


PLEASANTON Downtown Specific Plan Update

Task Force Meeting #16

Public Review of Draft Specific Plan
November 13, 2018



PLEASANTON Downtown Specific Plan Update

Meeting Agenda


1. Welcome and Prior Meeting Summary Notes
2. Public Comments
3. Public Review Draft of Specific Plan
4. Review Follow-up Items
5. Environmental Impact Report
6. Upcoming Public Outreach
7. Task Force Check-In
8. Brief Announcements from Task Force and Staff, Summary, and Next Steps



PLEASANTON Downtown Specific Plan Update

1. Welcome and Prior Meeting Summary


Meeting #15 Summary



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2. Public Comments

- Correspondence
- Meeting Open to the Public (comments on items not on tonight's agenda)



PLEASANTON Downtown Specific Plan Update

3. Public Review Draft of Specific Plan

Principal changes to 2002 specific plan



- New Mixed-Use Specific Plan Land Use Designations
- Active Ground Floor Overlay
- Town Square District Concept Land Use Plan
- Streetscape Changes

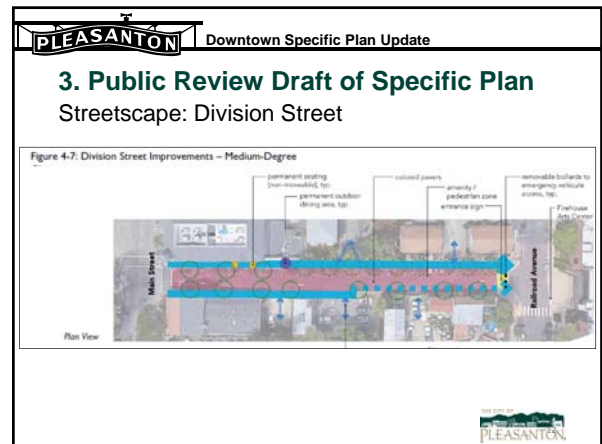
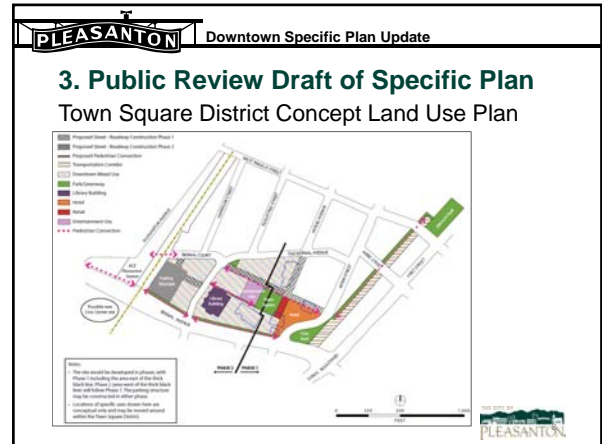
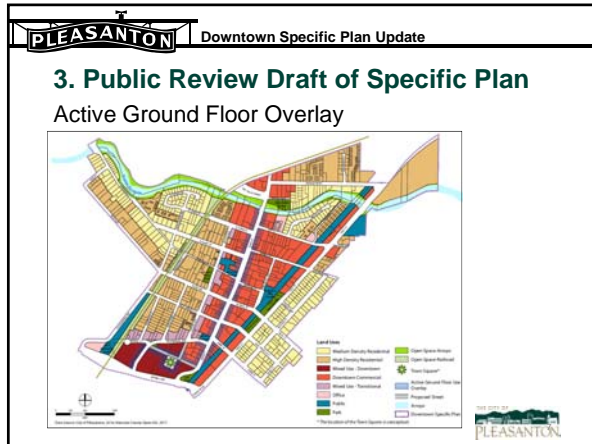


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3. Public Review Draft of Specific Plan

New Mixed-Use Land Use Designations




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3. Public Review Draft of Specific Plan

Other key changes:

- Historic Structures and Neighborhoods




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3. Public Review Draft of Specific Plan

Other key changes:

- Historic Structures and Neighborhoods
- Residential Uses and Residential Entries



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3. Public Review Draft of Specific Plan

Other key changes:

- Historic Structures and Neighborhoods
- Residential Uses and Residential Entries
- Criteria for Exceptions to Active Ground Floor Uses



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3. Public Review Draft of Specific Plan

Other key changes:

- Historic Structures and Neighborhoods
- Residential Uses and Residential Entries
- Criteria for Exceptions to Active Ground Floor Uses
- Parking




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3. Public Review Draft of Specific Plan

Other key changes:


- Historic Structures and Neighborhoods
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- Criteria for Exceptions to Active Ground Floor Uses
- Parking
- Town Square District Concept




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3. Public Review Draft of Specific Plan

TOWN SQUARE DISTRICT CONCEPT DIAGRAM - ALTERNATIVE



Notes:
 The City will identify individual parcels within Phase 1 including the area east of the Block 1000 line. These parcels east of the Block 1000 line will be included in future phases.
 A location of specific uses shown here are conceptual only and may be revised to better align with the Town Square District.



