


**PLEASANTON** Downtown Specific Plan Update

# Task Force Meeting #12

Land Use Designation Modifications  
Draft Redlined Plan, Part 1  
Public Scoping and Preparation of EIR



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## Meeting Agenda


1. Welcome and Prior Meeting Summary Notes
2. Public Comments
3. Introduction to Proposed Land Use Designation Modifications
4. Review Draft Redlined Plan, Part 1- Provide Direction
5. Public Scoping Session and Notice of Preparation for Environmental Impact Report
6. Task Force Check-In
7. Brief Announcements from Task Force and Staff, Summary, and Next Steps



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### 1. Welcome and Prior Meeting Summary


Meeting #11 Summary



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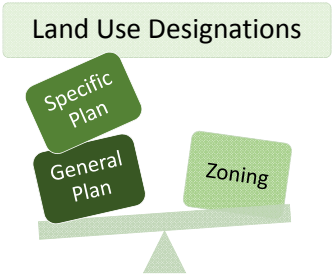
### 2. Public Comments

- Correspondence
- Meeting open to the public



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### 3. Introduction to Proposed Land Use Designation Modifications




Land Use Designations

Specific Plan

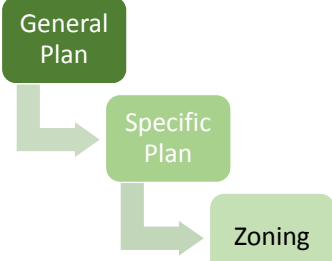
General Plan

Zoning



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### 3. Introduction to Proposed Land Use Designation Modifications



General Plan

Specific Plan

Zoning




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### 3. Introduction to Proposed Land Use Designation Modifications

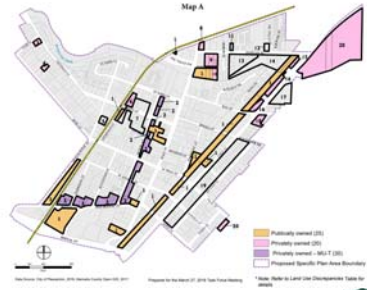

**Key Points:**

- PUD Zoning- Staff recommends maintaining PUD zoning, even if modifications to the General Plan and/or specific plan are proposed
- Office Specific Plan Land Use District- Staff recommends this designation is retained and applied to properties with recently constructed offices
- Non-conforming Uses and Structures- Reconciling inconsistencies in some cases results in properties with non-conforming uses and/or structures





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### 3. Introduction to Proposed Land Use Designation Modifications

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### 3. Introduction to Proposed Land Use Designation Modifications

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### 3. Introduction to Proposed Land Use Designation Modifications


- Notification
- Task Force review and accept public comment



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### 4. Review Draft Redlined Plan, Part 1


- Part 1 Chapters
  - Planning Area Context
  - Historic Preservation
- Document Organization and Formatting
  - Goals, policies, and implementation programs
  - Final document - Consolidate chapters or modify the overall format



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### 4. Review Draft Redlined Plan, Part 1


- Feedback and direction on Planning Area Context and Historic Preservation chapters
- Feedback on organization and/or formatting



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## 5. EIR Scoping Meeting


The City will prepare an EIR for the Downtown Specific Plan Update pursuant to the California Environmental Quality Act (CEQA)



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## Purpose of the Scoping Meeting


- Hear from community members, organizations, and public agencies on the scope and content of the EIR.
- Focus on the range of environmental issues that the EIR should consider, including potential impacts of the project and alternatives.



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## Outline

- Project Location
- Downtown Specific Plan Context
- Key Project Components
- EIR Process
- CEQA Required Environmental Review Topics
- Alternatives
- Next Steps



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## Project Location




Citywide Context

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## Project Location




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## Downtown Specific Plan Context


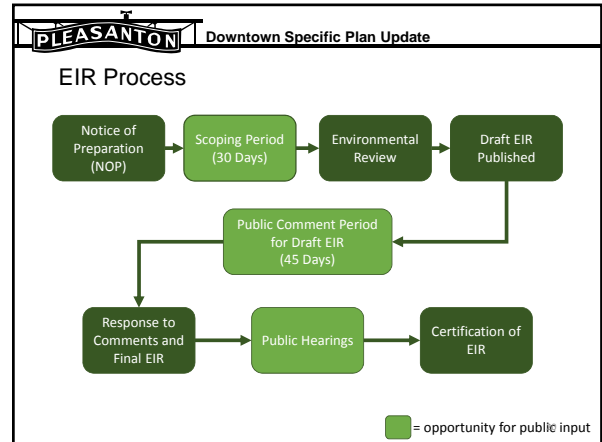
- The City's guide for development and preservation in downtown Pleasanton
  - Land use, circulation, infrastructure, historic preservation, urban design, economic development, and the environment
- Current DSP was adopted in 1989 and updated in 2002
- Update in process to address recent changes and opportunities downtown:
  - Vision for the Civic Center area
  - Transitions between downtown land uses
  - Improvements to the public realm.



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### Key Project Components


- Conceptual land use plan for Civic Center area
- Two mixed-use land use designations
- Peters Avenue streetscape improvements
- Pedestrian and bicycle connections from First Street to Alameda Transportation Corridor
- Main Street streetscape improvements
- Division Street pedestrian mall between Main Street and Railroad Avenue

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### CEQA Required Environmental Review Topics


- Aesthetics
- Agriculture and Forestry
- Air Quality
- Biological Resources
- Cultural, Tribal, and Historic Resources
- Energy, Climate Change, and Greenhouse Gas Emissions
- Geology and Seismicity
- Hazards and Hazardous Materials
- Hydrology, Drainage, and Water Quality
- Land Use, Population, and Housing
- Mineral Resources
- Noise and Vibration
- Public Services and Recreation
- Traffic and Transportation
- Utilities and Service Systems



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### Alternatives

- CEQA requires that an EIR analyze a range of alternatives to the proposed project that “include those that could feasibly accomplish most of the basic purposes of the project and could avoid or substantially lessen one or more of the significant impacts” (CEQA Guidelines Section 15126.6 (d)(2)).
- Must include the *No Project* alternative to compare the impacts of approving the project against the impacts of not approving it.




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### No Project Alternative

- The **No Project Alternative**, which will assume the continuation of the current DSP (i.e., no redevelopment of Civic Center)

### Other Potential Alternatives


- A **Reconfigured Circulation Alternative**, designed to extend Peters Avenue to Bernal Avenue
- Modified Land Use Options:
  - A **Reduced Development Alternative**, which considers less redevelopment in the current Civic Center area (e.g., no housing)
  - A **Partial Buildout of Civic Center**, which considers redeveloping the eastern-most portion of the civic center adjacent to Main Street, and the remainder, including the library building, would remain as is



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### 6. Task Force Check-In

Are there any additional questions or comments?




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**7. Announcements, Summary, and Next Steps**

- **Second Scoping Meeting**
  - Tomorrow, Wednesday, March 28, 2018
  - City Council Chambers, 200 Old Bernal Avenue, Pleasanton
- **Scoping Period Ends**
  - Monday, April 9, 2018
- **Publication of Draft EIR**
  - Autumn 2018



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