



Planning Commission Staff Report

June 27, 2007

Item 5.b.

- SUBJECT:** PUD-65
- APPLICANT:** Nick Kavayiotidis, Petra Realty Investors, Inc.
- PROPERTY OWNERS:** Nick Kavayiotidis and Weldon Offill
- PURPOSE:** Application for Planned Unit Development (PUD) rezoning and development plan to construct an approximately 21,795 square foot, two-story office building at 5980 and 5998 Sunol Boulevard. The 5998 Sunol Boulevard property would be rezoned from the Office District to the PUD-Office District.
- LOCATION:** 5980 and 5998 Sunol Boulevard
- GENERAL PLAN:** The General Plan Land Use Designation for the properties is Retail, Highway, and Service Commercial; Business and Professional Offices.
- SPECIFIC PLAN:** The North Sycamore Specific Plan Land Use Designation for the 5980 Sunol Boulevard property is PUD Office. The 5998 Sunol Boulevard property is not located in a specific plan area.
- ZONING:** Zoning for the 5980 Sunol Boulevard property is Planned Unit Development - Office (PUD-O) District. Zoning for the 5998 Sunol Boulevard property is currently Office District.
- ATTACHMENTS:**
1. Exhibit A, Proposed Plans, Project Summary, Photographs of the Project Site, Tree Report, and LEED Green Building Checklist
 2. Exhibit B, Recommended Conditions of Approval
 3. Location Map
 4. Aerial Photograph of the Project Area
 5. Arborist's Appraisal of Trees to be Removed
 6. Draft Negative Declaration

I. BACKGROUND

The subject application consists of two parcels. The southernmost subject property, 5980 Sunol Boulevard, contains a vacant, dilapidated single-family home and is located within the North Sycamore Specific Plan (NSSP) area. The City Council adopted the North Sycamore Specific Plan in June, 1992. In September of 1992, the NSSP area was pre-zoned with several PUD designations reflecting the NSSP land use plan but without a PUD development plan for any portion of the Specific Plan. The Specific Plan area was annexed to the City in June of 1993.

Zoning for the 5980 Sunol Boulevard property as specified in the North Sycamore Specific Plan is the Planned Unit Development - Office (PUD-O) District. The NSSP designated three parcels for office development. The subject development plan application is the second submitted for one of these office designated parcels. The 6088 Sunol Boulevard office building, located at the southeast corner of Sunol Boulevard and Sycamore Road, was the first office development in the NSSP area.

The northernmost subject property, 5998 Sunol Boulevard, is zoned Office District and previously contained a small office building that was demolished in 1997 and the property has been vacant since that time.

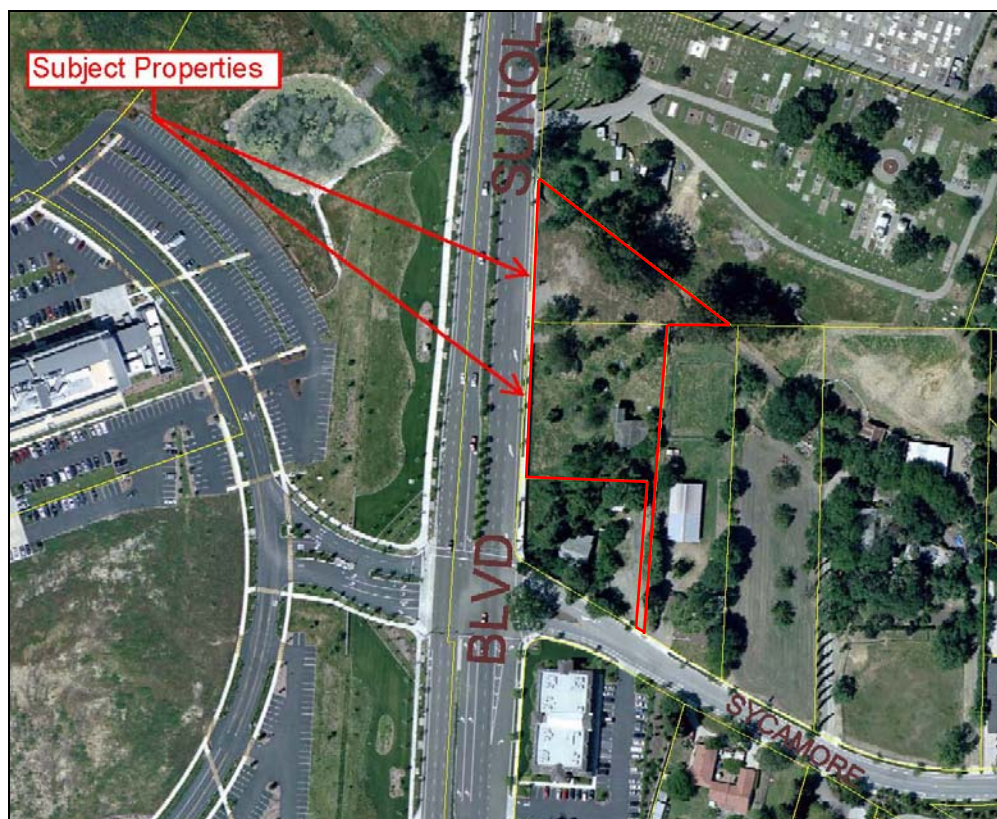
The applicant, Nick Kavayiotidis, purchased the 5980 Sunol Boulevard property and has an option to purchase the 5998 Sunol Boulevard property. He wishes to demolish the vacant dwelling and construct a new office building and related site improvements on both parcels. Although the zoning designations for both parcels would permit office uses, the 5998 Sunol Boulevard property would be rezoned to Planned Unit Development - Office (PUD-O) District to create a consistent zoning designation for both properties. PUD development plan approval is required to construct the new building and related site improvements. The applicant would later process a lot line adjustment to merge the two properties into one parcel.

