

SUBJECT: Work Session for P13-2078

APPLICANTS: SummerHill Apartment Communities

PROPERTY OWNER: Las Positas Property, LLC

PURPOSE: Work Session to review and receive comments on a Preliminary Review application to demolish the existing office building and construct 177 apartment units and related site improvements on a 5.9-acre site

GENERAL PLAN: Mixed Use/Business Park

ZONING: Planned Unit Development – Mixed Use (PUD-MU)

LOCATION: 5850 West Las Positas Boulevard

EXHIBITS:

- A. Planning Commission Work Session Discussion Points
- B. Preliminary Development Plans and Applicant's Project Summary
- C. Ordinance No. 2030, Rezoning the Subject Site
- D. Public Comment
- E. Location Map and Noticing Map

I. BACKGROUND

In January 2012, the City Council approved rezoning of nine sites throughout the City for high-density multifamily development in order to meet the City's share of the regional housing needs (Ordinance No. 2030). One of the approved sites is the CM Capital Properties site located at 5850 and 5758 West Las Positas Boulevard. The CM Capital Properties site consists of two parcels: a 5.9-acre parcel located at 5850 West Las Positas Boulevard and a 6.7-acre parcel located at 5758 West Las Positas Boulevard. These two parcels are not required to be developed together.

SummerHill Apartment Communities have submitted a Preliminary Review application for the development of a multifamily housing project on the 5.9-acre site located at 5850 West Las Positas Boulevard.

The purpose of the work session is to receive comments from the Commission and public regarding the project and discuss how the project would meet, or require exceptions from, the *Housing Site Development Standards and Design Guidelines* (hereafter referred to as *Design Guidelines*), adopted by City Council on August 21, 2012. The site is identified as Site #9 in the *Design Guidelines*, and has a density requirement of 30 units per acre, which results in 378 units on the entire 12.6-acre site. The proposed project is to construct 177 residential units on an approximately 5.9-acre portion of the site, meeting the density requirement of 30 dwelling units per acre. No action on the project will be taken at the work session. If an affordable housing agreement is part of the project, the agreement will be scheduled for a recommendation by the Housing Commission. The development of the project will require Planned Unit Development (PUD) Development Plan approval, which is subject to review and approval by the City Council, following review and recommendation by the Planning Commission.

II. SITE DESCRIPTION AND SURROUNDING AREA

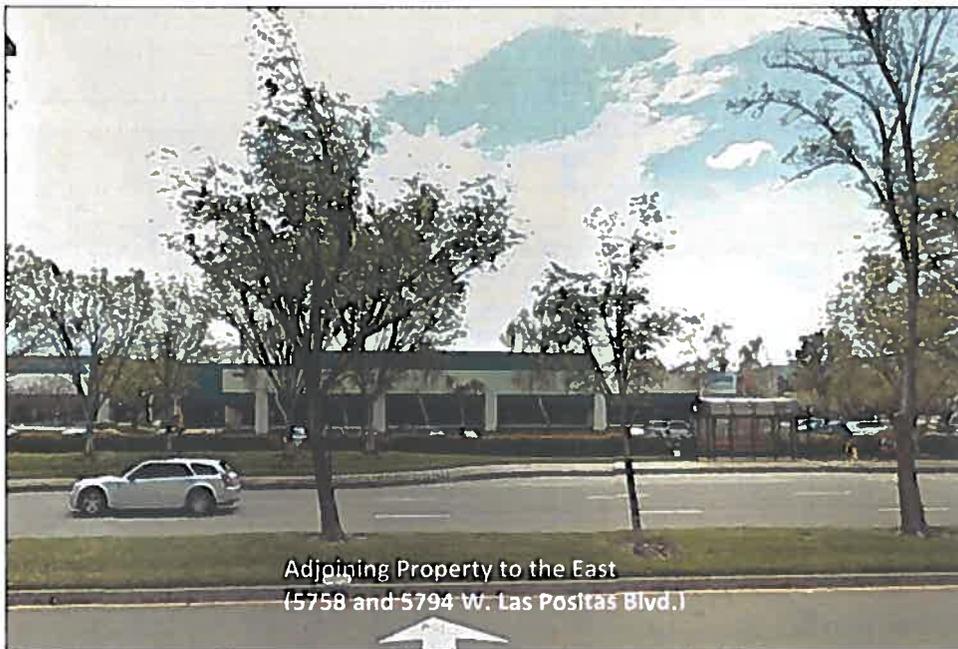
The subject site is located on the south side of West Las Positas Boulevard, across from Thomas Hart Middle School, within the Hacienda Business Park. The subject 5.9-acre site and the adjoining 6.7 acre site to the east are collectively referred to as the 12.6-acre Site #9 of the Design Guidelines. Please see aerial map below.



