


PLEASANTON Downtown Specific Plan Update

Task Force Meeting #15


Land Use Changes and Redlined Plan, Part 4
June 26, 2018



PLEASANTON Downtown Specific Plan Update

Meeting Agenda


1. Welcome and Prior Meeting Summary Notes
2. Public Comments
3. Land Use Changes
4. Draft Redlined Plan, Part 4
5. Task Force Check-In
6. Brief Announcements from Task Force and Staff, Summary, and Next Steps



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1. Welcome and Prior Meeting Summary


Meeting #14 Summary



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2. Public Comments


- Correspondence
- Meeting open to the public (comments on items not on tonight's agenda)



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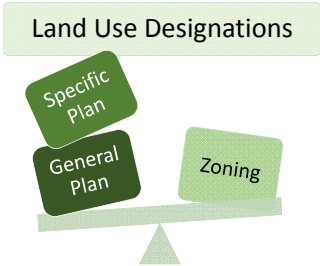
3. Land Use Changes

- Address existing inconsistencies between the General Plan, Specific Plan, and Zoning Designations.
- Two groups of changes
 - Map A: Changes proposed to be adopted at the time of the Specific Plan
 - Map B: Changes that may warrant further outreach and discussion, and are proposed to be an implementation action of the Specific Plan



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3. Land Use Changes




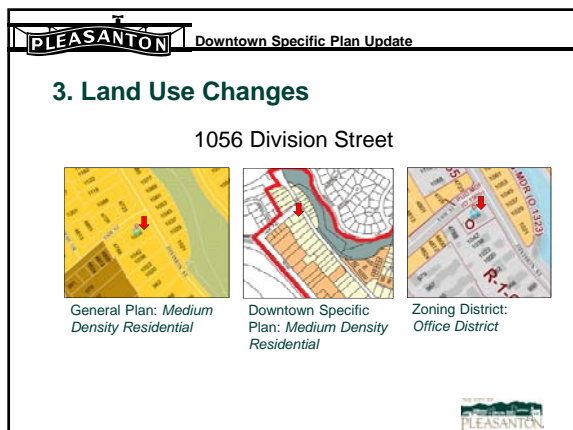
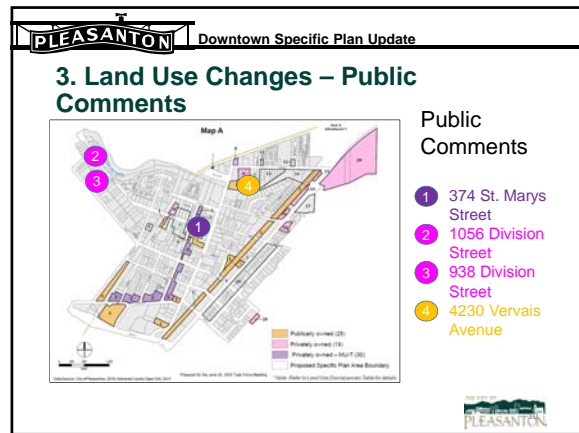
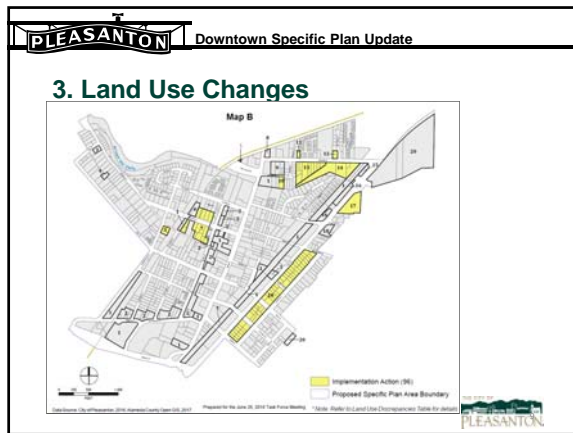
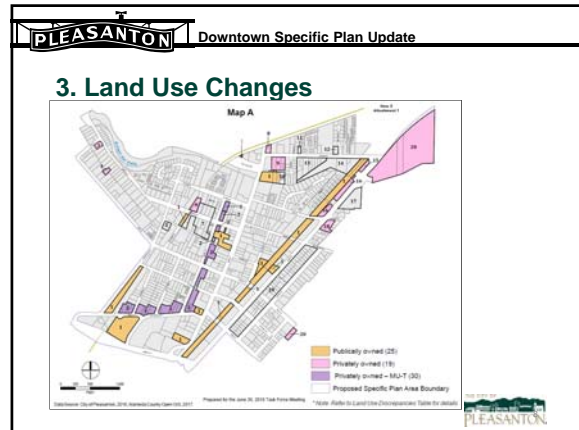
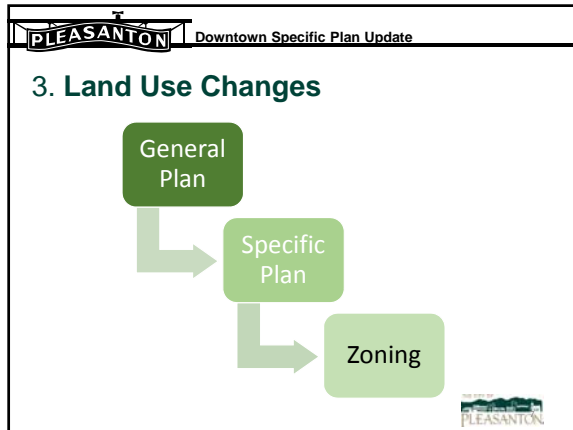
Land Use Designations