PUD rezoning and development plan applications are subject to review and approval by the City Council, following recommendation on the plan by the Planning Commission. The Planning Commission's recommendation on the proposed PUD rezoning and development plan will be forwarded to the City Council for review and final decision. Lot line adjustment applications are subject to review and approval by the Zoning Administrator.

II. SITE DESCRIPTION

The southernmost, 5980 Sunol Boulevard property currently contains a dilapidated single-family home and accessory structure. The buildings are currently vacant. Vehicular access to this flag-shaped property is provided by two driveways off Sunol Boulevard. The northernmost, triangular-shaped, 5998 Sunol Boulevard property previously contained a small office building and parking lot that were demolished in 1997. This site is currently vacant. An existing

driveway off Sunol Boulevard provides vehicular access to this site. Sycamore Creek traverses the northern portion of the site. There are no paved drive aisles on the subject properties with the exception of two short driveway sections off two of the Sunol Boulevard curb cuts. There are no paved drive aisles or parking spaces on the properties. The properties have flat to gently sloping terrain. Several trees are located on the properties. Solid wood, chain link, and hogwire fencing are located along the boundaries of the properties.



2005 Aerial of Project Site and Surrounding Properties^[A1]



Project Site Looking Southeast



Existing Dwelling

Properties adjacent to the project site include: Applied Biosystems' campus to the west, across Sunol Boulevard; the City owned Pleasanton Pioneer Cemetery (formerly Pleasanton Memorial Gardens) to the north; and single-family residences on rural parcels to the south and east. A two-story office building (6088 Sunol Boulevard) is located further to the south, across Sycamore Road. The two adjacent parcels to the south (336 Sycamore Road) and east (362 Sycamore Road) with existing single-family residences are zoned to allow office development, or low-density residential or office development, respectively.

III. PROJECT DESCRIPTION

The applicant has requested PUD rezoning and development plan approval to construct a two-story office building at 5980 and 5998 Sunol Boulevard with the following features:

1. Rezoning the 5998 Sunol Boulevard property from the Office District to the PUD-Office District.
2. Approximately 21,795 square feet of office building area constructed on a combined site area of 1.67 acres. The parcels would later be merged into one parcel through a Lot Line Adjustment process with the City.
3. Related site modifications/improvements, including grading, tree removal, and installation of new paving and landscaped areas. The existing intermittent creek at the northern portion of the site would be retained and enhanced with riparian landscaping along its southerly bank.

Rezoning

The 5980 Sunol Boulevard site is zoned PUD-Office District. Uses for the PUD-Office district were limited by the NSSP to the following:

- Administrative and Business Offices
- Design-Related Offices
- Insurance Offices
- Investment Services
- Legal Services
- Medical and Dental Offices
- Real Estate Offices
- Research Services

The 5998 Sunol Boulevard property would be rezoned to Planned Unit Development - Office (PUD-O) District and be subject to same uses as the 5980 Sunol Boulevard property to create a consistent zoning designation and uses for both properties.

Office Building

The applicant would demolish the dilapidated single-family home and accessory building and construct an approximately 21,795-square-foot, two-story office building. The office tenants for the building have not been determined at this time. The proposed floor area ratio would be 29.9% (calculated using both parcels). The rectangular-shaped building would generally be sited towards Sunol Boulevard with parking located on the sides and rear of the building. The building would be set back a minimum of 20 feet from the front property line, a minimum of 83½ feet from the eastern, rear property line, a minimum of 104 feet from the northern property line, and a minimum of 77 feet from the southern property line. A roofed trash enclosure would be located near the northeastern corner of the site.

The building elevations would feature cultured stone first floor walls, fine sand float stucco finish on the second floor walls, divided light windows set in aluminum frames, and cultured stone window sills. The roofline would feature a low, mansard-style roof. A hipped roof entry feature would be located at the main building entrance at the center of the east elevation. Hipped roof elements would be located at the center of the western elevation. Hipped roof towers would be featured at the north and south ends of the building. Building colors include: light and dark tan-colored body with off-white and brown accents; tan, grey, and brown-colored stone; and a dark green-colored concrete tile roof. The building would measure 28 feet 9 inches high at the top of the second floor mansard roof, 31 feet 7 inches high at the top of the hipped roof elements at the center of the west and east elevations, and approximately 34 feet high at the top of the tower elements at the north and south elevations (the tallest portions of the building).



The trash enclosure would measure 12½-feet tall and would match the building colors and materials.