Project Location Map

The project site fronts on West Las Positas Boulevard and backs up to Arroyo Mocho (south). The site was initially developed in 1984 for AT&T and later was clinical laboratories for SmithKline Beecham. The building is a one-story building, approximately 88,512 square feet in floor area. It is currently vacant.

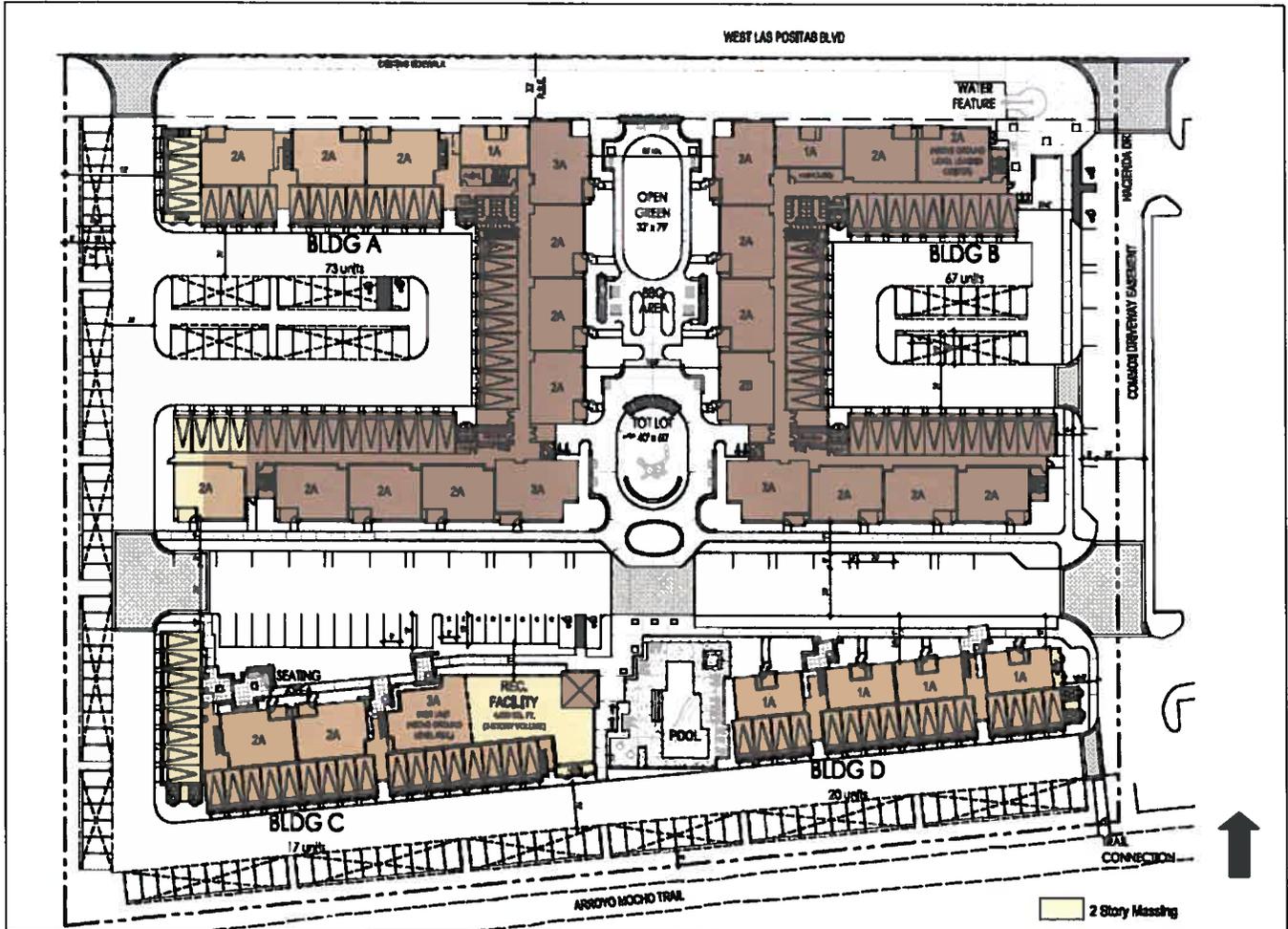
The site is generally flat. A bus stop within a shelter served by Livermore Amador Valley Transit Authority (LAVTA) is located in front of the building to the east, and also across West Las Positas Boulevard at the middle school.



Adjacent properties include one-story office buildings to the east and west, Thomas Hart Middle School to the north, and Arroyo Mocho lies to the south. Further beyond the arroyo to the south are single-family residential developments.

