

Planning Commission Staff Report

February 26, 2014
Item 5.a.

SUBJECT: P14-0027

APPLICANT: 101 Mobility of the Tri-Valley (Mark Harrer).

PROPERTY OWNER: Big Valley L.P.

PURPOSE: Application for a Conditional Use Permit to operate a construction office with warehousing.

GENERAL PLAN: General and Limited Industrial.

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

LOCATION: 1233 Quarry Lane, Suite 120, in the Valley Business Park.

EXHIBIT:

- A. [Draft Conditions of Approval, dated February 26, 2014.](#)
- B. [Site Plan, Preliminary Floor Plan, Narrative and Details of Operation, dated "Received, January 29, 2014."](#)
- C. [Ordinance No. 928 for the Valley Business Park, dated March 11, 1980.](#)
- D. [Location and Notification Area Map.](#)

I. BACKGROUND

Proposal

Mark Harrer, owner of 101 Mobility of the Tri-Valley, proposes to lease and occupy Suite 120, an approximately 1,934-square-foot tenant suite, in the Quarry Business Center (Valley Business Park) to operate his business that specializes in the sale and installation of custom designed accessibility and mobility equipment for residential and commercial customers. The proposed business requires the Planning Commission's review and approval under an application for a Conditional Use Permit.

Valley Business Park

On March 11, 1980, the City Council approved PUD-80-1 (Ordinance No. 928, attached), the PUD Development Plan for the Valley Business Park. The PUD Development Plan

allowed a variety of permitted and conditionally permitted uses for the Business Park including manufacturing and assembly, office, and construction related uses, and allowed neighborhood and support commercial businesses. The Business Park was then subdivided into 40 lots with Final Subdivision Map 4889, recorded on April 28, 1992. Each lot was developed under a site specific Design Review application reviewed by the Design Review Board or by the Zoning Administrator.

Conditional Use Permit is Required

The Business Park's PUD Development Plan designates¹ "Industries engaged in construction and building trades," as conditionally allowed uses requiring a Conditional Use permit issued by the Planning Commission at a public hearing.

II. SITE DESCRIPTION AND SURROUNDING USES

The proposed use would occupy a tenant suite in Building D, one of four buildings constructed with the Quarry Business Center. Figure 1, below, is the 2005 aerial photograph/location map showing the location of the proposed use in Building D of the Quarry Business Center and showing the surrounding uses.