Site Modifications/Improvements

The three existing driveways off Sunol Boulevard would be removed and two new driveways on Sunol Boulevard would be installed to provide access to the proposed development. At the present time, the long, narrow corridor of land connecting to Sycamore Road would remain undeveloped and there would be no access to this development from Sycamore Road. Future access to Sycamore Road might occur for the subject development when the adjacent 336 Sycamore Road property is developed with an office building as allowed by the NSSP. A total of 101 off-street parking spaces are proposed for the site, comprised of 66 standard-sized spaces (including four handicap accessible spaces) and 35 compact-sized spaces. Bicycle racks would be provided near the northwest and southwest corners of the building.

Pursuant to the City’s Tree Preservation Ordinance, a tree survey and analysis for this project site has been prepared by John Traverso, a Certified Arborist with Traverso Tree Service. The report describes the species, size, location, health, and value of the existing trees over six inches in diameter on or near the properties and also recommends special precautions necessary for trees worth preserving. There are 48 existing trees over six inches in diameter on or near the properties, including 32 of which are defined as “Heritage Tree” by the Municipal Code (i.e., a tree which measures 35 feet or greater in height or which measures 55 inches or greater in circumference). The report concluded 13 of the 48 existing trees near the proposed development warranted saving. Those to be saved include eight large eucalyptus, one black walnut, and three valley oak trees near the northern property line and one valley oak tree at the southeast corner of the property. Since the writing of the tree report, the applicant revised the northern parking area, allowing two additional trees to be saved (Tree No. 5, a black locust tree and Tree No. 6, a deodar cedar tree). Of the 33 trees to be removed, only one is an oak tree (an 8-inch diameter valley oak). Other trees to be removed include black locust, plum, tree of heaven, black wood acacia, black walnut, elderberry, and magnolia, most of these being in fair to poor condition.

A variety of new trees, shrubs, vines, and groundcovers would be installed with the development of the office building. Landscape planters with evergreen *Podocarpus gracilior* (African fern pine) trees and toyon shrubs would be provided along the eastern and southern property lines to help screen the building and parking lot from the adjacent neighbors. A lawn area, flowering plum trees, and assorted shrubs and groundcover would be located on the west side of the building and the west side of the northwestern parking area. Foundation planters would be located at the north and south ends of the building. Tree wells with flowering plum trees and accent shrubs would be installed along the north, east, and south sides of the building. Chinese pistache, interior live oak, and coast live oak trees and a variety of shrubs and groundcover would be planted in the perimeter parking lot planters and within the parking lot “finger” planters. The existing intermittent creek at the northern portion of the site would be retained and enhanced with riparian landscaping along its southerly bank.

A smoking bench would be located near the northeast corner of the building, allowing those employees and clients who smoke to be located a reasonable distance from the building entries to ensure that smoke doesn’t enter the building. The applicant has been conditioned to add an ashtray next to the bench.

Regarding fencing, the applicant would remove the existing 7-foot tall fence (six-foot solid with a one-foot tall lattice panel on top) located near the front property line of the 5980 Sunol Boulevard property. The applicant would also remove a portion of the existing chain link and hogwire fencing along the eastern property line and install a new 6 foot tall, split-face masonry wall. The applicant has proposed to retain the other perimeter fencing on the properties.

A six-foot tall by eight-foot wide monument sign is proposed in the landscaped area on the west side of the building. The sign would consist of a stucco-finished sign panel supported by a cultured stone base, matching the colors and materials of the office building. The project address would be located above two tenant sign panels. No details have been provided regarding the address/text materials or illumination. Flowering accent shrubs would be planted around the monument sign.

IV. ANALYSIS

General Plan and North Sycamore Specific Plan Land Use Conformity

The subject parcels are designated by the Land Use Element of the Pleasanton General Plan for “Retail/Highway/Service Commercial; Business and Professional Offices” land uses, which allows commercial and office uses. The proposed office building is consistent with this land use. Additionally, the project would provide 21,795 additional square feet of office space to serve Pleasanton and its market area, implementing Policy 4 of the General Plan's Land Use Element which calls for “the City to ensure that neighborhood, community, and commercial

centers provide goods and services needed by residents and businesses of Pleasanton and its market area.”

The General Plan allows a range of intensity from 0-60 percent floor area ratio (FAR) for the “Retail, Highway, and Service Commercial/Business and Professional Offices” land use designation, with a midpoint density of 35 percent. Projects proposing development intensities greater than the midpoint may be allowed up to the maximum of the range, provided that sufficient amenities and mitigations are incorporated into the project to justify the increased density (e.g., exceptional design to mitigate the mass of the building, higher landscape ratio, low traffic generation and employee density, etc.). The proposed 21,795 square feet of building area would result in a 29.9 percent FAR for the 72,856-square-foot site, which meets the FAR limit for commercial properties stipulated by the Pleasanton General Plan.

The 5980 Sunol Boulevard property is located within the North Sycamore Specific Plan (NSSP) area. The NSSP land use designation for the subject property is “PUD-Office” and is generally subject to the purposes and uses of the City's Office District. The proposed office project is consistent with this land use designation. Although the General Plan permits FARs between 0-60 percent with a 35 percent midpoint density, the NSSP indicates that a maximum FAR of 30 percent is anticipated for the PUD-Office parcels. The proposed 29.9 percent FAR would meet the anticipated FAR of the NSSP. Concerning other relevant General Plan and NSSP land use policies, the specific sections contained within the remainder of this staff report will identify any other relevant issues.