III. PROJECT DESCRIPTION

The proposed development is summarized below:



Proposed Site Plan

Site Layout

- The proposed development would utilize the two existing entrances/exits off West Las Positas Boulevard. One entrance/exit is located near the western edge of the site and the other one is located near the eastern edge of the site. The project's main entrance would be from the eastern edge of the site at the existing signalized intersection at West Las Positas Boulevard and Hacienda Drive. The main internal street would be located between Building B and the eastern property line. It would wrap around Building B then continue west. The proposed Buildings A and B would be located on the north side of the main internal street and Buildings C and D would be located on the south side. Secondary internal streets are located along the site perimeter and between the buildings and carports.
- An open space area and tot lot would be located between Buildings A and B; a pool/spa would be located between Buildings C and D.

- Pedestrian paths within the complex are proposed between residential buildings, the open space area, and recreation uses.

Buildings

- The project would include four residential buildings housing a total of 177 residential units. Buildings A and B would be U shaped buildings located on the northern portion of the site fronting West Las Positas Boulevard. Buildings C and D would be rectangular shaped buildings located in the southern portion of the parcel having a view to Arroyo Mocho. The following table provides a summary of the proposed residences and building heights.

Building	Residential Units	Stories
A	73	2-4
B	67	4
C	17	2-4
D	20	3
Total	177	--

- The proposed elevations present a Spanish influenced architectural style. The materials that are proposed include stucco exterior finish, stone veneer, wood-like trim for the windows, tile roof, wrought iron patio and balcony railings, and awnings.



Conceptual Building Elevations on West Las Positas Boulevard



Conceptual Elevation of Buildings A & B

Floor Plans

- A combination of one- to three-bedroom units are proposed. The proposed project includes:
 - 88 one-bedroom units, ranging from 718 square feet to 785 square feet;
 - 72 two-bedroom units, ranging from 1,054 square feet to 1,069 square feet; and
 - 17 three-bedroom units approximately 1,298 square feet.

All residential units would include either a private patio (for ground-floor units) or a deck (for upper floor units) ranging from 56 square feet to 143 square feet.

Parking

- The proposed development would provide a total of 301 parking spaces in private garage spaces, covered parking spaces (carports), and surface parking spaces. The majority of parking spaces are standard-size parking stalls; nine of the parking stalls are compact-sized parking stalls.

Pleasanton Municipal Code (PMC) Section 18.88.030 requires a minimum of 2 spaces for each of the first 4 units and 1.5 spaces for each additional unit for apartments with 2 bedrooms or less, and a minimum of two spaces per unit for apartments with three or more bedrooms. At least one of the required spaces per unit is required to be located in a garage or carport. One visitor space is required for each 7 units. A total of 156 units have 2 or fewer bedrooms and thus the parking requirement for these units is 242 spaces. A total of 17 units are 3-bedroom units and thus 34 parking spaces are required, yielding a total parking requirement of 276 parking spaces (252 of these spaces are in a carport or garage). Since 177 units are proposed, 25 visitor spaces are required and 25 are proposed. The project meets the parking requirements of the PMC for the total number of required spaces,

the number of required covered spaces, and the number of guest parking spaces. Please refer to the follow table for parking requirements.

	Required	Proposed
Parking for Residents	276 spaces	276 spaces
Parking for Guests	25 spaces	25 spaces
Total	301 spaces	301 spaces

Open Space

- The Design Guidelines require private open space be provided at each residential unit as well as a common open space be provided for the entire complex. As proposed, private open space is provided by patios and balconies, and group open space is distributed throughout the site. A community gathering area is proposed in the center of the site. The open space area includes picnic tables, outdoor grill, seat-walls, and shade trellises. A tot lot with play structures, a lap pool and a spa are also proposed. In addition to open space area, a club room with a gourmet kitchen and a fully equipped fitness center would be located in Building C with easy access to the pool/spa area.

Landscaping

- A variety of species of trees, shrubs, and groundcover are proposed throughout the residential complex. The preliminary landscape plan provides general information on the plantings for the open space areas and the development in general. The proposed project will result in the removal of several ornamental trees that are currently planted in the existing parking lot area and landscaped areas on the site.

Bus Shelter

- There are two existing Livermore Amador Valley Transit Authority (LAVTA) bus stops near the project site – one is located to the east of the project site, and the other one is located across W. Las Positas Boulevard at the middle school. No additional stops are requested by LAVTA for this project.

Trail Access

- There is an existing trail along the south side of the arroyo; no trail currently is located on the north side of the arroyo except for a short segment between Hopyard Road and the Chabot Canal. Traffic Engineering Division recommends an access to the arroyo providing access to a future trail. The applicant will be working with Zone 7 to provide an access gate to the future trail along the north side of Arroyo Mocho.

