



Planning Commission Staff Report

August 22, 2007
Item 6.a.

- SUBJECT:** Work Session for PUD-62/PGPA-13
- APPLICANT:** Windstar Communities, Inc.
- PROPERTY OWNER:** San Francisco Bay Area Rapid Transit District (BART)
- PURPOSE:** Work Session to review and receive comments on applications for General Plan Amendment and Planned Unit Development (PUD) rezoning and development plan to construct a mixed-use high-density residential/commercial development containing 350 apartment units and approximately 12,000 square feet of commercial/retail space at the property located at 6110 Stoneridge Mall Road (adjacent to the future West Dublin/Pleasanton BART station).
- GENERAL PLAN:** Retail/Highway/Service Commercial; Business and Professional Offices
- ZONING:** Zoning for the property is PUD-C-O (Planned Unit Development – Commercial-Office) District.
- LOCATION:** 6110 Stoneridge Mall Road
- ATTACHMENTS:**
1. Exhibit A, Proposed Plans
 2. Exhibit B, Planning Commission Work Session Discussion Points
 3. Minutes of the May 9, 2007, Planning Commission Work Session
 4. May 9, 2007, Planning Commission Work Session Staff Report with the Following Attachments:
 - a. Location Map
 - b. Aerial Photographs of the Site

I. BACKGROUND

The applicant, Windstar Communities, Inc., has entered into a long-term lease with BART to develop a mixed-use high-density residential/commercial development containing

350 apartment units and approximately 12,000 square feet of commercial/retail space on a portion of the BART-owned property adjacent to the future West Dublin/Pleasanton BART station. In order to receive early feedback from the Planning Commission and any interested individuals regarding the proposed project, a Planning Commission work session was held on May 9, 2007. No one other than the applicant and its consultants spoke at the hearing. The Commission reached general consensus on the following comments (additional comments made by the Commission are located in the attached minutes):

- The proposed mixed-use apartment/commercial land use was acceptable for the site.
- The Commission indicated that the “urban” grocery store use was an acceptable use and requested that it be a full-service grocery store so residents would not need to drive off-site to a grocery store. The Commission also suggested other service uses such as a pharmacy, dry cleaner, or mail/packaging store that would complement, but not compete with the Stoneridge Mall stores.
- The positioning of the buildings was acceptable.
- Requested that the common open space between the buildings be increased in area and that at least one on-site tot lot be provided.
- Requested that the building architecture be redesigned to look unique and with a Pleasanton design character.
- Provide more units with private open space such as balconies or porches.
- Concern raised over freeway noise impacts on the residents.
- Encouraged the applicant to incorporate as many green building measures as possible.

Windstar Communities has made several modifications to its plans as an outgrowth of the work session. The applicant has submitted a revised site plan and partial building elevations and perspectives for the Commission to review and determine if the applicant is on the right track to proceed with completing the entire plans. The work session will also provide the public with an opportunity to review and comment on the revised plans.

II. SUBJECT PROPERTY AND SURROUNDING AREA

The BART-owned site is an approximately 8.5-acre site between I-580 and Stoneridge Mall Road. The site is relatively flat and contains a grove of trees towards its center. Street trees are also located along the site’s Stoneridge Mall Road frontage. A BART electrical transformer

with concrete block enclosure is located at the eastern end of the site. A paved driveway is located off Stoneridge Mall Road. BART subdivided the site into three parcels last year to separate the apartment/commercial site from the future BART parking garage (currently under construction) and existing electrical transformer. The apartment/commercial site will be located on an approximately seven-acre parcel, while the BART parking garage will be located on an approximately 1.2-acre parcel and the existing electrical transformer will be located on an approximately 0.3-acre parcel.

The property is bordered on the north by I-580, on the west by a four-story office building, on the east by the Stoneridge Corporate Plaza office complex, and on the south by Stoneridge Mall, on the opposite side of Stoneridge Mall Road.