Zoning and Uses

The 5980 Sunol Boulevard site is zoned PUD-Office District. As noted earlier in this report, uses for the PUD-Office district were limited to a variety of office uses. The 5998 Sunol Boulevard property would be rezoned to Planned Unit Development - Office (PUD-O) District and be subject to same uses as the 5980 Sunol Boulevard property to create a consistent zoning designation and uses for both properties.

Development Plan Conformity with NSSP Regulations

New construction in the NSSP must conform to the specialized Development Standards and Design Guidelines contained in the NSSP. Although only the 5998 Sunol Boulevard property is located in the NSSP area, staff has reviewed the entire project against the NSSP regulations. The proposed project conforms to the applicable NSSP Development Standards and Design Guidelines as follows:

Height

The NSSP indicates that a maximum height of two stories (30 feet) is anticipated. As defined

by the Municipal Code, the proposed building would have a maximum height of 28 feet 9 inches tall, as measured to the top of the mansard roof. Although the hipped roof elements at the center of the west and east elevations measure 31 feet 7 inches to the ridgeline, their height as defined by the Municipal Code is approximately 26 feet 3 inches tall (height measured from the grade to the mean height between the hipped roof ridge and the corresponding eave). Staff notes that in the Office District, building towers, spires, cupolas, etc. are allowed to extend up to 55 feet in height. The 34-foot tall towers would meet this height limit. Therefore, staff finds that this NSSP development standard has been met.

Coordinated Site Planning and Design Continuity

The NSSP indicates that the office parcels should be jointly planned to coordinate future site layouts, vehicular access, parking buffering, architecture, and landscaping prior to approval of the first parcel development plan. However, the NSSP also indicates that coordinated development may not be possible due to separate ownership and, if this is the case, then the first design approval should set the standard for subsequent development.

The 6088 Sunol Boulevard office building, located at the southeast corner of Sunol Boulevard and Sycamore Road, was the first office building constructed in the NSSP area. It was allowed to develop independently of the other office parcels since the office parcels were under separate ownership and the other property owners were not interested in developing their properties at that time.

The office parcels are still under separate ownership. In addition, the applicant spent several months trying to purchase the other NSSP office parcel at 336 Sycamore Road, located immediately south of the proposed project, but the property owner ultimately decided not to sell the property. Therefore, given that the office parcels are under separate ownership and the adjacent property owner was not interested in selling his property to allow joint development, staff supports the independent development of this parcel. In addition, staff believes that the proposed site and building design, discussed in greater detail below, follows the high standards of development established by the 6088 Sunol Boulevard property.

Site Access

The NSSP indicates that office site entrances should be located off of the new collector street (Sycamore Road) with Sunol Boulevard access limited to right-turn only ingress/egress, subject to approval by the City Traffic Engineer.

The 5980 Sunol Boulevard property's long, narrow, 10 foot corridor of land connecting to Sycamore Road is too narrow to accommodate a drive aisle. Therefore, there would be no access to this development from Sycamore Road in the short term. However, future access to Sycamore Road might occur for the subject development when the adjacent 336 Sycamore Road

property is developed with an office building as allowed by the NSSP. Therefore, staff requested that the applicant not preclude future vehicular connection to the 336 Sycamore Road property by placing permanent structures near the southeast corner of the property, which the applicant agreed to do, and the proposed site plan will allow for future access to Sycamore Road with a slight modification to the parking lot.

The project would include two new right turn ingress/egress only driveways on Sunol Boulevard. The City's Traffic Engineer believes that the proposed right turn ingress/egress driveways on Sunol Boulevard would be acceptable with a minor change to the driveway type.

Building Design

The NSSP requires variation in massing, setbacks, and height. In addition, it requires well articulated facades with building volume broken into smaller components to decrease its apparent mass and volume (e.g., create insets or projections, step back second floor, vary roofline height, etc.). Also, building forms should reflect the outlying residential character (e.g., sloping roofs).

The building includes many features to break up the mass and volume of the building: building projections and stone treatments are included on all four elevations; the windows are recessed several inches into the walls; and the roofline of the building varies in height and includes towers and hipped roof elements to add interest and break up the roofline. Staff also believes that the building is well articulated and is compatible with the surrounding residential character. Therefore, staff believes that the building complies with these NSSP requirements.

Landscaping

The NSSP indicates that an adequate rear yard landscaped setback should be provided along the perimeter of properties abutting residential districts to provide visual protection to adjacent uses, with the actual width of this landscape setback to be determined on a case-by-case basis through the PUD review process. Dense landscaping is required in this setback with plant material sized and spaced so that a lush and mature appearance will be attained within two years of planting. The guidelines further state that a six-foot tall masonry wall should be installed at the residential property line (i.e., the eastern property line of the subject site).

Staff believes that the proposed landscaping meets the NSSP guidelines. The proposed plans show the six-foot tall masonry wall required by the guidelines.

Parking

The NSSP states that parking areas should be broken into smaller components and located behind the buildings. It further states that parking between the building and the main street

frontage should be avoided whenever possible.

The proposed parking areas are broken into smaller components by means of planter islands and would be located on the rear(east) and sides(north and south) of the building and, therefore, meet the NSSP regulations.

