

Planning Commission Staff Report

January 12, 2011
Item 5.a.

SUBJECT:	PDR-928
APPLICANT:	Michael Aminian / Stanley Center, LLC
PROPERTY OWNERS:	Frank Auf Der Maur & Konrad Rickenbach
PURPOSE:	Application for Design Review approval to construct four new commercial buildings totaling approximately 31,326 square feet on two vacant lots in Stanley Business Park.
LOCATION:	3590 & 3598 Stanley Boulevard and 3595 & 3597 Utah Street
GENERAL PLAN:	Retail/Highway/Service Commercial; Business and Professional Offices.
ZONING:	PUD-C (Planned Unit Development – Commercial) District.
EXHIBITS:	<ul style="list-style-type: none">A. Draft Conditions of ApprovalB. Site, Lighting, and Detail Plans, Preliminary Grading and Drainage Plan, Conceptual Landscape Plan, and Elevations dated “Received December 07, 2010”C. PDR-563 Site Plan dated “Approved Pleasanton Planning Commission June 27, 2010”D. June 27, 2010, Planning Commission Meeting Minute ExcerptsE. List of Uses in Stanley Business ParkF. Fehr & Peers Traffic StudyG. LEED ChecklistH. Location and Noticing Maps

BACKGROUND

On June 27, 2007, the Planning Commission approved PDR-563, the applicants’ design review application to develop a retail center containing four separate buildings on two vacant parcels located on the eastern side of Wyoming Street and north side of Utah Street in the Stanley Business Park. However, design review approvals lapse one year from the effective date of approval unless a building permit is obtained and construction is diligently pursued, or

the City has approved a time extension. Up to two, one-year extensions can be administratively approved by the Zoning Administrator. The applicant applied for and received approval for an extension of the design review approval in 2008 and again in 2009. Building permits were not applied for and with no more extensions allowed, PDR-563 became null and void on July 13, 2010.

With the exception of the alignment of the T-intersection at Wyoming Street and Washington Street, which required relocating the parking stalls south of Stanley Boulevard to the north side of Retail Building #1, the project filed under this design review application (PDR-928) is identical to what was approved by the Planning Commission in 2007. The previously approved site plan for PDR-563 has been included as Exhibit C and the June 27, 2007, Planning Commission meeting minutes for PDR-563 have been included as Exhibit D of this report.

SITE DESCRIPTION

The subject site consists of two parcels located on the east side of Wyoming Street and north of Utah Street with the proposed development being constructed on flat, vacant sites located adjacent to developed sites. Surrounding properties and uses include a gas station, eating establishments, and a variety of automotive-related and service-oriented businesses.

Figure 1: Aerial View



The sites can be accessed from Utah and Wyoming Streets with access to the interior sides of the sites provided by north/south and east/west by access easements/interblock driveways. The portion of the easement/driveway between McDonald's and the site was constructed with the McDonald's project, as shown in Figure 1 above.

PROJECT DESCRIPTION

The applicant is proposing four individual buildings located on two parcels, totaling 2.67 acres. As shown on the elevations, the buildings can have single or multiple tenants. Vegetative bio-swales will border the property with 15 gallon trees along the streetscapes (Stanley Boulevard, Wyoming Street, and Utah Street). Direct access to the site is provided from both Wyoming Street and Utah Street; one entrance from each street. The site can also be accessed from the easements/interblock driveways off of Stanley Boulevard and Bernal Avenue. The site provides a total of 122 parking spaces between the two sites.

Two single-story buildings will be constructed on the northwest and southwest portion of the lot with Retail Building 1 proposed at 12,369 square-feet and Retail Building 2 at 12,363 square-feet. The two buildings offer various roof heights to help break up the massing of the buildings. The lowest point of the roof for Retail Building 1 is 25-feet with the maximum height at 35-feet (measured from finished grade to the top of the parapet). The lowest point of the roof for Retail Building 2 is 31-feet with the maximum height at 37-feet 9-inches (measured from finished grade to the top of the parapet). There will be a hardscape path with a 15-gallon Crape Myrtle tree at each "entry" of the path to assist in breaking up the building walls of Retail Building 1 and Retail Building 2.

Retail Pad "A" will be approximately 3,894 square-feet, located to the northeast of the Stanley Boulevard lot, and Retail Pad "B" will be approximately 2,700 square-feet, located to the southeast of the Utah Street lot. Pad "A" and "B" have architectural details that help break up the appearance of the buildings. The maximum height of Pad "A" is 27-feet with the parapet height being 30-feet 6-inches. Pad "B" will have a maximum height of 30-feet 6-inches with the parapet height being 36-feet 6-inches.