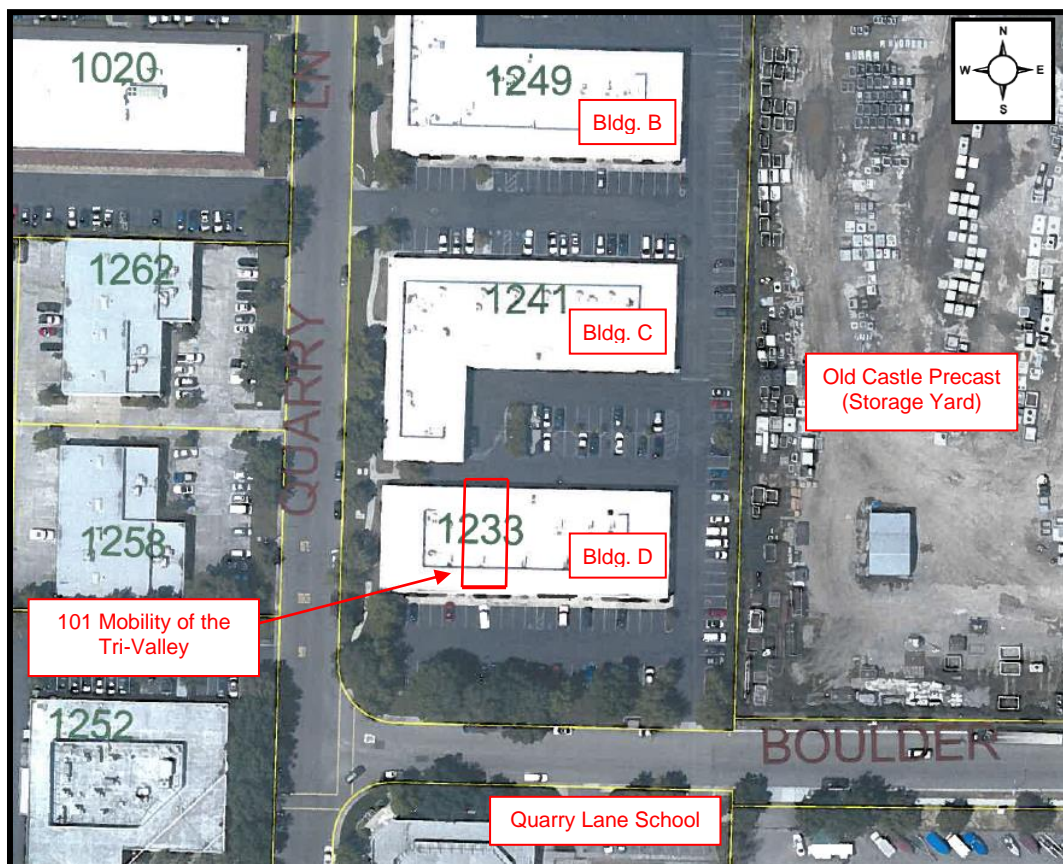


Figure 1: 2005 Aerial Photograph/Location Map of a Portion² of the Quarry Lane Business Center with 1233 Quarry Lane, Suite 120.

¹ Ordinance 928, Condition 8.D.1. and D.2., p. 2.

² Building A was not shown for clarity.

The Quarry Business Center is an approximately 5.11-acre property on the eastern side of the Valley Business Park located on Quarry Lane and Boulder Street. The Business Center is developed with four, one-story concrete tilt-up buildings totaling approximately 77,230 square feet of floor area and 258 parking spaces. Tenant spaces vary from 971 square feet in area to 5,508 square feet in area with several floor plans for office-only and warehouse only tenants. The warehouse areas of the tenant suites are all accessed from the central driveway by a roll-up door. (Several office-only tenants in this development replaced the warehouse door with windows.)

Public street access to the four buildings is provided by two driveway entrances from Quarry Lane and one driveway entrance from Boulder Street. Internal driveways between the four buildings provide access to the warehouse portions and exit doors of the tenant suites, to the buildings' utilities such as fire sprinkler systems and electrical transformers, to trash enclosures, and to visitor and employee parking located along the north, east, and south sides of the entire development.

Surrounding uses include industrial buildings on the north side of the site, the outdoor storage yard (cast-concrete utility vaults, culverts, catch-basins, etc.) for Old Castle Precast on the east side of the site, Boulder Street and then the Quarry Lane School on the south side of the site, and Quarry Lane and then industrial buildings on the west side of the site. Based on a windshield survey, the tenants in Building D include the administrative offices for Molly Maid and for Old Castle Precast. The remaining tenant spaces are vacant.

III. PROPOSED PROJECT

As stated previously, Mark Harrer proposes to lease and occupy Suite 120 in the Quarry Business Center (Valley Business Park) for the operation of his business – 101 Mobility of the Tri-Valley – that specializes in the sale and installation of custom designed accessibility and mobility equipment for residential and commercial customers. A listing of manufacturers and products is provided in the attached narrative.

As stated to staff by the applicant, the mobility devices are custom designed for the installation and require careful installation and demonstration to the customer by factory trained personnel – for this reason, the applicant does not recommend installation by the customer. According to representatives of the Pleasanton Building Division, the installation of the mobility equipment will require a City-issued Building permit for compliance with the California Building Code.

Figure 2, below, is a copy of the floor plan for Building D with Suite 120.