Lighting^[A2]

The NSSP lighting guidelines state that site lighting needs to be designed to minimize impacts on neighbors, should be kept as low to the ground as possible while ensuring safe and functional levels of illumination, and should be directed downward with no splay of light directed off-site. A 14-foot maximum height is recommended for parking lot lights with cut-off light shields recommended if the light source is over 10 feet in height. In addition, the City's Security Ordinance requires that parking areas be illuminated with a minimum of one foot-candle of light at the parking surface while open for business during the hours of darkness.

The applicant has included a site lighting/photometric plan showing 14-foot tall parking lot lights with shoe-box style light fixtures with recessed bulbs. Staff feels that the proposed location, type, and 14-foot height of the parking lot light standards would comply with the NSSP guidelines. The lighting/photometric plan also shows that site lighting would meet the City's Security Ordinance and staff believes that the lighting has generally been designed to minimize impacts on neighbors. Since the lighting levels at the property lines are not specified on the lighting/photometric plan, a condition of approval requires that the lighting levels be no greater than 0.2 foot-candle at the easterly and southerly property lines to minimize lighting impacts on the adjacent residents.

Service Areas

The NSSP indicates that trash receptacles should be screened from public view and located for convenient access by service vehicles.

A roofed trash enclosure would be located near the northeastern, rear corner of the site and screened from public view by landscaping and the proposed building. Staff believes that the proposed location and screening of the trash enclosure meets this NSSP guideline.

Consistency Finding

The North Sycamore Specific Plan mandates that a consistency finding be^[A3] made prior to approving any new development in the Specific Plan area. As conditioned, staff believes that the design, size, and location of the proposed office building and related site improvements are appropriate and conform to the intent and design standards contained within the Specific Plan.

Site Plan

As noted in the table below, the proposed development would meet the site development standards of the NSSP and Office District with respect to building setbacks, FAR, and height limits.

SITE DEVELOPMENT STANDARD:	REQUIREMENTS:	PLAN PROPOSES:
Floor Area Ratio	30% max.	29.9%
Building Height:	30 ft. max. @ roof	28 ft. 9 in. @ top of mansard roof
	55 ft. max. @ tower	34 ft. @ top of tower
Setbacks:		
Front (Sunol Blvd.) -	20 ft. min.	20 ft. min.
North Side -	10 ft. min.	104 ft. min.
South Side -	10 ft. min.	77 ft. min.
Rear (east) -	10 ft. min.	83½ ft. min.

Staff believes that the proposed positioning of the building towards Sunol Boulevard with parking located on the sides and rear of the building produces an attractive streetscape appearance from Sunol Boulevard. Furthermore, the building location provides substantial setbacks from the adjacent residences. In addition, as noted above, staff feels that the proposed location of the parking areas complies with the NSSP requirements. The proposed 29.9 percent FAR would meet the anticipated FAR of the NSSP.

As conditioned, staff believes that the proposed site plan, positioning of the building, height, and FAR are appropriate for the subject property.

Traffic and Circulation

The project site has frontage on Sunol Boulevard, which is a public thoroughfare, and Sycamore Road, which is a public collector street. The three existing driveways off Sunol Boulevard would be removed and two new driveways on Sunol Boulevard would be installed to provide access to the proposed development. Existing sidewalks/frontage improvements along Sunol Boulevard will be retained or reconstructed in conjunction with the project.

The proposed 21,795-square-foot office building would generate 34 AM Peak Hour trips and 32 PM Peak Hour trips based on the trip generation rates for such a use in the City's 2003 Baseline Traffic Report. However, office traffic for the 5980 Sunol Boulevard parcel was included in the traffic analysis and mitigations for the North Sycamore Specific Plan (NSSP) and Environmental Impact Report (EIR). The NSSP EIR assumed 13,378 square feet (30% FAR) of office use traffic from the 5980 Sunol Boulevard parcel. The 13,378 square feet of office use would have generated 21 AM Peak Hour trips and 20 PM Peak Hour trips. Reducing these already planned and mitigated trips from the trips of the proposed project results in a net increase of 13 AM Peak Hour trips and 12 PM Peak Hour trips. Given the small increase of peak hour traffic generated by this project, the City's Traffic Engineer determined that the project would have negligible traffic impacts and that a traffic report was not necessary.

The project would include two new, 25-foot wide, right turn ingress/egress only driveways on Sunol Boulevard. Staff has included a condition requiring that standard ramping driveways be provided for both driveways rather than street openings as shown on the plans. The applicant has also been conditioned to modify the existing and/or install new signing/stripping on Sunol Boulevard, as determined by the City Traffic Engineer, to ensure the two new driveways do not create a traffic safety hazard.

Regarding on-site vehicular circulation, staff has worked with the applicant to improve access and safety of the parking lot. Staff believes that the current plan provides adequate on-site circulation and is acceptable.

Parking

Based on the Pleasanton Municipal Code (PMC) requirements, a 21,795-square-foot office building with non-medical office uses requires 73 parking spaces (one space per 300 square feet of gross floor area). The applicant is proposing a total of 101 parking spaces (one space per 216 square feet), which would comply with this requirement. However, medical and dental offices are permitted uses under the North Sycamore Specific Plan for this property. The Code requires one space per 150 square feet or 6 spaces per doctor, whichever is greater. A 21,795-square-foot office building with medical office uses would require 145 parking spaces, exceeding the proposed number of parking spaces. The applicant has provided 28 additional parking spaces if used solely for general office use. However, if medical uses occupied the entire structure, it would be lacking 44 spaces per the PMC.