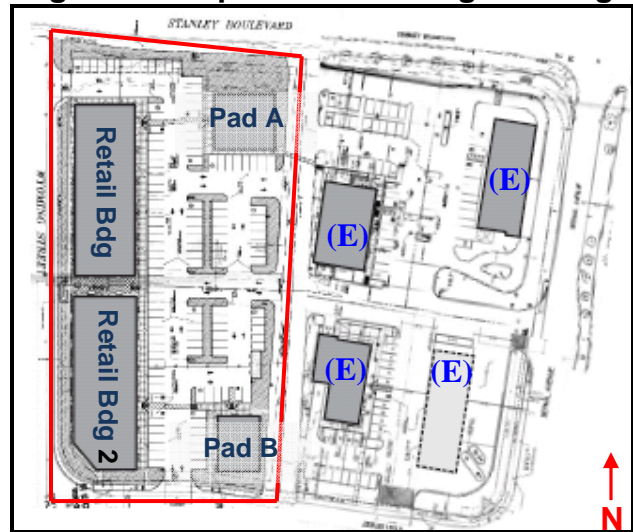
The proposed buildings/pads would have a modern architectural style with earthtone colors, brick and stacked stone. A covered trash enclosure, matching the architectural style of the buildings, will be located on the east side (facing the back side of the service station on the next lot) and screened by landscaping. No further grading is proposed except for compaction and small fill areas. All utilities, including storm drainage and water lines/fire hydrants, will be extended to the new building pads.

The subject sites are located within and subject to the Stanley Business Park Planned Unit Development (PUD) regulations. The applicant does not intend to change the uses that are currently allowed. The Stanley Business Park uses can be found in Exhibit E.

Figure 2: Focused Aerial View



Figure 3: Proposed & Existing Buildings



Staff notes that the site plan in Figure 3 does not reflect the realigned T-intersection and relocated parking on the north side of Retail Building 1.

ANALYSIS

General Plan and Zoning

General Plan

The subject property has a General Plan Land Use designation of Retail/Highway/Service Commercial; Business and Professional Offices land uses; which allows retail and commercial uses. The proposed project is consistent with the General Plan land use designation. The project would provide a combined building total of 31,326 square-feet; which is consistent with Policy 13 of the General Plan's Land Use Element: "ensure that neighborhood, community, and regional commercial centers provide goods and services needed by residents and businesses of Pleasanton and its market area."

Zoning: Stanley Business Park PUD Development Plan

The City Council approved the Stanley Business Park Planned Unit Development (PUD) on December 8, 1981, under PUD-81-25. The PUD approval references the development standards of the City's C-S (Service-Commercial) zoning district for building height, setbacks, floor area ratio, and parking. The front, street side, and rear yard setbacks are required to be a minimum of 10-feet with the side property setbacks, if not a street side, set at 0-feet. The proposed project is maintaining, or exceeding, at least a 10-foot setback buffer around the entire site. The maximum height allowed for the buildings is 40-feet. The heights of the buildings are as low as 25-feet with the maximum height (measure from finished grade to parapet) being 37-feet 9-inches, which puts the buildings below the maximum allowed height. There is a 100% floor area limit allowed. With the buildings (26.9%), landscaping (15.2%), and impervious areas (57.9%), the project will not exceed the maximum allowed limit. The parking

requirement is 1 space for every 300 square-feet of building. Based on the building square footage (31,326) 105 spaces would be required; however 122 spaces are being provided. The proposal meets or exceeds the development standard requirements of the Stanley Business Park PUD approval for this site.

The applicant will lease the tenant spaces to businesses that are similar and/or complementary to the existing uses located within Stanley Business Park. Some of those uses are permitted uses by the Stanley Business Park PUD, and some are conditionally permitted requiring a conditional use permit by the Planning Commission. Exhibit E is a list of the uses allowed for the project by the Stanley Business Park PUD development plan.

Traffic and Circulation

The site conforms to the General Plan and zoning land use designations and proposed uses that are compatible with the Stanley Business Park PUD. These uses were evaluated at the time of the PUD approval. However, at the time the uses and traffic were analyzed, the volumes were significantly less when compared to today's traffic volumes. The City has required traffic studies to be prepared for projects that change land uses, or, if uses are in sensitive, or in high traffic volume areas that may add additional trips.

In 2007, the Planning Commission approved PDR-563 without a traffic study but with the condition that the applicant pay traffic impact fees and/or make improvements as determined by the traffic analysis by Fehr & Peers as reviewed and approved by the City Traffic Engineer. The applicant submitted the traffic analysis to the City's Traffic Engineer in 2007 (Exhibit F). The City's Traffic Engineer finds that the 2007 report is still applicable to this project (PDR-928) and has worked closely with the applicant to ensure that improvements will be completed (i.e., Wyoming Street T-intersection, re-timing existing signal lights, etc.) and that the applicant shall pay traffic impact fees prior to building permit issuance.

