



Planning Commission Staff Report

July 11, 2012
Item 6.a.

- SUBJECT:** PUD-85-821M; PUD-90; PUD-91; PUD-92; PUD-02-10M;
PUD-81-25-11M; PUD-81-3053M; PUD-85-08-26M;
PUD-8-30-54M
- APPLICANT:** City of Pleasanton
- PURPOSE:** See Table 1 next page
- GENERAL PLAN:** See Table 1 next page
- ZONING:** See Table 1 next page
- LOCATION:** See Table 1 next page
- EXHIBITS:**
- A. Nine sites to be subject to the Development Standards and Design Guidelines
 - B. Draft Housing Site Development Standards and Design Guidelines, dated July 11, 2012
 - C. Draft minutes of June 5, 2012 Joint Workshop of the City Council and the Planning Commission
 - D. Letters from Catherine Minor regarding the CarrAmerica Site, and Ken Busch, Sares Regis, regarding the Auf Der Maur Site; e-mail from Barbara Cloak Bellopatrick

BACKGROUND

The Housing Element adopted on February 13, 2012, includes Program 9.7 requiring the preparation of development standards and design guidelines to guide development on the nine sites recently rezoned for multifamily development. Staff and the TOD consultant architect prepared the draft standards and design guidelines based on specific site considerations discussed during the Housing Element update process and drawing from the Hacienda TOD Development Standards and Design Guidelines. The Housing Site Development Standards and Design Guidelines would be adopted as Major Amendments to the PUDs associated with each of the nine multifamily housing sites, and future development of these sites would be subject to the standards and design guidelines.

TABLE 1

<u>Case No. Site No.</u>	<u>General Plan Designation</u>	<u>Purpose, Location, and Zoning</u>
PUD-85-08-22M Site 1, BART	Mixed Use/ Business Park	Application for a major modification to the approved Planned Unit Development (PUD) governing Hacienda Business Park to establish site development standards and design guidelines for future mixed-use development on the Dublin/Pleasanton BART station site at 5853 and 5859 Owens Drive. Zoning for the property is PUD-MU (Planned Unit Development - Mixed Use) District.
PUD-90 Site 2, Sheraton	Mixed Use	Application for Planned Unit Development (PUD) development plan to establish housing site development standards and design guidelines for an approximately 3.3-acre site at 5990 Stoneridge Mall Road. Zoning for the property is PUD-MU (Planned Unit Development - Mixed Use) District.
PUD-91 Site 3, Stoneridge Mall	Mixed Use	Application for Planned Unit Development (PUD) development plan to establish housing site development standards and design guidelines for an approximately 10.0-acre portion of the Stoneridge Mall property located at 1008-2481 Stoneridge Mall Road. Zoning for the property is PUD-MU (Planned Unit Development - Mixed Use) District.
PUD-92 Site 4, Kaiser	Mixed Use	Application for Planned Unit Development (PUD) development plan to establish housing site development standards and design guidelines for an approximately 6.1-acre portion of the Kaiser Permanente property located at 5620 Stoneridge Mall Road. Zoning for the property is PUD-MU (Planned Unit Development - Mixed Use) District.
PUD-02-10M Site 5, Pleasanton Gateway	High Density Residential	Application for a major modification to the approved Planned Unit Development (PUD) governing the Bernal Property to establish housing site development standards and design guidelines for an approximately 7.0-acre portion of the Pleasanton Gateway property located at 1600 Valley Avenue. Zoning for the property is PUD-HDR (Planned Unit Development - High Density Residential) District.
PUD-81-25-11M Site 6, Auf der Maur/ Rickenbach	High Density Residential	Application for a major modification to the approved Planned Unit Development (PUD) governing Stanley Business Park to establish housing site development standards and design guidelines for an approximately 11.5-acre site at 3150 Bernal Avenue. Zoning for the property is PUD-HDR (Planned Unit Development - High Density Residential) District.
PUD-81-30-53M Site 7, Nearon	Mixed Use/ Business Park	Application for a major modification to the approved Planned Unit Development (PUD) governing Hacienda Business Park to establish housing site development standards and design guidelines for an approximately 5.6-acre site at 5725 West Las Positas Boulevard. Zoning for the property is PUD-HDR (Planned Unit Development - High Density Residential) District.
PUD-85-08-26M Site 8, CarrAmerica	Mixed Use/ Business Park	Application for a major modification to the approved Planned Unit Development (PUD) governing Hacienda Business Park to establish housing site development standards and design guidelines for an approximately 8.4-acre portion of the CarrAmerica property located at 4452 Rosewood Drive. Zoning for the property is PUD-HDR (Planned Unit Development - High Density Residential) District.
PUD-81-30-54M Site 9, CM Capital	Mixed Use/ Business Park	Application for a major modification to the approved Planned Unit Development (PUD) governing Hacienda Business Park to establish housing site development standards and design guidelines for two properties totaling approximately 12.6 acres at 5758 and 5850 West Las Positas Boulevard. Zoning for the properties is PUD-MU (Planned Unit Development - Mixed Use) District.