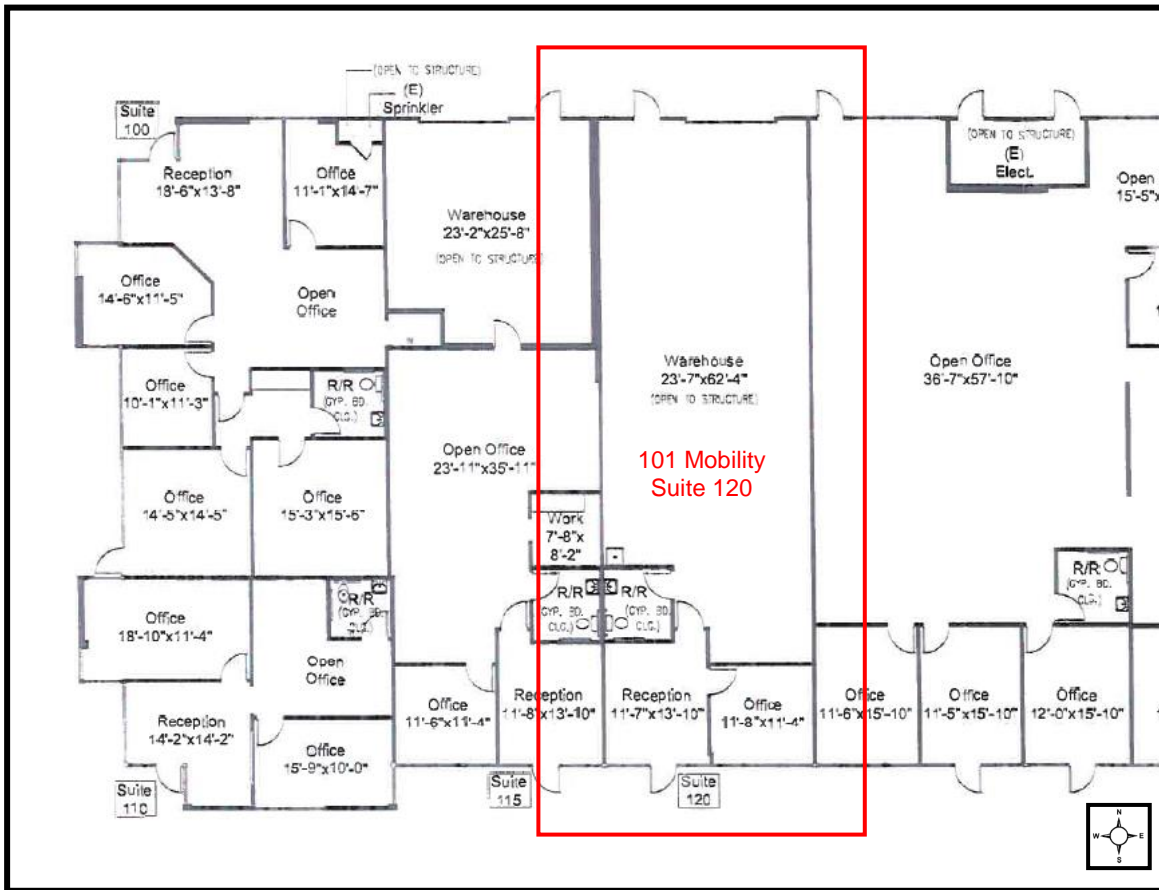


Figure 2: Proposed Floor Plan for 101 Mobility of the Tri-Valley.

Total proposed floor area would be approximately 1,934 square feet, with the majority of the floor area devoted to warehouse and storage. As stated to staff, the applicant does not intend to modify the existing tenant space for the proposed business.

Company hours would be Monday through Friday from 8:00 a.m. to 5:00 p.m. The applicant anticipates that there would be one installer in the field during the work day and one administrative staff in the office during business hours at the start of business. The total number of employees would change based on the demand for the proposed products and services.

The warehouse areas would be used to store tools and materials and to park service vehicle. No changes are proposed for the building's exterior elevations. No business signs are proposed with this application and, as conditioned, will be subject to review by the Planning Division before installation.

Figure 3, below, is a photograph of the front elevation of the proposed tenant suite.



Figure 3: Suite 120 for 101 Mobility of the Tri-Valley.

IV. ANALYSIS

As a construction/building trade use, 101 Mobility of the Tri-Valley requires a Conditional Use Permit application reviewed by the Planning Commission at a public hearing. 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 Pleasanton Municipal Code and with respect to their effects on surrounding properties.

City Departments and Divisions

The proposed use has been reviewed by the Planning and Building Divisions of the Department of Community Development and by representatives of the Pleasanton Police Department and the Livermore-Pleasanton Fire Department. The consensus is that the applicant's proposal would not be a problem for this location. However, if problems regarding land use, noise, parking, etc., verified by the City's Code Enforcement staff were to arise, the Director of Community Development can have the application brought back to the Planning Commission for additional conditions to mitigate and/or prevent any nuisances that were identified or revoke the use permit, if necessary.

Land Use

The Land Use Element of the Pleasanton General Plan designates the site for General and Limited Industrial land uses, which would include construction related businesses and services. The Valley Business Park is zoned PUD – I District, which allows construction and building trade uses with approval of a Conditional Use Permit. The tenants in Building D include the administrative offices for Molly Maid and for Old Castle

Precast and vacant spaces are vacant. Staff considers the proposed business to be compatible with the present uses and possible future uses in this building and that it would not adversely affect the uses in the Quarry Business Center or within the Valley Business Park.

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 not be audible to the adjacent businesses. Potential noise from the warehouse areas during loading and/or unloading would be buffered by the combination of buildings, driveway and parking areas. As conditioned, all doors will remain closed during business hours except during material loading/unloading limiting potential noise impacts to surrounding properties.