The revised T-intersection for the project driveway at Wyoming Street provides safer ingress/egress to the subject site. The T-intersection alignment was at the recommendation of the City's Traffic Engineer because the previously approved design required cars traveling eastbound on Washington Street to begin turning south onto Wyoming Street before entering into the site (Please refer to the red arrow in Figure 4 on the next page). The T-intersection requires relocating the parking from the south side of Stanley Boulevard to the north side of Retail Building 1 to allow for straight entry into the site (Please refer to the yellow dashed arrow in Figure 4 on the next page). The applicant revised the plans, as shown in Exhibit B, to allow the straight entry into the subject site.

Figure 4: Ingress/Egress



Site Design

The buildings are well laid out and provide screening of the on-site parking while providing appropriate frontage with two-sided architecture on the streetscapes. Building facades are significantly articulated to reduce and vary the buildings' form and volume. Proposed parking exceeds the minimum number of parking spaces required for this project by 17 parking spaces. Landscaped areas border the site and are incorporated between the buildings, driveway entrances and in the parking islands.

Building Design

Staff considers the building design to be attractive and well executed. The proposed building design differs from surrounding buildings which visually sets it apart from the appearance of these structures; especially those in the service commercial area. Staff believes that the proposed design is distinct yet complementary to the surrounding buildings and other projects that have been approved (Bernal Retail Center at 3283 Bernal Avenue). Stanley Business Park is considered a Gateway to Pleasanton and staff believes that the proposed project achieves a high level of design quality that is essential for Gateway areas because the roof heights vary and are minimized and the color pallet and material proposed for the buildings will achieve a softened appearance by providing depth and articulation.

Landscaping

The conceptual landscape plan illustrates the design concepts for the landscape treatments for these sites. A variety of trees and shrubs are proposed, consisting of 15-gallon size trees and 5-gallon size shrubs. The landscape plan includes plantings with flowering trees that assist in softening the appearance of the structures and promotes maintaining an attractive street façade and site entrances.

Lighting

The light fixtures that are proposed on the buildings will be wall-mounted sconces with pedestrian path lighting using lamp fixtures. As conditioned, lighting would be designed, installed, and maintained so as not to glare across onto neighboring properties. The parking lot light fixtures are shown on Sheet SD2. As proposed, the parking lot light fixtures would be single and double post lamps, 20-feet in height.

Signage

Sheet SD2 and the building elevations offer size and location of future signs. However, sign types, colors, and mounting details are not provided. A condition has been included that the applicant will submit for a sign program prior to installation of any signs.

Urban Stormwater Runoff Measures

The subject sites are relatively flat with up to five-percent slopes providing on-site positive drainage. The landscape areas facing the streets are designed and graded to function as vegetative bio-swales. The paved areas of the sites are graded to drain towards the bio-swales and then to catch basins within the bio-swales before entering the City's storm drain system.

Green Building

The City's current Green Building Ordinance requires projects containing 20,000 square feet or more of conditioned floor area to meet a LEED™ "certified" level, which is equal to a score of 26 or more credit points on the LEED Green Building Checklist. With a combined total of 31,326 square-feet, this project is required meet a "certified" rating under the current Ordinance. The LEED checklist is attached as Exhibit G for reference. However, the City Council will be considering alternative options to the City's Green Building Ordinance given the new CALGreen Building Code requirements that take effect January 1, 2011. Should the City Council adopt and/or amend the current Green Building Ordinance at their January 4, 2011, meeting, those Green Building requirements accepted by the Council would apply to this project if a building permit is issued after the effective date of the ordinance (the City Council's January 4, 2011, decision would require a second reading with a 30 day effective period thereafter).

PUBLIC NOTICE

Notice of this application was sent to surrounding property owners and tenants within 1,000-feet of the site. At the time this report was published, staff had not received public comments. Staff has provided the location and noticing maps as Exhibit H for the Commissions reference.

ENVIRONMENTAL ASSESSMENT

In-fill development projects on sites of five acres or less that have no habitat for endangered, rare, or threatened species, that can be adequately served by all required utilities and public services, that are consistent with the General Plan and zoning regulations, and would have no significant effects on traffic, noise, air quality, or water quality are also categorically exempt (In-fill Development) from the California Environmental Quality Act (CEQA). Staff believes that the project meets the conditions of the Class 32 exemptions. Therefore, no environmental document accompanies this report.

CONCLUSION

The proposed project is very attractive and well designed. Staff believes that the proposed project is designed in a manner that is compatible with surrounding properties. The proposed project would provide adequate parking with attractive landscaping. Therefore, staff believes that the proposed development would be an attractive addition to the community and merits a favorable recommendation from the Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve Case PDR-928, subject to the conditions listed in Exhibit A.

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