IV. CONSIDERATIONS FOR THE WORK SESSION

Staff is presenting the Commission with the preliminary plans for consideration and comments. This work session will allow the Planning Commission to provide direction to the applicant and staff regarding any issues it wishes to be addressed prior to the project formally returning to the Planning Commission for a recommendation to the City Council. The areas noted below are where staff would find the Commission's input most helpful. A list of these discussion

topics and specific questions regarding the proposal is attached to this report as Exhibit A for the Planning Commission's consideration and discussion.

Housing Site Development Standards and Design Guidelines

The following comments were provided to the applicant regarding consistency with the Standards. The applicant has indicated the items will be met or a request for exceptions to the Standards will be made. For the Commission's reference, the page and section number for each item in *italics* is also included.

Plans will be Modified by Applicant to Comply

1. Provide building entries for Buildings A and B that face West Las Positas Boulevard.

Development Standard C.1.b, page 37.

2. Enhance the building entries so that they become a prominent feature of the front façade and identify access to individual units.

Development Standard C.1.c, page 37.

3. Provide both landscape screening and fencing between the subject development and the adjacent commercial development to the west.

Development Standards, page 55.

4. Provide low walls and landscaping to screen parking at the northwest corner of the site.

Development Standard A., page 24.

Exceptions Requested by the Applicant

1. The carports would be located eight feet from the western property line. The applicant could remove carport parking along the western property line and still conform to the requirement of providing one covered parking space per residential unit. The applicant prefers to keep the carports. Staff suggested that the applicant discuss the proposed carport location with the adjacent property owners to the west to determine if they would object and/or request alternative mitigation.

Special Design Standards and Guidelines, page 55: No structure (not including light fixtures) shall be located within 50 feet of the western property line.

2. The existing western entrance would serve as one of the two entrances to the proposed development. It should, like the eastern entrance, be designed as an internal street. Sheet A1.2 shows it is designed as an alley.

Development Standards, page 13, requires a distinct hierarchy of circulation including public streets, internal streets, alleys, etc. Section A1.b states that alleys should not be used for primary circulation.

Discussion Point

- A. Would the Planning Commission support the exceptions noted above if the project were to move forward as proposed?*

Site Plan. As proposed, the buildings meet the setback requirements. The site plan shows a feathering of densities with the lowest densities by the Arroyo Mocho and adjacent one-story commercial development and that stories above the second story on the west elevation are stepped back. The project's main entrance would be from the eastern edge of the site at the existing signalized intersection at West Las Positas Boulevard and Hacienda Drive. The applicant will provide building entries for Buildings A and B that face West Las Positas Boulevard to meet the Design Guidelines requirements. Staff believes that a pedestrian connection needs to be provided between West Las Positas Boulevard to the proposed open space area.

Discussion Point

- B. Are the on-site circulation, parking layout, feathering of densities, stepping back stories above the second story, and positioning of the buildings acceptable?*
- C. Should a pedestrian access be provided directly from West Las Positas Boulevard to the proposed open space area?*
- D. Are the proposed on-site recreation facilities and amenities acceptable?*

Building Design. Given the high visibility of the site directly on a major thoroughfare, staff feels that the buildings will need to be designed with a high quality visual image. Staff believes that the proposed buildings are generally well designed. Staff has made the following suggestions to the applicant:

- Provide additional details such as exposed rafter tails, window planter boxes, wrought-iron detailing, etc.
- Modify and enhance the individual unit entries on the ground level so that they would be a prominent feature of the building.
- "Punched in" the windows from the exterior building wall.
- Provide an enhanced stucco finish such as Santa Barbara finish (Santa Barbara finish is a smooth, stucco finish with minor relief textures and a subtle, variegated color.)

Discussion Point

- E. Are the residential building designs, colors and materials, and heights acceptable?*

V. PUBLIC COMMENT

Notice of the Planning Commission's public work session on this item was sent to property owners within 1,000 feet of the subject property. A map showing the noticing area is attached to this report. The public notice was also published in *The Valley Times*.

Mr. Don Brennen, 3291 Curtis Circle, emailed staff expressing opposition and concerns regarding the proposed development (see Exhibit D). Mr. Brennen stated that he is very concerned about the impacts relating to noise, traffic, crime, and other components of our city infrastructure.

Staff has also received an email from a resident; expressing concerns regarding the proposed development (see Exhibit D). This resident wishes to remain anonymous.

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 PUD application.