The PMC parking requirements related to general office and medical office use do not correspond well. The Code allows medical uses to be in locations that are defined as general office. City staff has struggled with determining if an increased parking demand truly exists per the PMC distinction or if medical office management practices have changed such that a higher parking ratio needs to be provided.

Staff has found that medical office practices have in fact changed over the years such that medical uses do not generate the parking demand required by the PMC. For instance, a recent parking study for the medical office building at 5000 Pleasanton Avenue found that the existing medical uses in the building generated a parking demand of approximately one space per 239 square feet (4.19 vehicles per 1,000 square feet). Since the subject building would be parked at one space per 216 square feet (4.6 vehicles per 1,000 square feet), staff believes there would be adequate parking, even if the building were to be occupied entirely by medical or dental office uses. This example along with other minor modifications to existing office Planned Unit Developments that have been processed throughout the City to reduce the required medical parking to accommodate the use in general office buildings are substantiated with similar parking analyses that clearly show there is no real parking impact.

To further reduce the parking demand for this building, a condition of approval requires that a simple transportation systems management program be created to provide incentives for employees to use public transit, carpool, bike, or walk to work. Such a program could include incentives such as: free or reduced cost Wheels/BART passes, cash incentives program, etc.

Staff notes that the nearest bus stop is located on Sunol Boulevard in front of the Senior Center, approximately 2,200 feet from the subject site. If employees did not wish to walk to the stop, they could bicycle to and from the bus stop since Wheels buses provide bike racks. Staff notes that the applicant is providing two bicycle racks for the project; one more than is typically provided with most projects. Also, the subject site is located directly across Sunol Boulevard from the Applied Biosystems' campus. Should the Applied Biosystems' campus expand in the future as allowed by its PUD Master Plan, Wheels has indicated that it would extend or add a bus line down Sunol Boulevard to the Applied Biosystems' campus (Applied Biosystems has already installed the bus stop in front of its site). The stop in front of Applied Biosystems would be conveniently located for use by the subject office building.

Thirty-five (34.7 percent) of the 101 parking spaces would be designated as compact parking spaces, which complies with the City's 40-percent maximum. Staff finds the number of compact spaces to be acceptable.

As discussed earlier in this report, staff finds the proposed parking lot design and layout to comply with the NSSP requirements.

Grading and Drainage

The subject properties have already been graded in conjunction with the prior developments. The existing developed portions of the properties generally have flat terrain. The northern perimeter of the site near the creek has gently sloping terrain. Grading for the proposed project would be limited to that required for preparation of the building pad and foundation, parking lot, and drive aisles. Staff finds the proposed grading to be minor and acceptable.

The parking lot and drive aisles would drain into shallow, landscaped biofilter swales along the perimeter of the parking lot that would filter contaminants from the stormwater before entering the arroyos and, ultimately, the bay. This is the type of stormwater runoff measure strongly supported by the Regional Water Quality Control Board and local agencies like Pleasanton implementing the urban clean water runoff program.

Building Design

The subject site is a sensitive one due to its proximity to the adjacent residences and its frontage on a major City thoroughfare. Therefore, staff worked with the applicant to design a building with high quality architecture and materials. Staff believes that the building is attractive and contains design elements, described earlier, which break up its mass and volume. Staff also believes that the building is well articulated and would be compatible with the surrounding buildings. The colors and materials of the building will complement the building architecture and would be compatible with other buildings in the area. Staff also finds the building height to be acceptable and compatible with the surrounding structures^[A4].

Green Building

The City's Green Building Ordinance requires projects containing 20,000 square feet or more of conditioned floor area to meet a LEEDTM "Certified" level, which is equal to a score of 26 or more credit points on the LEED Green Building Checklist. Since the proposed building is 21,295 square feet, it is required to meet a "Certified" rating. The applicant has proposed to incorporate green building measures into the project to allow the project to qualify for 30 credit points and meet a LEED "Certified" rating as required by the City's Green Building Ordinance. Some of the proposed green building measures include: using a highly reflective roof surface to reduce a heat island effect; installing high efficiency toilets and urinals to reduce water consumption; exceeding the minimum Building Code energy efficiency standards by 21 percent; using recycled content building materials; and utilizing low volatile organic compound (VOC) emitting materials.

Signage

A six-foot tall by eight-foot wide monument sign is proposed in the landscaped area on the west side of the building. The sign would consist of a stucco-finished sign panel supported by a cultured stone base, matching the colors and materials of the office building. Staff believes that the size, location, and design of the monument sign are acceptable. Since details of the sign text and illumination have not been provided, staff has included a condition of approval requiring applied metal letters with external spot illumination, either by decorative lights mounted on the sign or by ground-mounted lights.

