



STAFF REPORT PLANNING COMMISSION

DATE: March 13, 2018

TO: Planning Commission

SUBJECT: Volvo Cars of Dublin—Site Development Review and Conditional Use Permit (PLPA-2017-00053)
Prepared by:<Mandy Kang, Senior Planner>

EXECUTIVE SUMMARY:

The Planning Commission will consider a request by the applicant, Jeff Qvale, for a Site Development Review Permit to complete a façade remodel, addition of 3,560 square feet to an existing 20,120 square foot building, and demolition of a 2,480 square foot building; and a Conditional Use Permit to operate an automobile/vehicle sales and service facility (Volvo Car Dealership) located at 6430 & 6440 Dublin Court.

RECOMMENDATION:

Disclose ex-parte contacts, conduct the public hearing, deliberate and adopt the following **Resolutions:** a) Approving a Site Development Review Permit for a façade remodel, addition of 3,560 square feet to an existing 20,120 square foot building, and demolition of a 2,480 square foot existing building; and b) Approving a Conditional Use Permit to operate an automobile/vehicle sales and service facility (Volvo Car Dealership) at 6430 & 6440 Dublin Court.

PROJECT DESCRIPTION:

The project site consists of two parcels located at 6430 and 6440 Dublin Court at the terminus of the court near I-580 as shown in Figure 1 below. Dougherty Road is located east of the site but is not accessible from Dublin Court. The subject property is approximately 2.78 acres.

Figure 1. Project Site



The project site has a General Plan land use designation of Retail/Office and Automotive and is zoned C-2 (General Commercial). The C-2 zoning designation allows for a number of conditionally permitted uses, including automobile/vehicle sales and service. The site is surrounded by General Commercial uses to the north and west. The parcel to the west of the project site is occupied by Dublin Nissan and the parcels to the north are occupied by offices, retail, and equipment rental uses.

The eastern parcel of the subject Project was previously a Hyundai automobile dealership and currently has a vacant 2,480 square foot building, planned for demolition as part of this project. The western parcel was previously occupied by Office Depot.

Current Request

The Applicant is requesting approval of a Site Development Review (SDR) Permit to complete a façade remodel and construction of a 3,560 square foot addition to infill the existing truck dock area at the northwest corner of the existing 20,120 square foot building (creating a 23,680 square foot building), formerly occupied by Office Depot. The project also includes the demolition of a vacant 2,480 square foot building on the eastern parcel (formerly used for automotive sales), and the addition of landscaping and related site improvements. The Applicant is also requesting approval of a Conditional Use Permit (CUP) to operate an automobile sales and service facility on the subject site.