The closest residential areas to the site include the Amador Estates development (Kolln Street), approximately 650 feet due west of the site, and the Heritage Valley development, approximately 850 feet due north of the site. Both neighborhoods are separated from the site by the buildings, parking and landscape areas, and masonry soundwall of the Valley Business Park, and by Valley Avenue and the masonry soundwall on Valley Avenue for the Heritage Valley development.

Given the relatively large distances of the proposed business to the closest residential areas, and that the proposed business would have regular Monday through Friday business hours and would be operated in compliance with the conditions of the PUD Development Plan, the proposed use is not expected to impact residential areas due to noise from business including the loading and unloading activities in the warehouse area.

Parking

The existing parking ratio for the four-building development is 1 parking space per 300 square feet of floor area (77,230 square feet of floor area with 258 parking spaces). Based on this parking ratio, the proposed business at 1,934 square feet would be “allocated” seven parking spaces; however, there are no assigned parking spaces on this site. According Section 18.88.030 C. 6. 13. of the Pleasanton Municipal Code³, the proposed use would require at start-up one parking space based on one employee in the office or seven parking spaces based on the total tenant area.

As stated in the applicants’ narrative and also to staff, the installation staff would travel directly to the job site after stopping by the warehouse in the morning to load the equipment to be installed and the tools needed for the job. The parking spaces in the central driveway area would then be temporarily occupied during loading. In the event all employees come to the office for an occasional company function, the on-site parking spaces should be able to support the parking demand.

³ “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.”

Staff visited the subject site on several occasions and observed that there was ample available parking. Figure 4, below, is a photograph of the parking area taken mid-morning.



Figure 4: Parking Area by the Proposed Tenant Space for 101 Mobility of the Tri-Valley – Mid-Morning.

Staff, therefore, believes that there is adequate on-site parking to support the parking demand for the proposed use.

V. PUBLIC NOTICE

Notices regarding the proposed conditional use permit application and related public hearing were mailed to property owners and businesses within 1,000 feet of the subject property. 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

VI. FINDINGS

The Planning Commission must make the following findings prior to approving the conditional use permit for the operation of 101 Mobility of the Tri-Valley:

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

The Valley Business Park is zoned PUD-I District and has the general characteristics of the City's I-P Industrial Park District, which provides locations for a variety of office/industrial uses and services as well as private schools, gymnasiums, martial arts, and religious facilities. The proposed business is compatible with these uses in that it will not generate a substantial amount of traffic; its most active operations would occur on off-site construction sites; and it would not result in impacts to circulation, parking, or noise. Similar uses currently operate within this building and on the surrounding property, and staff has not received complaints regarding those uses.

Objectives of the zoning ordinance include protecting existing land uses from inharmonious influences and harmful intrusions; foster harmonious, convenient, workable relationships among land uses; and ensure that public and private lands are ultimately used for the purposes which are most appropriate and beneficial to the City as a whole. The applicant's proposal would be consistent with these objectives of the zoning district. The draft conditions of approval give the City the appropriate controls to ensure that the uses do not have any negative impacts on the surrounding businesses and properties. Therefore, staff believes that this finding can 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.

The proposed use is not anticipated to generate an adverse noise impact to the surrounding uses, and would not exceed the site's parking supply. Day-to-day administrative office duties would be operated within the building except for minimal loading/unloading in the warehouse area. Doors will be kept closed. Hence, it is not anticipated to generate adverse impacts on any of the surrounding uses due to the conditions of approval that will ensure that the safety and general welfare of the surrounding area is maintained. Therefore, staff believes that this finding can be made.

C. That the proposed conditional use will comply with each of the applicable provisions of the zoning ordinance.

The site's PUD – I zoning district conditionally permits industries engaged in construction and building trades. The proposed use as conditioned would not detrimentally affect surrounding properties. In staff's opinion, granting the conditional use permit to the applicant to operate the proposed business at the Valley Business Park is consistent with the City's ability to regulate zoning as listed

in the Municipal Code Chapter 18.124 “Conditional Uses.” Therefore, staff believes that this finding can be made.

VII. CONCLUSION

The proposed use is appropriate for the Quarry Business Center in this area of the Valley Business Park. Staff believes that it would not produce any adverse impacts on the adjacent tenants due to noise, parking, traffic, or other objectionable influences. The existing and 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.

VIII. ENVIRONMENTAL ASSESSMENT

Projects of this nature are categorically exempt (Section 15303, New Construction or Conversion of Small Structures, Class 3) from the requirements of the California Environmental Quality Act (CEQA). Therefore, no environmental document accompanies this report.

IX. STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Case P14-0027 by taking the following actions:

1. Make the conditional use findings as listed in the staff report; and
2. Approve Case P14-0027, subject to the conditions listed in Exhibit A.

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