



ADMINISTRATIVE REPORT

AGENDA ITEM # 1

MTG. DATE 12/17/96

TO: Planning Commission

APPROVED BY: _____

DATE: December 12, 1996

SUBMITTED BY: Stephen W. Scott, Associate Planner

Gaye Quinn, Chief of Planning

SUBJECT:

PA96-046 BRIDGEPOINTE RETAIL DEVELOPMENT, 2248 Fashion Island Blvd., (APNs 035-451-080, 090, 100, 150, 160, 170).

RECOMMENDATION:

That the Planning Commission approve the project by making the following motions:

- A. Approve the Site Plan and Architectural Review for the approximately 555,000 square foot retail development, Vesting Tentative Map delineating public right-of-way and 14 parcels, and Site Development Permit for grading and removal of major vegetation.

BACKGROUND:

The Bridgepointe Master Plan for the redevelopment of the Fashion Island Shopping Center was approved by the City Council on September 16, 1996. The Master Plan established the site layout, location of the public right-of-way, potential range of land uses, location of structures and parking, and the building intensities and heights that could occur on the site. The current application is for specific development entitlements, including approval of specific architectural, landscaping and sign details, a Vesting Tentative Subdivision Map, grading plan and parking lot design.

Project Description

The proposed project is the first phase of development under the Bridgepointe Master Plan. It includes construction of the "power center," outlying "pad" sites and ice rink on Site 1 and construction of "big box" retail (Home Depot) and outlying pad on Site 3 (see Attachment A). Development of the hotel on Site 3 and development of Site 2 (Sobrato) will occur in subsequent phases.

The proposed land uses, basic parking layout, building and sign tower locations are consistent with the approved Master Plan (see Attachment B). The building elevations now include additional detail, but their forms and massing are similar to the conceptual elevations included in the Master Plan. The landscaping in the parking lots now meets the City's standards and the planting along the State Route 92 frontage is more substantial.

The likely "major" tenants on Site 1 include: Target, Office Depot (now Staples), Computer City, Sportmart, Toys R Us, and Linens 'N Things. The power center includes three other major tenant spaces and 5,500 square feet of small shop space. Site 1 also includes the renovated ice rink and four outlying pads, two of which are proposed as restaurants (Mimi's and Cucina! Cucina!). The uses on Site 3 include a Home Depot and a 7,500 square foot outlying retail/restaurant pad. Basic project data on floor area and parking are provided in the following table:

Project Data

	<u>Site 1</u>	<u>Site 3</u>
Floor Area:	<ul style="list-style-type: none"> • Majors 362,409 s.f. • Shops 5,500 s.f. • Pads (4) 27,455 s.f. • Ice Rink <u>46,518 s.f.</u> (existing floor area) <li style="padding-left: 20px;">395,364 s.f. (new floor area) <li style="padding-left: 20px;">113,200 	<ul style="list-style-type: none"> • Home Depot 105,700 s.f. • Pad (1) <u>7,500 s.f.</u> <li style="padding-left: 20px;">113,200 s.f.
	Site Area: 35.2 ac Floor Area Ratio: .295	Site Area: 10.5 ac Floor Area Ratio: .298
Parking:	Standard spaces: 1,505 Compact spaces: 670 Handicapped: <u>37</u> 2,212	Standard spaces: 530 Compact spaces: 21 Handicapped: <u>14</u> 565
	Proposed Parking Ratio: 5 spaces / 1,000 gross s.f.	Proposed Parking Ratio: 5 spaces / 1,000 gross s.f.
	Required Parking Ratio: 3.5 spaces/1,000 gross s.f.	Required Parking Ratio: 3.5 spaces /1,000 gross s.f.

RESPONSE TO DESIGN REVIEW CRITIQUE AND STUDY SESSION COMMENTS:

A Planning Commission Study Session on the proposed project was conducted on October 28, 1996. At that time the Commission reviewed a staff slide presentation illustrating both poorly and well designed examples of "power centers", and heard a critique of the project by Greg Tung, of Freedman, Tung & Bottomley, the City's design review consultant. The project architect subsequently worked with staff and Mr. Tung to further clarify and respond to the Commission's comments and Mr. Tung's design recommendations (see Attachment C). Revised plans have been submitted and reviewed by staff and Mr. Tung, who has provided written comments on the resubmittal (also included in Attachment C).