Building signs have not been proposed at this juncture. A condition has been included that requires the applicant to submit a comprehensive sign program for the building prior to installation of any building-mounted signs. Staff has also included a condition that requires any building-mounted signs to be either non-illuminated, spot-illuminated by decorative lights, or be halo-illuminated channel letters. In addition, to minimize impacts on the adjacent residents, staff has included a condition prohibiting illuminated building-mounted signs on the eastern and southern building elevations.

Landscape Plan

The landscape plan will provide a variety of trees, shrubs, and groundcover on the project site. Staff feels that the proposed landscape plan is attractive and contains sufficient landscape area around the perimeter of the building, parking areas, and along the street frontage. Staff also feels that the density and species of trees and shrubs indicated on the plan are generally appropriate.

However, staff does have a few recommended changes to the landscape plan:

- Substitute the rosemary groundcover located in the bioswales with a groundcover species that is more appropriate for a bioswale (i.e., one that doesn't "drown" easily when the soil becomes saturated, one that sends out many fibrous roots to reduce erosion, and one that does a good job of filtering the water before it reaches the drain inlet).
- Plant some evergreen vines or ivy along the western base of the masonry wall to make it more attractive.

A condition of approval addresses these items. The final landscape plan would be subject to final review and approval by the Planning Director.

North Sycamore Specific Plan Cost Responsibilities

Area-wide roadway improvements, storm drainage, water, wastewater, and other public services for the NSSP were installed by Greenbriar Homes, one of the "Funding Developers," in conjunction with its NSSP project. The Specific Plan requires individual property owners who subdivide their properties to reimburse the Funding Developers based on their pro-rata lot shares. Since the office properties would not subdivide, lot shares for the PUD-Office properties were based on two shares per acre. Therefore, the applicant's 5980 Sunol Boulevard property was assigned two lot shares for reimbursement. The applicant will also be required to join the NSSP Maintenance Association which maintains the improvements in the common areas of the NSSP. Conditions of approval address these items.

V. PUBLIC NOTICE

Notice of the proposed project was mailed to the surrounding property owners and tenants within 1,000 feet of the subject property. At the writing of this report, staff had not received any written or verbal comments pertaining to the proposal.

VI. PUD CONSIDERATIONS

The Zoning Ordinance of the Municipal Code sets forth purposes of the Planned Unit Development District and “considerations” to be addressed in reviewing a PUD development plan.

1. Whether the plan is in the best interests of the public health, safety, and general welfare:

The project would include the installation of private utility systems to serve the office building. Adequate storm drain, sanitary sewer, and water service utilities are present in the area surrounding the development and are sufficient to serve the new building. All on-site infrastructure would be installed by the project developer with connections to municipal systems in order to serve the site. As conditioned, drive aisles and driveways will be designed and constructed to City standards. Adequate access would be provided to the structure for police, fire, and other emergency response vehicles. The building would be designed to meet the requirements of the Uniform Building Code and other applicable City codes. Stormwater run-off from the site will be treated before leaving the site. Construction hour limits and dust suppression requirements will minimize construction impacts on the surrounding residents and tenants.

Therefore, staff believes that the proposed plan is in the best interests of the public health, safety, and general welfare, and that this finding can be made.

2. Whether the plan is consistent with the City's General Plan:

The proposed office building conforms to the “Retail, Highway, and Service Commercial/Business and Professional Offices” Land Use Element designation for the project site. The office building would help the City maintain a strong economic base and would be consistent with Goal Number 1 of the General Plan Land Use Element. In addition, the proposed project would provide additional space for businesses to serve residents and businesses of Pleasanton and its market area and would be consistent with Policy 4 of the General Plan's Land Use Element.

A portion of the project site is located within the North Sycamore Specific Plan. The Specific Plan programs, policies, and land use designation are regarded as a more refined,

detailed version of the General Plan. The Specific Plan's "PUD-Office" land use designation for the 5980 Sunol Boulevard site is generally subject to the purposes and uses of the City's O (Office) district. The proposed office project is consistent with this land use designation. The subject project is also consistent with the Specific Plan's Development Standards and Guidelines.

Therefore, staff feels proposed development plan is consistent with the City's General Plan and North Sycamore Specific Plan, and staff believes that this finding can be made.

3. Whether the plan is compatible with previously developed properties in the vicinity and the natural, topographic features of the site:

The subject property is surrounded by industrial, office, public cemetery, and residential uses on large parcels. The office uses for the site would be compatible with the surrounding uses. The proposed two-story building would be generally sited towards Sunol Boulevard with ample setbacks from the adjacent residences to minimize view and privacy impacts. The office building has been attractively designed and would be compatible with the design of the surrounding structures. New landscaping would be installed in the perimeter planter areas to help screen the development from off-site views. In addition, a proposed six-foot tall masonry wall along a portion of the eastern property line would further help screen views of the development from the parcels to the east. Therefore, impacts on the adjacent developed properties would be limited. The proposed development would require limited grading for the construction of the building and other site improvements. Grading conducted on the site will be subject to engineering and building standards prior to any development.

Therefore, staff feels that the plan is compatible with the previously developed properties and the natural, topographic features of the site, and staff believes that this finding can be made.

4. Whether grading takes into account environmental characteristics and is designed in keeping with the best engineering practices to avoid erosion, slides, or flooding to have as minimal an effect upon the environment as possible.