Property as viewed from Stoneridge Corporate Plaza



Property as viewed from Stoneridge Mall

III. PROJECT DESCRIPTION

The basic components of the project remain the same: a 350-unit apartment complex with approximately 11,300 square feet of attached commercial/retail area. An approximately 720-square-foot retail “kiosk” building would be located adjacent to the BART parking garage. The existing BART electrical transformer would remain. Staff has requested that the applicant provide information indicating that the existing transformer would not pose any hazards (e.g., electromagnetic fields) to the future apartment residents. This information will be provided to the Planning Commission when the project returns for the formal hearing and consideration by the Planning Commission.

The applicants would like to start construction as soon as they receive City approvals and complete construction shortly after the BART station has opened in 2009. The project was described in detail in the prior work session staff report (attached). Key changes between the

proposal reviewed at the prior work session and that now before the Commission include the following:

Site Plan

- Slightly modified the footprints of the apartment buildings.
- In order to reduce freeway noise within the central common area between the buildings, the applicant connected the upper floors of the northwest and northeast buildings. An open passageway would be located on the first floor.
- Increased the area and modified the layout of the common open space/recreation area between the buildings.
- Added a tot lot with children's play equipment in the common open space/recreation area between the buildings.
- Increased the number/size of the private residential patios within the interior courtyards.
- Added a sports court in the common open space area between the guest parking lot and apartment building.

Building Design

- Added shed roofs with composition shingles at several locations. Added a gable roof at the northwest corner.
- Incorporated horizontal fiber cement siding (e.g., Hardiplank[®]) at the recessed building wall locations.
- Added reveal lines to the stucco walls.
- Increased the number of balconies.
- Added cornices with brackets at several locations.
- Added entry porches for some of the first floor apartments along the west elevation.
- Added raised planters at the base of the west elevation.
- Added window sills and planter boxes to some of the apartment windows.

- Separated some of the connected/stacked apartment windows into individual windows.
- Changed the porch entry stairs on the southeast elevation from front facing to side facing.

IV. CONSIDERATIONS FOR THE WORK SESSION

This work session is the Commission’s opportunity to direct the applicant and staff as to issues it wishes to be addressed. The areas noted below are those on which staff would find the Commission’s input most helpful.

Site Plan

Discussion Points

- *Is the revised positioning of the buildings acceptable?*
- *Are the revised layout and size of the common open space/recreation area acceptable?*
- *Are the proposed on-site recreation facilities and amenities adequate?*

Building Design

Discussion Points

- *Is the revised building design acceptable?*
- *Are the revised building materials acceptable?*

V. PUBLIC COMMENT

Public notices were sent to all property owners and tenants within a 1,000-foot radius of the subject property. At the time this report was written, staff had not received any public comment.

The owner of Stoneridge Mall, Simon Property Group, has the authority through private CC&R’s to review and approve the proposed development on this site. Approval by the Simon Property Group will be required before the Planning Commission formally reviews this project. Staff notes that the applicant has already discussed the project with the Stoneridge Mall owners.

Since the proposed project will share a drive aisle and slightly modify some of the parking of Stoneridge Corporate Plaza, the property owner’s agent of Stoneridge Corporate Plaza, Carole Sullivan, had requested prior to the last work session that she be able to review the aspects of the project that could affect the Stoneridge Corporate Plaza property. The applicant has been

meeting with Ms. Sullivan and is in the process of working out some of the project details with her that affect the Stoneridge Corporate Plaza property.

The discussions with both parties shall be provided to the Planning Commission when the project returns for the formal hearing and consideration by the Planning Commission.

VI. ENVIRONMENTAL ASSESSMENT

Since the Planning Commission will take no formal action on the project at the work session, no environmental document accompanies this work session report. Environmental documentation will be provided in conjunction with the Planning Commission's formal review of the General Plan Amendment and PUD applications.

VII. STAFF RECOMMENDATION

Staff recommends that the Planning Commission review the attached material, take public testimony regarding the proposed application, and make suggestions/comments to the applicant and staff.

For questions or comments about this proposal, please contact: Steve Otto, Associate Planner at 925-931-5608 or sotto@ci.pleasanton.ca.us.