In general, the items that were completely under the control of the applicant have been addressed and are so noted in Mr. Tung's letter. The items related to specific buildings that were subject to negotiation with third parties who intend to purchase and occupy those buildings (e.g. Home Depot, Target, Toys-R-Us, Mimi's, and Cucina! Cucina!) were less completely addressed. However, subsequent discussions between the City and the various third parties have resulted in further improvements which staff now recommends to the Commission. It should be noted that not all of the changes subject to these latest discussions have been included in the attached plans due to the complexity of coordinating all the parties, but they will be fully presented at the hearing. The following list summarizes the principal changes that have been included in the project:

Site Design and Parking Lot Layout

- The allée adjacent the ice rink has been improved by relocating the entrance to the Major 7 building and providing a fountain element at its terminus.
- An improved streetscape treatment has been provided along the sidewalk in front of the large retail buildings (see the landscape plans and the attached "Lighting, Details and Furnishings" booklet)
- Walkways through the parking lots have been improved by adding more sidewalks, providing improved buffering of walkways from traffic, and providing improved crosswalk connections.

Architectural Detailing

- Additional detailing has been added to long wall segments of various buildings to help visually break them up, including: more substantial cornice treatments, additional accent tiles, reveals, brick wainscotting, extended arcade at Major 9, and provision of additional windows along street frontages.
- The Toys-R-Us elevations have been modified to reduce the reflectivity of the materials (blue stucco, rather than metal, panels), a more substantial and finished parapet over the glass curtain wall, and enclosure of gutter downspouts at the rear of the building. In addition, in further discussions with Toys-R-Us, they have agreed to place a canopy over the entryway, extend a trellis feature along the glass curtain wall to provide pedestrian scale and architectural detail to this long store frontage, provide a row of fritted glass panels along the bottom of the glass curtain wall to screen the shopping carts that will be stored inside, and include additional accents along their side elevation.
- Mimi's has agreed to modifications of their elevations and the roof tile and facade materials that provide a design linkage with the rest of the center.

Landscaping

- A double row of street trees has been provided along the entire length of Bridgepointe Parkway.
- The size of tree plantings along the rear of the buildings backing onto S.R. 92 have been increased to 24 inch box from 15 gallon.

Signage

- The number of 55-foot high project signs have been reduced from 5 to 3.
- The size of individual store signs have been reduced in a number of instances.
- Some of the "product" signage has been removed from Cucina! Cucina!.

DESIGN ISSUES FOR FURTHER DISCUSSION:

While a number of substantial design improvements have been made, there are still several unresolved issues which are detailed in Mr. Tung's letter of December 12th. Condition of approval number 51 provides that Mr. Tung's recommendations on these issues be incorporated into the final design of the project.

Site Design and Parking Lot Layout

- The recommendation to clarify sidewalk to crosswalk connections that provide clear direction for pedestrians negotiating the parking lot and broad roadways is being reviewed by the project architect. Final details regarding this issue will be discussed at the hearing.
- Lighting details are not currently provided, as they are typically included with the construction drawings. The recommended light type and specifications are being included as a condition of approval.

Architectural Detailing

- The original recommendation to provide for repeating window-like articulation along the front of Major 2 has not been included, and staff recommends requiring this as a condition of approval.
- The outer glass curtain wall at Toys-R-Us is shown as light blue tinted glazing (sample available at the hearing). The original concern of Mr. Tung, staff, the Commission and the public was that the glazing be clear in order to reduce potential reflectivity, enhance the transparency of the double curtain wall, and enable views into the store. The attached photographs are from the newly opened Santa Cruz store and illustrate the relative transparency of the proposed blue tint glazing. The applicant will be making a presentation at the hearing in support of retaining the blue tint glazing, which staff understands will focus on the fact that this is a national color scheme for their new stores and that the tinted glass also provides energy savings by reducing the hot house effect within the atrium.
- The entry tower elements over the ice rink have been removed. These were previously shown as sign features, and while the removal of signage at these locations is not an issue, the loss of vertical elements in what is otherwise an extremely horizontal oriented development is not desirable. Staff recommends replacing these lost vertical elements, perhaps with pyramidal elements similar to those provided elsewhere in the center (e.g. Majors 1, 2, 3, 4, 7, 8 & 9).