VII. STAFF RECOMMENDATION

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

Staff Planner: Jenny Soo, Associate Planner, 925.931.5615 / jsoo@cityofpleasantonca.gov

EXHIBIT A

P13-2078

SummerHill Apartment Communities

WORK SESSION DISCUSSION POINTS

- A. Would the Planning Commission support the exceptions noted above if the project were to move forward as proposed?*
- B. Are the on-site circulation, parking layout, feathering of densities, stepping back stories above the second story, and positioning of the buildings acceptable?*
- C. Should a pedestrian access be provided from West Las Positas Boulevard to the proposed Open Space area?*
- D. Are the proposed on-site recreation facilities and amenities acceptable?*
- E. Are the residential building designs, colors and materials, and heights acceptable?*

ORDINANCE NO. 2030

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLEASANTON APPROVING THE CITY-INITIATED REZONING OF THE CM CAPITAL PROPERTIES SITE (5758 AND 5850 WEST LAS POSITAS BOULEVARD), AS FILED UNDER CASE P11-0923

WHEREAS, the City of Pleasanton has initiated the rezoning of the CM Capital Properties site (Site 13) located at 5758 and 5850 West Las Positas Boulevard (APN 941-2762-006-00 and APN 941-2762-011-01) from the Planned Unit Development – Industrial/Commercial-Office (PUD-I/C-O) District to the Planned Unit Development – Mixed Use (PUD-MU) District; and

WHEREAS, a Supplemental Environmental Impact Report was prepared for this project, and a resolution certifying the Environmental Impact Report as complete and adequate in compliance with the California Environmental Quality Act was adopted on January 4, 2012; and

WHEREAS, at its meeting of January 4, 2012, the City Council received the Planning Commission's positive recommendation for approval of the rezoning of the CM Capital Properties site; and

WHEREAS, a duly noticed public hearing was held on January 4, 2012; and

WHEREAS, after consideration of the staff report, review of the materials presented, and comment at the public hearing, the City Council determined that the proposed rezoning of the CM Capital Properties site is appropriate; and

WHEREAS, the rezoning of the CM Capital Properties site is consistent with the General Plan, adopted on July 21, 2009.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES HEREBY ORDAIN AS FOLLOWS:

Section 1. The City Council finds that the rezoning of the CM Capital Properties site is consistent with the General Plan, adopted on July 21, 2009.

Section 2. Approves the rezoning of the CM Capital Properties site (Site 13) located at 5758 and 5850 West Las Positas Boulevard (APN 941-2762-006-00 and APN 941-2762-011-01) from the Planned Unit Development – Industrial/Commercial-Office (PUD-I/C-O) District to the Planned Unit Development – Mixed Use (PUD-MU) District.

Section 3. The uses allowed and development standards applicable to this site are those specified in the Hacienda PUD and Design Guidelines for Hacienda sites 18A and 19, and multifamily residential with a minimum density of 30 units per acre is authorized.

Section 4. Except as modified above, all present conditions of the approved Hacienda PUD development plans and design guidelines and City-approved major and minor modifications shall remain in full force and effect.

Section 5. The Zoning Map of the City of Pleasanton, dated April 18, 1960, on file with the City Clerk, designating and dividing the City into zoning districts, is hereby amended by Zoning Unit Map No. 487, attached hereto as Exhibit A, dated January 4, 2012, and incorporated herein by this reference.

Section 6. The full text of this ordinance shall be published once within fifteen (15) days after its adoption in "The Valley Times," a newspaper of general circulation within the City of Pleasanton.

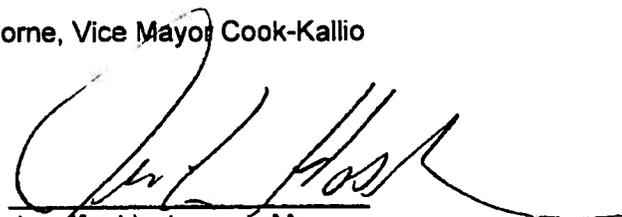
Section 7. This ordinance shall be effective thirty (30) days after its passage and adoption.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Pleasanton on January 4, 2012 by the following vote:

Ayes: Councilmembers Cook-Kallio, McGovern, Sullivan, Thorne, Mayor Hosterman
Noes: None
Absent: None
Abstain: None

And adopted at a regular meeting of the City Council of the City of Pleasanton on January 10, 2012 by the following vote:

Ayes: Councilmembers McGovern, Sullivan, Thorne, Vice Mayor Cook-Kallio
Noes: None
Absent: Mayor Hosterman
Abstain: None



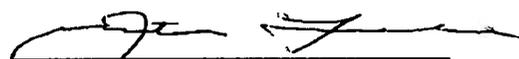
Jennifer Hosterman, Mayor

ATTEST:

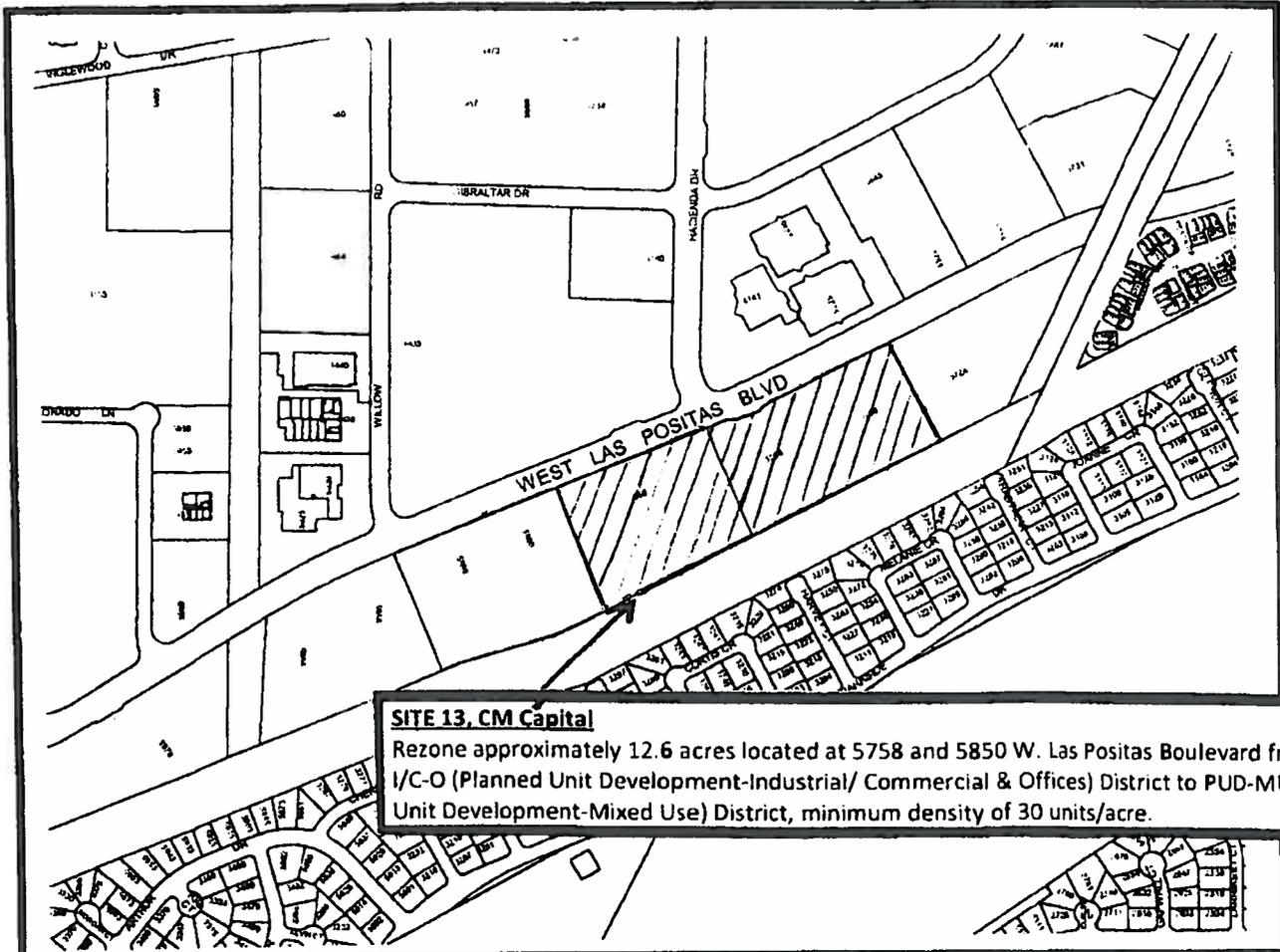


Karen Diaz, City Clerk

APPROVED AS TO FORM:



Jonathan P. Lowell, City Attorney

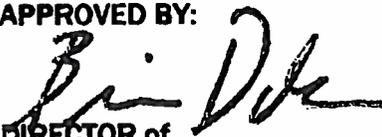


SITE 13, CM Capital
 Rezone approximately 12.6 acres located at 5758 and 5850 W. Las Positas Boulevard from PUD-I/C-O (Planned Unit Development-Industrial/ Commercial & Offices) District to PUD-MU (Planned Unit Development-Mixed Use) District, minimum density of 30 units/acre.