ANALYSIS

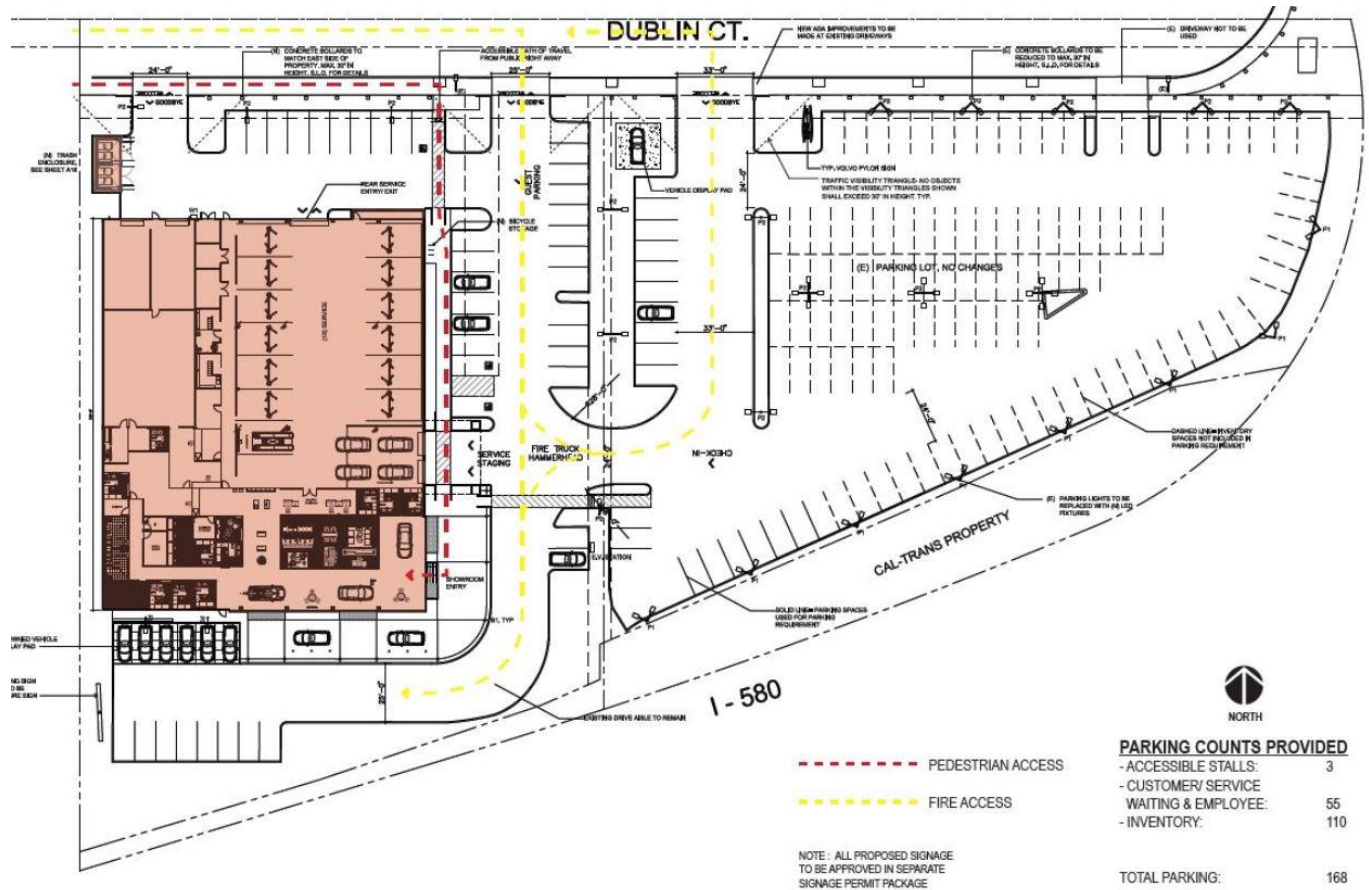
Site Development Review

The Zoning Ordinance requires a Site Development Review Permit for façade remodels and for additions to buildings that are 1,000 square feet or more and visible from the street in the Commercial Zoning Districts. Approval of the Permit is subject to findings related to compliance with General Plan policies, impacts to general safety and welfare, site layout, views, topography, architectural considerations and landscape considerations as shown in the draft Resolution included as Attachment 1. Please refer to Attachment 2 for the project plans.

Site Layout

The proposed site layout shows the 23,680 square foot automobile sales and service building located on the western parcel of the site, and parking stalls generally located on the eastern parcel for sales car inventory. A 2,480 square foot building is located on the eastern parcel which was a part of the previous Hyundai car dealership and will be removed as part of this project. The proposal includes related improvements including landscaping and a new trash enclosure. The proposed site plan is shown in Figure 2 below.

Figure 2. Proposed Site Plan



The applicant proposes to construct a 3,560 square foot addition to the existing building to create a total of 23,680 square feet. The proposed addition is located at the northwest corner of the building and will enclose the existing truck dock area to provide additional room for the parts and car wash areas.

A new pedestrian access will be provided from Dublin Court to the building. There will

be 3 driveways into the site where the two western driveways will allow for customers to enter and exit for vehicle purchase or car service, and the eastern driveway will mainly be for the car inventory to enter and exit. The two driveways on the western side of the parcel are existing. The driveway to the very east of the site will be closed. One new driveway cut is proposed towards the middle of the site to be the access point for the inventory stalls. The existing parking lot will be reconfigured. Customer parking stalls will be located around the building and middle drive aisles, which will include stalls for disabled accessible and standard parking. The remainder of the eastern parking stalls will mainly be used for car inventory.