A draft document was discussed at a City Council and Planning Commission Joint Workshop on June 5, 2012. (Draft minutes are included as Exhibit C.) A revised document (Exhibit B) has been prepared for consideration by the Planning Commission.

Draft TOD Standards and Guidelines for the BART property were also discussed at the Joint Workshop. These standards and guidelines provide guidance for both residential and non-residential development of the BART site. Several questions were raised by both the Planning Commission and the City Council members about the potential non-residential development and staff proposes at this time that consideration of these standards and guidelines be deferred. In the meantime, residential development on the BART site will be subject to the Housing Site Development Standards and Design Guidelines as shown in Exhibit B as and when they are adopted.

DRAFT DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

The Draft Housing Site Development Standards and Design Guidelines are similar to those prepared for the Hacienda TOD sites in that they include a similar vision and cover many of the same topics as the previous multifamily standards and guidelines. The standards and design guidelines also incorporate specific design considerations for each of the nine sites. The Draft Standards and Design Guidelines provide direction to developers and property owners on the key components of use, density, building mass and height, setbacks, architectural features, open space, parking, and site circulation and access.

The document includes:

- An Introduction section outlining the document's purpose, vision for development of the new multifamily housing sites, a map showing the location of the nine sites, and a information about other guidelines and regulations that may apply to development;
- A listing of the major PUD regulations or standards related to density, affordability, setbacks, open space, height and parking requirements;
- Permitted and conditional non-residential uses where mixed use is allowed on the site;
- Development standards and design guidelines related to street design, site planning, building types and architectural features;
- Illustrations and descriptions of six residential building types of varying densities that could be utilized on the sites, as well as retail buildings, and live/work prototypes; and,
- Appendices including information on usable open space requirements from the Pleasanton Municipal Code, and specific site considerations for each of the nine sites.

The document includes two types of guidance to developers: regulations and guidelines. Projects are generally expected to meet the requirements of the regulations or development standards (usually numeric requirements), although the PUD process allows the City Council to exercise discretion if specific circumstances preclude the use of the standard and an alternative proposal meets the intent and purpose of the standards. Some flexibility is warranted in order to comply with the guidelines where specific site circumstances would make application of the guideline infeasible, produce an undesirable outcome that is counter to the Vision, or where a creative alternative clearly promotes the intent expressed in this document.

JOINT PLANNING COMMISSION/CITY COUNCIL WORKSHOP

On June 5, 2012, the Planning Commission and City Council met in a Joint Workshop to discuss the Draft Housing Site Standards and Design Guidelines (minutes attached as Exhibit C).

Several questions and concerns were raised by Planning Commission and City Council members. Most of these have been addressed in the revised draft (attached Exhibit B). The following table describes the issues, the changes made to the document, or an explanation of why no change to the document is recommended.