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3. Public Review Draft of Specific Plan

Other key changes:

- Historic Structures and Neighborhoods
- Residential Uses and Residential Entries
- Criteria for Exceptions to Active Ground Floor Uses
- Parking
- Town Square District Concept
- Voter Approval Required for Civic Center



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- Infrastructure
- Combined Chapters



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- Criteria for Exceptions to Active Ground Floor Uses
- Parking
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- Infrastructure
- Combined Chapters
- Miscellaneous Formatting



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- Residential Uses and Residential Entries
- Criteria for Exceptions to Active Ground Floor Uses
- Parking
- Town Square District Concept
- Voter Approval Required for Civic Center
- Infrastructure
- Combined Chapters
- Miscellaneous Formatting
- Land Use Discrepancies




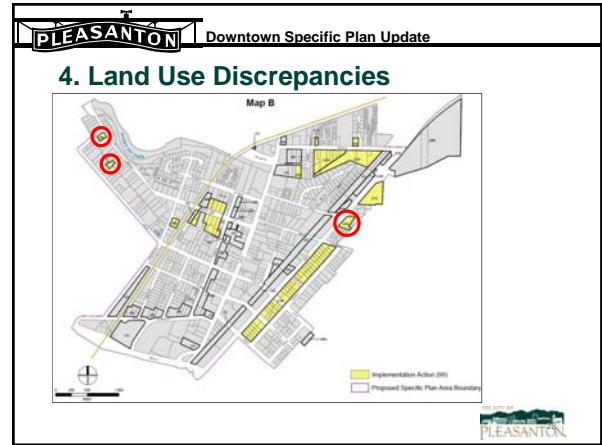
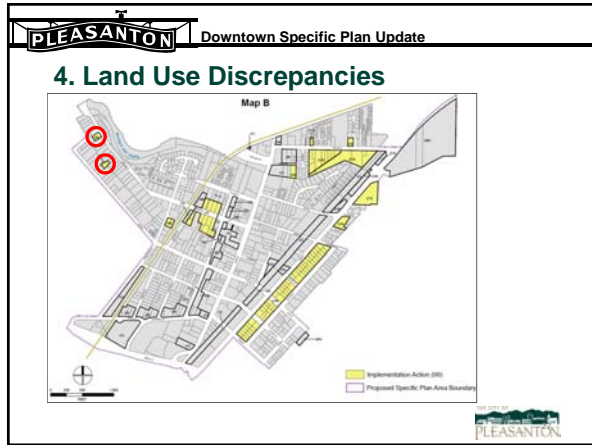
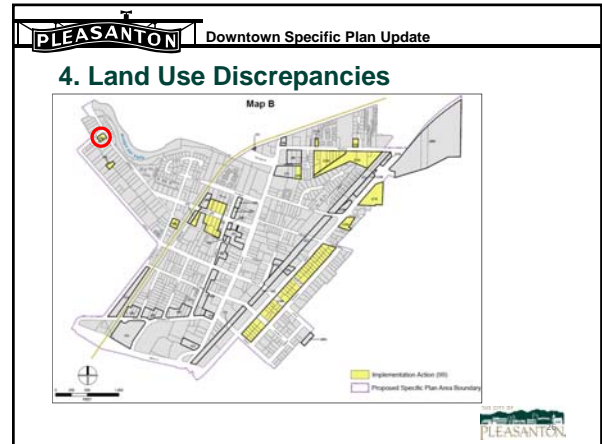
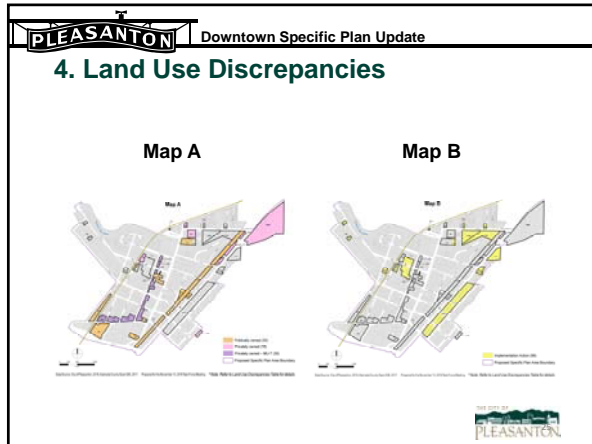
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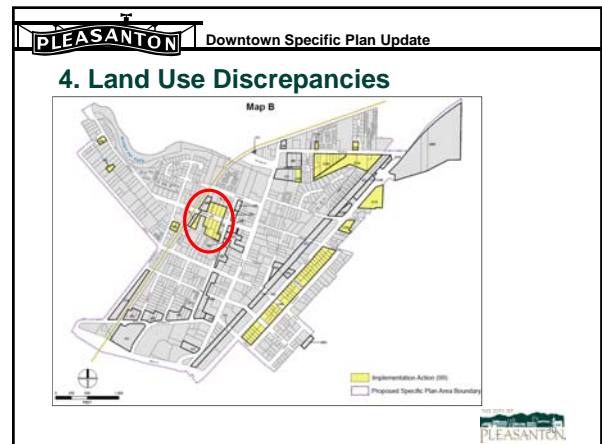
Task Force Input:

- Initial input, if any, on the Public Review Draft of the specific plan
- Staff will be returning to Task Force after providing additional time to review its contents, and after staff has conducted public outreach to formally solicit the Task Force's feedback






- PLEASANTON** Downtown Specific Plan Update
- ### 4. Land Use Discrepancies
- Map modifications in response to Task Force Direction
 - 1056 Division Street move to Map B
 - 938 Division Street move to Map B
 - 4212 First Street move to Map B
 - Properties recommended to remain on Map B:
 - St. Marys Street Properties
- THE CITY OF PLEASANTON



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4. Land Use Discrepancies

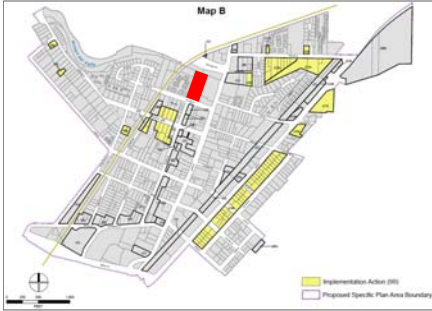
- Map modifications in response to Task Force Direction
 - 1056 Division Street move to Map B
 - 938 Division Street move to Map B
 - 4212 First Street move to Map B
- Properties recommended to remain on Map B:
 - St. Marys Street Properties
- Request for residential development
 - 475 and 493 St. John St.




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4. Land Use Discrepancies

Map B



Implementation Action (2018)
Proposed Specific Plan Area Boundary




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4. Land Use Discrepancies



Task Force Input:

Staff is requesting the Task Force review the materials provided for this item, and make an initial recommendation regarding the proposed land use changes, namely related to 475 and 493 St. John Street.



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4. Analysis of Off-Street Parking


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4. Analysis of Off-Street Parking

Launch 12:00 PM Before Launch 12:00 PM After




Parking Discrepancy 51% - 65% Parking Management Plan Focus Area
 65% - 80% 80% - 95%




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4. Analysis of Off-Street Parking

Before 7:00 PM Before After 7:00 PM After



Parking Discrepancy 51% - 65% Parking Management Plan Focus Area
 65% - 80% 80% - 95%



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4. Massage Establishments

4. Massage Establishments

The following are options for regulating massage establishments downtown:

- Concentration thresholds and/or separation thresholds
- Requirement of CUP or MCUP
- Prohibition of additional establishments
- Exemption from Active Ground Floor Overlay

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The following are options for regulating massage establishments downtown:

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4. Massage Establishments

Task Force Input:

Options on massage regulations, with the understanding that staff will solicit additional feedback during upcoming public outreach, and return to the Task Force for a recommendation.

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5. Draft Environmental Impact Report

- The draft environmental impact report (DEIR) provides analysis of the environmental impacts of development proposed and mitigation measures.
- Release is upcoming

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6. Upcoming Public Outreach

- Economic Vitality Committee (Nov. 15)
- Bicycle, Pedestrian, and Trails Committee (Nov. 26)
- Library Commission and Parks and Recreation Commission (Dec. 6)
- Email Notifications and Display Advertisements
- Pleasanton Downtown Association Downtown Vitality Committee and Board of Directors (Nov. 15)
- Planning Commission (Nov. 28)
- Chamber of Commerce (Dec. 12)


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7. Task Force Check-In

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8. 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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