The building entrance faces east towards Dougherty Road and the main parking lot. The showroom entry is located in the southeast corner of the building along with the service staging area also located on the east side. The indoor display area will be located along the entrance and southern side of the building which will face I-580. There is a 3,440 square foot outdoor car display area located to the south and southeast area of the building. There is a small vehicle display pad located along the frontage of Dublin Court in the middle of two drive aisles.

The car inventory area has existing light structures which will remain but the lights will be replaced with updated LED light fixtures. Much of the exterior showroom area in the front glass showroom will be lit by the showroom glass. Additional building mounted security lighting will be placed around the exterior of the building.

The trash enclosure is located on the northwest corner of the site near the northwestern driveway entrance. It will consist of a CMU wall with a cement plaster finish which will match the color of the building and the gate will be made of steel.

The eastern parcel includes an existing 30" tall block column and steel chain security fencing along the frontage. The fencing will be extended to the remainder of the project site to the west and the steel chains will be updated with stainless steel cables.

The proposed site plan, floor plan, elevations, and landscape plans are shown in the Project Plans (Attachment 2).

Parking Stalls

The Applicant proposes to provide a total of 58 parking stalls for customers and employees which is consistent with the Zoning Ordinance requirement, as shown in Table 1 below. The site will also include 110 car inventory stalls.

Table 1: Parking Requirement for Car Sales & Service

Use	Parking Requirement	Square Footage	Required Stalls
Indoor/Outdoor Display Area	1 per 1,000 square feet	7,106	7
Office Space	1 per 250 square feet	3,152	13
Repair Space	1 per 400 square feet	13,180	33
Parts/Storage	1 per 1,000 square feet	3,682	4
Company Vehicle	1 per vehicle		1

There are 3 spots being provided for bicycle parking and a dedicated area for bike lockers will be provided within the building.

Architecture

The building encompasses the Volvo prototype design concept which includes a interface of translucent glass, alucobond panels, cement panels, and a simulated wood accent feature at the entry. The wood accent highlights the main entry into the showroom which also features wood material in the interior. The main entry includes a wooden contemporary accent canopy and projects out about 5 feet from the building to allow for a prominent entrance. The service entry canopy area will extend about 24 feet past the outside of the walls. The overall concept is contemporary and offers a variety of building materials. Staff worked with the applicant to further articulate the building. However, the nature of the existing concrete tilt-up building made it cost prohibitive for the applicant to provide further articulation.

The single-story building is 24 feet in height and includes high ceilings in the showroom to display the cars. The exterior building shell materials in the office and sales display include the alucobond finishes and the exterior material transitions into cement plaster in the service area and storage areas, which are on the west, north and northeast sides of the building. The alucobond metal panel siding wraps on both ends of the western elevation in the areas where the building is visible and not covered by existing trees.

Figure 2. Perspectives





Colors are the typical Volvo silver/gray to match the natural aluminum of the alucobond and storefront glazing system. There are certain panels that consist of blue illuminated opaque glass or blue cement plaster to add an accent color to the building. A color and material palette has been provided that illustrates the variety of colors and textures for the building. This materials board will be presented at the Planning Commission meeting for review and consideration.

Floor Plan

The proposed building consists of a 3,666 square foot indoor display area, 3,152 square foot office area, 13,180 square foot car repair area and 3,682 square foot parts storage area. The service and car repair area also includes a car wash.

Landscaping

The landscaping has been designed to be compatible with the existing parking areas and building. The landscaping will help update the edge of the property and enhance the aesthetics and design of the building. The streetscape planting will include low, drought-resistant shrubs and groundcover to maintain visibility into the dealership from Dublin Court. 17 trees will be removed from the 39 existing trees on the site due to poor health and/or visibility issues. 22 trees will remain on the site and 19 new trees are proposed to be added to the project to enhance the Dublin Court street frontage, including street trees. None of the trees that are proposed for removal are considered to be Heritage Trees as defined by DMC 5.60. The new trees will include a variety of 24" box trees.

Planting along the eastern and western facades is also lower to allow visibility to the showroom floor but still break up the concrete paving and soften up the building edges. Some of the existing plant materials will be reused.