Issue	Changes to Standards and Guidelines
Clarify the maximum density allowed on the sites	p. 7 previously showed 50 units per acre as the maximum density; however, unless additional CEQA analysis is prepared, development would be limited to the maximum number of units analyzed for each site in the SEIR. This information is now shown on p. 10 Table 2.1.
Disparities between the allowed densities and the Building Types in Section B.	Additional text has been added to p. 27 to clarify that while some of the prototypes are typically built at density ranges that may exceed the densities allowed on the sites, in that case, development would also include lower density building types that would result in an overall site density consistent with the allowed density maximum.
Include the concept of “economic viability” in the Vision statement.	A sentence has been added at the end of the Vision statement on p. 5.
Clarify that a “convenience market” in these locations cannot be open 24 hours.	A note that such uses are limited to the hours of 6 a.m. to 10 p.m. has been added on p. 11.
Add that height and density should be feathered away from existing residential development or streets near residential development.	Text has been added to the guidelines C11: “Compatibility with Surrounding Development” on p. 43.
Add the Housing Commission to the review process.	A sentence is added to p.4 under Review Process recognizing the Housing Commission’s review of affordable housing agreements.
Retail or flexible use should be encouraged on all sites.	Text on p. 5 has been amended to encourage retail and service uses on sites zoned to allow such activities – all except sites 5 (Gateway which has the Safeway center adjacent), 6 (Auf Der Maur which has a 4.5 acre area already zoned for Neighborhood Commercial uses) and 7 (the Nearon site which is zoned HDR and no analysis of retail uses on the site was included in the SEIR).
Developments should complement adjacent neighborhoods and adhere to sustainable design practices.	Text has been added on p. 5

Issue	Changes to Standards and Guidelines
Require separate pedestrian walkways on internal site circulation.	Guideline A1.c was added on p. 13.
Clarify development cap.	See Table 2.1 where the maximum number of units has been added.
Clarification of “larger developments”	Clarified under A8.h as “generally over 5 acres”.
Minimum size of porch	Guideline C1.d includes a minimum porch depth of 6 feet.
Do not consider paseos as open space.	Staff recommends that the City’s Usable Open Space requirements be followed (PMC 18.84.170). Under these requirements, if the paseo includes a minimum area of at least 300 s.f., and has no dimension less than 15 feet, and is planted or paved, it would count as open space. In the absence of other standards or guidelines these requirements would apply to multifamily projects; increasing the requirements could have an impact on project feasibility.
Require Bay Friendly landscaping and water conserving irrigation methods.	A new development standard, A9.1 has been added to require water efficient landscaping consistent with State law and Bay Friendly Basics which were adopted by the City Council in June 2012.
Concern that private open space area can be counted towards group open space at a rate of 1 s.f. of private open space equaling 2 s.f. of group open space.	This is consistent with the City’s Usable Open Space Requirements in the Municipal Code and staff does not recommend a change to that.

ENVIRONMENTAL REVIEW

The adoption of the Housing Site Development Standards and Design Guidelines is consistent with the project (including the rezoning of sites) analyzed in the SEIR for the Housing Element Update and Climate Action Plan, certified in January 2012. Therefore, no further environmental analysis is required.

PUBLIC NOTICE

Public Hearing notices were sent to all property owners and tenants within 1,000 feet of each of the nine sites, and published in The Valley Times.

PUBLIC COMMENT

Letters and an e-mail were received from owners or potential developers of Sites 6 (Auf der Maur) and Site 8 (CarrAmerica), and a neighbor to site Site 6, as shown in Exhibit D. The letters made several requests for changes to the standards and guidelines. In response to these requests, several changes were made to the earlier version of the document. In response to the June 22, 2012 letter from Catherine Minor, Standard A4.3 was amended to allow head-in parking for stand-alone retail. These letters also included requests for changes to the standards and guidelines that the developers feel are necessary to accommodate future projects. Staff recommends that these exceptions be considered when a project application is made. At that time these issues can be considered in the context of the proposed

development and as exceptions to standards or as an alternatives method of meeting the intent of the document where the strict application of a guideline is infeasible and/or undesirable.

The e-mail from a neighbor of Site 6 expresses concern regarding the residential development of the site.

STAFF RECOMMENDATION

Staff recommends that the Commission take the following actions:

1. Receive public input on the Draft Housing Site Development Standards and Design Guidelines and then close the public hearing;
2. Provide any recommendations for amendments to the Draft;
3. Find that the proposed Major Modifications to adopt Development Standards and Design Guidelines for each of Sites 1 through 9 are consistent with the General Plan and purposes of the PUD ordinance;
4. Adopt a resolution recommending approval of PUD-85-821M; PUD-90; PUD-91; PUD-92; PUD-02-10M; PUD-81-25-11M; PUD-81-3053M; PUD-85-08-26M; PUD-8-30-54M

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