**CITY OF PLEASANTON
 PLANNING DIVISION**

**Ordinance No. 2030
 Zoning Unit Map No. 487**

DRAWN BY:
 T. Snyder

APPROVED BY:

 DIRECTOR of
 COMMUNITY DEVELOPMENT

DATE:
 January 4, 2012

SCALE:
 1" = 300'

SEC. NO.:
 P11-0923 (Rezone)

Jenny Soo

From: D Brennen
Sent: Tuesday, September 03, 2013 5:43 PM
To: Jenny Soo
Cc: Andrea Brennen
Subject: P13-2078, Summerhill Apartment Communities

I would like to express my opposition and concern regarding this 177 apartment unit complex being proposed on a 5.9 acre site directly behind my street, Curtis Circle within the Parkside neighborhood. When we bought our home we were particularly drawn to the neighborhood because of it's location situated between the Hacienda Business Park on one side and the Pleasanton Sports Park on the other. I am very concerned about the impact of this proposed high density development on noise, traffic, and crime and other components of our city infrastructure. Pleasanton is already overcrowded, we experience this daily during the school year and with every special event that comes to town; soccer tournaments, Good Guys, RV, and all the other county fairground events. I supported and voted for the housing unit cap and I think it is a disservice of our council to consider this type of development without the support of the Pleasanton residents.

Sincerely,

Don Brennen
3291 Curtis Circle
Pleasanton, CA 94588

Click [here](#) to report this email as spam.

P13-2078

Jenny Soo

From:
Sent: Friday, September 06, 2013 12:07 AM
To: Jenny Soo
Subject: P13-2078 Summerhill Apartment Communities - Concerns

Hello Ms. Soo,

My name is [REDACTED]. I am writing this e-mail regarding my opposition and concerns about P13-2078 Summerhill Apartment Communities and other low income housing projects. Please to not publish my name, address, or telephone number with regards to the issues that I raise in this e-mail.

I am very concerned about this proposed construction project and other proposed construction projects in the City of Pleasanton. I have been concerned since then Attorney General Brown took action against the City of Pleasanton to build more affordable housing.

The first of my concerns is the fact that business/commercial use property is being replaced with residential property. This is a concern because of the disproportion between taxes and revenue that will be generated/lost and the costs of policing and educating new residents. Pleasanton was well planned with the Hacienda Business Park and the commercial revenue that it generates without increasing the number of residents in Pleasanton, which helps allow for better policing, fire protection, parks, etc.

The second of my concerns is the height (number of stories) of the proposed apartment complex. When driving through the Hacienda Business Park, there are very few commercial properties that are taller than one or two stories within view of residences. If the Summerhill Apartments are allowed to be built they should not be allowed to be more than two stories high. I say this for several reasons: They will obstruct the skyline, decrease property values in the Parkside Neighborhood, increase noise from those apartments, decrease privacy in the surrounding residences, and increase the time it will take to construct them. The developers and builders are the only ones that stand to gain by allowing this complex to be built more than two stories high. The taller the apartments are built, the more problems that will be encountered from excess noise, privacy concerns, crime, etc. Not to mention the lawsuits from homeowners in Parkside, if their property values are affected.

Third, I would like to point out that Donlon Elementary school is already the largest elementary school in Pleasanton. What plans are being made to build new schools to accomodate the additional students that Summerhill Apartments and others will bring? If these apartments were to bring an average of two new students per apartment that would be an additional 354 students, split between Donlon, Hart, and Foothill. These are the kinds of costs that must be considered and should be funded by the developers of Summerhill Apartments.

As a property owner and citizen of Pleasanton, who pays almost \$9,000 a year in property taxes, I am not pleased with these types of developments. I am also a member of the law enforcement community and have had conversations with Alameda County Sheriff's Officers about this kind of housing in Dublin. What my personal experience in law enforcement and discussions with other members of law enforcement has told me is that low income housing and apartments have not been good to the City of Dublin. It is a fact that these apartments will draw people from areas like Oakland, Hayward, and Richmond. My family is originally from Oakland and I have lived in Hayward and some of the people that will move here are good people looking for a better life. The problem becomes the people that will follow the good people. Pleasanton should expect the increase in crime that will come from an increased

(P13-2078)

population and the increase that will come from an increase in lower income earners. Who will bare the costs of the increased crime, thefts, burglaries, and identity theft. It should also be noted that these apartments are being built directly across from Hart Middle School, which raises concerns of sexual predators attempting to secure a residence there.

The City of Pleasanton should also ensure that the additional cars that the Summerhill apartments will bring are confined to parking within the 5.9 acre site and not allowed to park on West Las Positas and the surrounding neighborhoods.

I also have concerns about the construction noise that my family and neighbors will have to endure while the Summerhill apartments are being constructed. They should not be allowed to begin work prior to 8 a.m. and should not be allowed to work on weekends.

I believe that these types of apartments should be built on previously undeveloped lots as close to BART/Public transportation as possible. We should not be tearing down business complexes so that we can build them next to schools, while overshadowing existing residences.

Thank you for taking the time to read my comments. I am more than happy to discuss any of these points further if anyone wishes to contact me at [REDACTED] Please to not publish my name, address, or telephone number.

