommends that this finding be made.

ENVIRONMENTAL ASSESSMENT

This project is categorically exempt from environmental review pursuant to the California Environmental Quality Act Guidelines, Section 15301, Existing Facilities, Class 1. Therefore, no environmental review document accompanies this report.

CONCLUSION

The proposed use is appropriate for Valley Business Park. Staff believes that it would not produce any adverse impacts on the nearby tenants due to noise, parking, traffic, or other objectionable influences. The proposed conditions of approval will ensure that the safety and general welfare of the development and surrounding area is maintained. Staff believes the proposal merits favorable action by the Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Case P14-0948 by taking the following actions:

1. Make the required conditional use permit findings as listed in the staff report; and
2. Approve Case P14-0948 subject to the conditions listed in Exhibit A.

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