A resolution approving the Site Plan Review Permit for the façade remodel, addition of 3,560 square feet, and demolition of a 2,480 square foot existing building is included as Attachment 1, with the project plans attached as Attachment 2.

Conditional Use Permit

The Zoning Ordinance requires a Conditional Use Permit to operate an Automobile/Vehicle Sales and Service facility located in the General Commercial Zoning district. The Conditional Use Permit is required to ensure compatibility with surrounding land uses.

The proposed automobile sales and service facility is adjacent to a car dealership located to the west side of the Project site, along with commercial uses to the north. There is a limited potential for impacts to the surrounding land uses.

The service entry is located on the east side of the building with the exit on the north to allow for cars to enter from Dublin Court and go straight to the service area with little interruption to the site or roadway network. All service work will be done indoors and will not be visible to the public.

The sales portion of the dealership is anticipated to be open seven days a week from 8:30 a.m. to 8:00 p.m. Monday-Friday, from 9:00 a.m. to 6:00 p.m. on Saturdays, and from 11:00 a.m. to 5:00 p.m. on Sundays. The service department is anticipated to operate Monday through Saturday from 8:30 a.m. to 6:00 p.m.

Conditions of Approval have been included in the Conditional Use Permit to ensure that the operation of this facility is compatible with the surrounding area (Attachment 3). These conditions relate to the hours of operation, noise, clean-up, vehicle deliveries, vehicle displays, service and repair work, and car washing.

A resolution approving the Conditional Use Permit to operate an automobile/vehicle sales and service facility (Volvo Car Dealership) at 6430 and 6440 Dublin Court is included as Attachment 3.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA), together with the State Guidelines and City Environmental Regulations require that certain projects be reviewed for environmental impacts and when applicable, environmental documents prepared. Staff is recommending that the Planning Commission find this project exempt from CEQA pursuant to Section 15301(e)(2) (Existing Facilities) because, 1) the project is an addition to an existing structure and the addition is less than 10,000 square feet in size; 2) the project is in an area where all public services and facilities are available; and 3) the area in which the project is located is not environmentally sensitive.

CONSISTENCY WITH THE GENERAL PLAN AND ZONING ORDINANCE:

The project site has a current General Plan land use designation of Retail/Office and Automotive and consistent C-2 (General Commercial) zoning. The project will contribute to the surrounding neighborhood allowing for automobile/vehicle sales and service. The proposed project is consistent with the land use designation and zoning,

which allows for automobile/vehicle sales and service with the approval of a Conditional Use Permit.

The proposed project has been reviewed for conformance with the Community Design and Sustainability Element of the General Plan. The project has been designed to be compatible with adjacent and surrounding development. Pedestrian circulation has previously been linked together with sidewalks and public and private streets. In general, the proposed project furthers the goals of the Community Design and Sustainability Element of the General Plan by providing a high quality of life and preserving resources and opportunities for future generations.

REVIEW BY APPLICABLE DEPARTMENTS AND AGENCIES:

The Building Division, Fire Prevention Bureau, Public Works Department, and Dublin San Ramon Services District have reviewed the project and provided Conditions of Approval included in the attached Resolutions pertaining to the Site Development Review and Conditional Use Permit (Attachments 1 and 3) where appropriate to ensure that the project is established in compliance with all local ordinances and regulations.

NOTICING REQUIREMENTS/PUBLIC OUTREACH

In accordance with the City's policy, the Applicant installed a Planning Application Notice Sign along the project frontage. The sign includes details about the project and how to find out more information. The project is also included on the City's Project Development Website.

A notice of this public hearing was mailed to all property owners and occupants within 300-feet of the proposed project. The Public Notice was also published in the *East Bay Times* and posted at several locations throughout the City. A copy of this Staff Report was provided to the Applicant. The Staff Report for this public hearing was also available on the City's website.

ATTACHMENTS:

1. Resolution Approving a Site Development Review Permit for a façade remodel, 3,560 square feet addition, and demolition of an existing building.
2. Exhibit A to Attachment 1 - Project Plans
3. Planning Commission Resolution approving a Conditional Use Permit to operate an automobile/vehicle sales and service facility (Volvo Car Dealership) at 6430 & 6440 Dublin Ct.