Click

<https://www.mailcontrol.com/sr/zoospDjVNKPGX2PQP0mvUmkxeMeR4!FmaUTaHsl0KFiAniEhs1RWteuHWcoatNfBo5ffgIcSLI6n9BVBzDB66w==> to report this email as spam.

P13-2078, Summerhill Ap

City of Pleasanton

GIS

Department

5850 W.L. Positas Blvd.

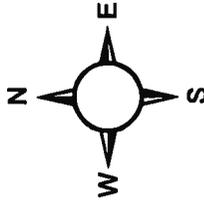
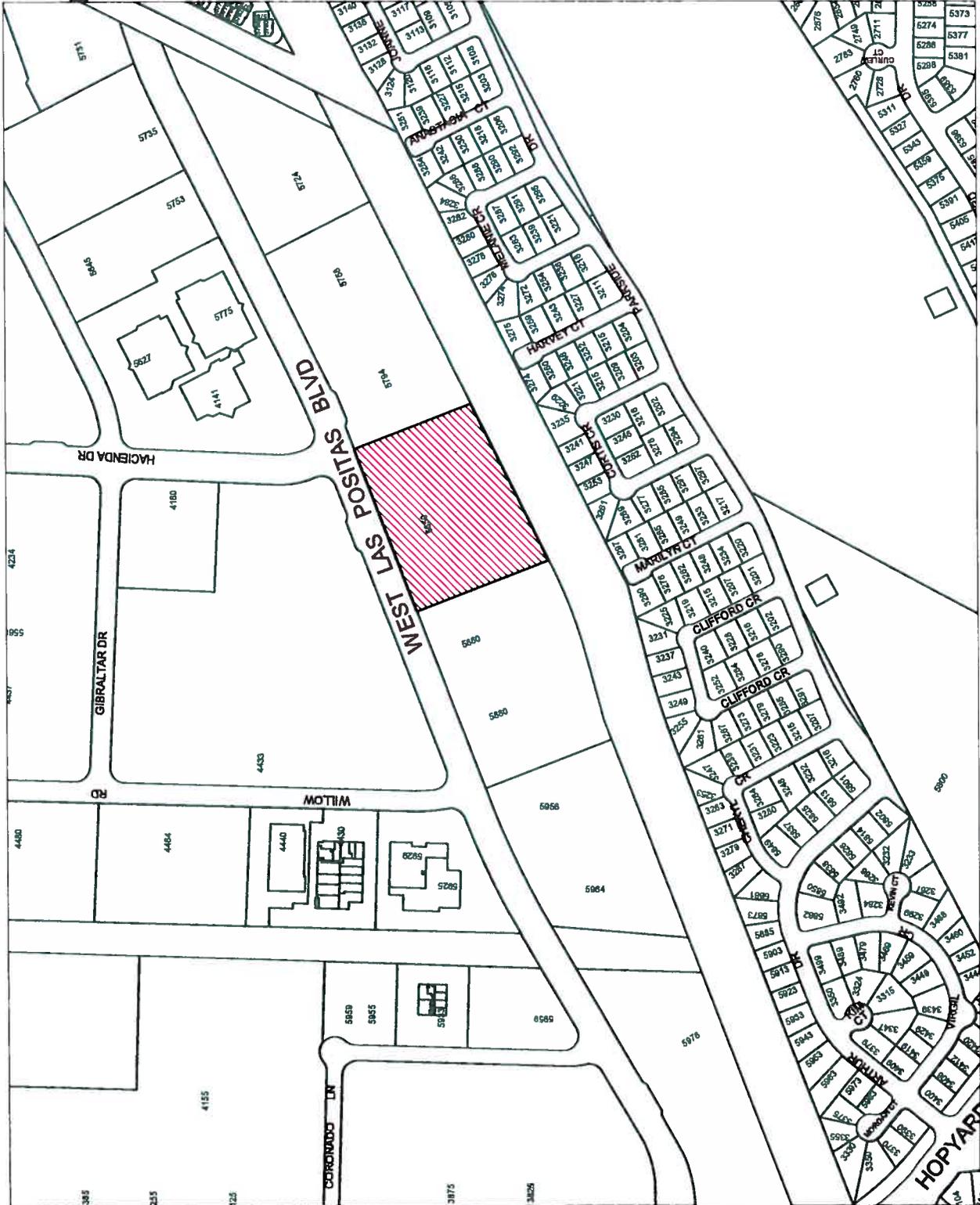


EXHIBIT E

Printed 9/16/2013



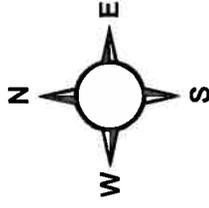
P13-2078, Summerhill Ap

City of Pleasanton

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5850 W.L. Positas Blvd.



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