Landscaping (retail streetscape)

- Additional streetscape treatments are recommended in front of Home Depot. Home Depot will be presenting a plan for outdoor merchandising located under the arcade, in the vicinity of the garden center doorway, and in the parking lot on a seasonal basis. One of staff's primary concerns is the visual impact of this type of merchandising given some of the types of materials being displayed (bags of mortar, pallets of sod, drywall, etc.). Delineating and screening these merchandising areas with additional landscaping and other streetscape treatments will help mitigate the visual impact.
- The project landscape architect is reviewing the recommendation regarding changing the street tree specie from Platanus A. variety "Columbia" to "Yarwood" for better mildew resistance.
- In response to the issue of providing a new fence along the freeway for additional screening, the project landscape architect is looking into the Caltrans Adopt-a-Highway program, which could allow the applicant to provide additional planting in the Caltrans right-of-way. In the alternative, the landscape architect is looking into the ability to plant vines on the existing fence to provide additional screening. This will be discussed at the hearing.

Signage

- Additional "district directional" signage is recommended at major intersections.
- Several of the individual tenant signs should be further reduced in size. The Target sign on the front of the building was reduced in height from 14 to 12 feet, but could be further reduced to be more appropriately in scale with the building. Likewise, the Computer City sign should be reduced in height from 12 to at most 10 feet in height to bring it into a more proportionate scale with the building frontage.
- A condition of approval provides that no "can" signs will be permitted, and so the Computer City sign will need to be redesigned to provide for individual lettering and the triangular shape.
- The plans for Home Depot show a rectangular can sign that reads "California's Home Improvement Warehouse". Staff recommends elimination of this sign as it appears to be excess text that is not part of the name of the business and so would not be allowed under the City's sign code. Should the Commission wish to allow this text under the proposed Planned Signing District, the sign will still need to be in individual lettering rather than a rectangular can sign.

Public Comment

- Staff has received one letter (attached) from the public regarding the need for a unified design of the entire project and stating that the Toys-R-Us store does not achieve that goal. Staff agrees that the primary colors, extensive glass materials and bowed front of the Toys-R-Us facade are significantly different from the adjacent buildings. However, the overall building massing, the use of brick wainscoting, side elevation accent treatments, the pyramidal shape of the skylight cover, and the streetscape

treatments in front of the building are design elements common to the rest of the center. In addition, staff has worked with Toys-R-Us to modify materials to reduce glare and reflectivity (change the panels from glossy metal to stucco), create a more substantial parapet over the glass wall, and provide pedestrian scaled features along the front that were previously lacking (a canopy-like trellis feature along the glass curtain wall).

VESTING TENTATIVE MAP:

The proposed project includes a request to resubdivide the property to create 14 separate parcels plus the public right-of-way. The map would separately delineate Site 2 of the master plan, the future hotel site, individual pads for each of the proposed retail, restaurant and ice rink buildings, as well as common area for the retail development that would be subject to the control of all property owners under the terms of a subdivision agreement and Conditions, Covenants & Restrictions. It is anticipated that several of the individual properties (e.g. Sobrato, Target, Toy-R-Us, and Home Depot) would then be sold upon approval of a final subdivision map.

SITE DEVELOPMENT PERMIT:

The proposal also requires approval of site development permits for grading and removal of major vegetation. Public Works is recommending approval of the grading plans, which provide for finished floor elevations of 104 feet (San Mateo datum) consistent with the requirements of the Mariner's Island Specific Plan, and which also include erosion control measures consistent with the state and regional requirements (STOPPP). With regard to the tree removal, the proposed landscaping exceeds the landscape unit value of the trees being removed from the portion of the site currently proposed for development.

ENVIRONMENTAL CLEARANCE:

The proposed project is consistent with the Bridgepointe Master Plan for Site 1 and the portion of Site 3 included within the project. An environmental impact report on the Bridgepointe Master Plan was prepared and certified by the City Council on September 16, 1996. As the proposed project is consistent with the Bridgepointe Master Plan, no further environmental clearance is required.

EXHIBITS:

1. Findings for Approval
2. Conditions of Approval

ATTACHMENTS

- A. Bridgepointe Master Plan - Site Plan
- B. Project Data and Plans (Full-sized plan sets for Planning Commission only)
- C. Planning Commission Minutes
- D. Letters from Greg Tung, of Freedman, Tung & Bottomley
- E. Letter from the public

cc: Peter Pau, NCC-Sand Hill II
Mike Anderson, NCC-Sand Hill II
Ken Rodrigues, Kenneth Rodrigues & Partners
Greg Tung, Freeman, Tung & Bottomley
Gary Heap, Associate Engineer
Joan and David Larson