The site topography is generally flat to slightly sloping and there are no known landslides on the property. Grading for the proposed project would be limited to that required for preparation of the building pad and foundation, parking lot, and drive aisles. Other minor grading will create proper drainage for the parking lot, bioswales, and planting areas. Grading conducted on the site will be subject to engineering and building standards. Vegetated bioswales would be utilized to filter parking lot contaminants before entering the arroyos and, ultimately, the bay. Erosion control and dust suppression measures will be documented in the building permit plans and will be administered by the City's

Building and Public Works Departments. The site is not located within an Alquist-Priolo Earthquake Fault Zone. The flood hazard maps of the Federal Emergency Management Agency (FEMA) indicate that the subject property is not located within a 100-year flood zone. Therefore, staff believes that this finding can be made.

5. Whether streets, buildings, and other manmade structures have been designed and located in such manner to complement the natural terrain and landscape:

The project site is in a developed area of the City and would not involve the extension of any new public streets. The building and parking areas would be located in an area of the site where the grades are not steep. The proposed building will be compatible in size and scale with surrounding structures. Of the 33 trees to be removed, only one is an oak tree (an 8-inch diameter valley oak). Other trees to be removed include black locust, plum, tree of heaven, black wood acacia, black walnut, elderberry, and magnolia, most of these being in fair to poor condition. New landscaping would be installed to mitigate the loss of the existing trees. Therefore, staff believes that this finding can be made.

6. Whether adequate public safety measures have been incorporated into the design of the plan:

The public improvements associated with this project would be consistent with City design standards. As conditioned, the driveway entrances would be located and configured to provide adequate line-of-sight viewing distance and to facilitate efficient ingress/egress to and from the project site. Adequate access would be provided to the building for police, fire, and other emergency vehicles. The building would also be equipped with automatic fire suppression systems (sprinklers) and an on-site fire hydrant would be installed.

Although the site is not located within an Alquist-Priolo Earthquake Fault Zone, it would be subject to seismic shaking during an earthquake. The State of California provides minimum standards for building design through the California Building Standards Code. The California Uniform Building Code is based on the UBC and has been modified for California conditions with numerous more detailed and/or stringent regulations. Specific seismic safety requirements are set forth in Chapter 23 of the UBC. The State earthquake protection law requires that buildings be designed to resist stresses produced by lateral forces caused by earthquakes. The City implements the requirements of the California Code through its building permit process. The proposed project will be required to comply with the applicable codes and standards to provide earthquake resistant design to meet or exceed the current seismic requirements. Site specific soils analyses would be conducted in conjunction with the building permit review.

Therefore, staff believes that the plan has been designed to incorporate adequate public safety measures.

7. Whether the plan conforms to the purposes of the PUD District:

The proposed PUD development plan conforms to the purposes of the PUD district. One of these purposes is to insure that the desires of the developer and the community are understood and approved prior to commencement of construction. Staff believes that the proposed project implements the purposes of the PUD ordinance in this case by providing a building that is well-designed and sited on the subject property, that fulfills the desires of the applicant, and that meets the City's General Plan and North Sycamore Specific Plan goals and policies. The PUD process allows for ample input from the public and for an ultimate decision by the City Council regarding appropriateness of the proposed uses and development plan.

Staff feels that through the PUD process the proposed project has provided residents, the developer, and the City with a development plan which optimizes the use of this infill site in a sensitive manner. Therefore, staff believes that this finding can be made^[A5].

VII. ENVIRONMENTAL ASSESSMENT

An Environmental Impact Report (EIR) was prepared and certified for the North Sycamore Specific Plan. The California Environmental Quality Act (CEQA) specifies that individual development projects that are prepared pursuant to the requirements of an adopted specific plan, for which an EIR has been prepared and certified, are exempt from additional environmental review. Since the subject development is also proposed on the 5998 Sunol Boulevard property, which wasn't part of the NSSP or its EIR, a draft Negative Declaration accompanies this report to address the potential environmental impacts from the additional development on the 5998 Sunol Boulevard property. Based on an initial study, staff believes that approval of Case PUD-65 would not have any significant adverse effects on the environment. If the Commission concurs with this environmental assessment, you must make the finding that the Negative Declaration is appropriate prior to taking action on the project.

VIII. CONCLUSION

Staff believes that the proposed building meets all applicable requirements of the Pleasanton Municipal Code, North Sycamore Specific Plan, and General Plan as conditioned. In the opinion of staff, the project's building and site design, as proposed and conditioned, is appropriate for the surrounding area, conforms to the purposes of the PUD Ordinance, and merit a favorable recommendation by the Commission.

IX. STAFF RECOMMENDATION

Staff recommends that the Commission take the following actions:

1. Find that the project would not have a significant effect on the environment and adopt a resolution recommending approval the attached draft Negative Declaration^[A6];
2. Find that the proposed PUD rezoning and development plan are consistent with the General Plan, North Sycamore Specific Plan, and purposes of the PUD ordinance;
3. Make the PUD findings for the proposed development plan as listed in this staff report; and
4. Adopt a resolution recommending approval of Case PUD-65, rezoning the 5998 Sunol Boulevard property to PUD-Office and development plan approval for 5980 and 5998 Sunol Boulevard, subject to the conditions of approval listed in Exhibit B, and forward the PUD rezoning and development plan to the City Council for public hearing and review.

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