Specific Plan

General Plan

Zoning





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3. Land Use Changes

Urgency Ordinance


- Prohibit new or expanding massage establishments in the Downtown Specific Plan area
- July 17 City Council Meeting

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3. Land Use Changes

938 Division Street




General Plan: *High Density Residential*
 Downtown Specific Plan: *Medium Density Residential*
 Zoning District: *R-1-6,500*




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3. Land Use Changes

4230 Vervais Avenue



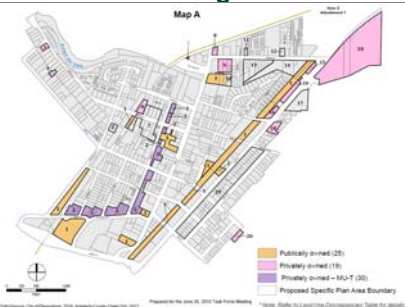
General Plan: *Parks and Recreation*
 Downtown Specific Plan: *Park*
 Zoning: *C-S District*




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3. Land Use Changes

Map A



Publicly owned (25)
 Privately owned (19)
 Privately owned - M-U-T (30)
 Proposed Specific Plan Area Boundary




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4. Redline Plan – Public Facilities and Services Chapter

Revisions made based on updated evaluation of existing conditions

- 15-inch sanitary sewer main runs across civic center site
- 18-inch water main runs across existing civic center site
- 48-inch storm drain along western property line of parcel adjacent to ACE train

1. Question for Task Force: Does the Task Force have any comments on this chapter?




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4. Redline Plan – Implementation Chapter

- Identifies programs and financing measures needed to carry out the specific plan
- Implementation programs from other chapters consolidated in a table
- Funding sources include: CIP funding, partnerships, grants, establishment of assessment districts, issuance of bonds, and collection of in-lieu fees

Questions for Task Force:

- Does the Task Force have any comments on the Implementation chapter?
- Does the Task Force have any input on implementation measures that should be identified as high priority?




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4. Redline Plan

- General Plan Relationship to Specific Plan** – State law requires consistency between the specific plan and general plan.
- Introduction** – Provides an overview of the twelve chapters of the specific plan
- Executive Summary** – The executive summary provides a broad overview of the specific plan and process the Task Force undertook for this update.

Questions 4-6 for Task Force: Does the Task Force have any comments on these chapters?




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5. Task Force Check-In

The Task Force has reviewed 12 redlined chapters.
Public review plan will be released for public review later in 2018.

- Planning Area Context
- Land Use
- Parking
- Economic Vitality
- General Plan Relationship to Specific Plan
- Introduction
- Historic Preservation
- Downtown Design
- Mobility
- Public Facilities and Services
- Implementation
- Executive Summary

7. Questions for Task Force: Is there consensus on the redline chapters as currently written and discussed? Are there any additional questions or comments?



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6. Announcements, Summary, and Next Steps

STEP	TASKS
1: Background	<ul style="list-style-type: none"> • Understand what a "great downtown" looks and feels like • Developed working draft of vision statement • Understand existing conditions in the Plan Area
2: Issue Identification	<ul style="list-style-type: none"> • Continuing discussion of issues and opportunities • Consensus on options that will be more fully analyzed
3: Alternatives Refinement	<ul style="list-style-type: none"> • Preliminary analysis of alternatives
4: Draft Revised Specific Plan	<ul style="list-style-type: none"> • Review redline chapters
5: Environmental Review	<ul style="list-style-type: none"> • Environmental Impact Report
6: Plan Adoption	<ul style="list-style-type: none"> • Adopt specific plan



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