



SUMMARY OF MEETING #8

Summary of East Pleasanton Specific Plan Task Force Meeting #8

Monday, April 8, 2013, 6:30 p.m.

Pleasanton Operations Service Center • 3333 Busch Road

Task Force Members in Attendance:

Kathy Narum, Planning Commissioner

Jennifer Pearce, Planning Commissioner

John Casey, Housing Commissioner

Joseph Butler, Housing Commissioner (Alternate)

Brad Hottle, Parks and Recreation Commissioner

Herb Ritter, Parks and Recreation Commissioner (Alternate)

Colleen Winey, Zone 7 Water Agency

Nancy Allen, Danbury Park

Patrick Costanzo, Kiewit

Kellene Cousins, Mohr/Martin

Steve Dunn, Lionstone Group/Legacy Partners

Jay Galvin, Stoneridge Park

Erin Kvistad, Ironwood

Bob Russman, Village at Ironwood

Kay Ayala, At-Large Representative

Mark Emerson, At-Large Representative

Ken Mercer, At-Large Representative

Brock Roby, At-Large Representative

Bob Shapiro, At-Large Representative

Staff Present:

Nelson Fialho, City Manager

Brian Dolan, Director of Community Development

Janice Stern, Planning Manager

Mike Tassano, Traffic Engineer

Consultants Present:

Wayne Rasmussen, Rasmussen Planning, Inc.

David Gates, Gates + Associates

Gail Donaldson, Gates + Associates

Jason Moody, Economic & Planning Systems

Chuck McCallum, Kier & Wright

I. Welcome and Prior Meeting Summary Notes

A. Welcome and Agenda Overview – Jennifer Pearce called the meeting to order at 6:35 PM and welcomed the audience. She also briefly reviewed the meeting agenda.

B. Review and Action on the Meeting #7 Summary Notes - The Task Force meeting summary of March 7, 2013 was unanimously approved subject to a correction indicating that Kellene Cousins had attended the meeting.

II. Meeting Open to the Public

Connie Cox, President of the Valley Trails Homeowners Association referenced her previously submitted letter dated April 2013 regarding the significance that the Chain of Lakes plays in removing Pleasanton from the 100-year flood zone.

III. Land Use Plan Alternatives

A. Introduction to Alternatives Discussion – Brian Dolan indicated that the next step in the alternatives review process is for the Task Force to discuss the current alternatives and provide input for further refining them. The refined alternatives could then be presented to various City commissions and committees for their information and input. Mr. Dolan also discussed the small discussion group format that was planned for generating input for this evening's meeting. He concluded by indicating that the various EPSP development images (photos) used by staff in recent Task Force meeting PowerPoint presentations are shown on boards in the back of the meeting room for written comments by Task Force members. It is intended that these images will be presented during the upcoming commission/committee meetings to give a sense as to the kinds of development that might be possible for the EPSP.

B. Presentation Regarding Land Use Plan Alternatives – David Gates presented the current EPSP land use plan alternatives. He also showed images of various multi-family housing densities to give a sense as to the differences between densities.

C. Presentation Regarding Financial Feasibility of Alternatives - Jason Moody provided an overview of the general financial feasibility analysis that had been conducted for the current round of alternatives. He indicated that the analysis included more precise and costly infrastructure fees and connection charges than was included in the March 7 meeting financial analysis. He also noted that soil remediation was assumed to be an individual property owner cost, not a shared development cost. Mr. Moody next summarized the findings of the analysis that Alternatives 1, 2 and 3 were “marginally feasible,” and that Alternative 4 was “likely infeasible” due to a lack of development to cover infrastructure costs. He then concluded by discussing ways for improving development feasibility.

Brian Dolan indicated that at this point in the planning process the Task Force should assume most of the high density housing will be rental, and that the potential relocation of the OSC and/or Transfer Station will not be a cost to the EPSP project but might be possible through private land swaps between the property owners.

Task Force members discussed the desirability of planning a neighborhood park adjacent to and in conjunction with the potential school sites.

D. Small Group Discussion – Task Force members were divided into three groups of six to discuss the four current land use alternatives and to provide input to staff for refinements. Following the discussion period, each of the three groups presented their comments as follows:

Group I:

- Spread out the high density housing. Plan for a greater proportion of 6-8 units/acre
- Need clear direction on the OSC/Transfer Station – staying or going?
- Perhaps a berm at Cope Lake would address flood control concerns
- Want an alternative showing Boulder not going through to El Charro
- Alternative 2 has the most positive features
- A north/south road is needed at the eastern boundary of the Transfer Station as a buffer on Alternative 1
- The potential school site should be planned along the western side of El Charro on Alternative 1
- Split the higher density parcels – have one to the far west and one at the eastern corner

Group II:

- There is too much high density in these alternatives – use offsite infill to pick up the densities for RHNA
- Need one new alternative with 1,000 units. At least 50% should be at the lower density, and 25-30% at the high densities.
- Needs to be financially feasibility
- Minimize Busch as a collector – Boulder should connect to El Charro to distribute traffic.
- Consider 5 to 7 units per acre
- Like El Charro further to the west, but want only one intersection along Stanley Blvd.
- School site should be in the southeastern portion of the residential area
- Want park site adjacent to school - need neighborhood parks
- Relocation of the OSC or Transfer Station must be revenue neutral to the City (and garbage ratepayers).

Group III:

- Move high density to the edges, near higher capacity roadways so as not to impact neighborhood streets
- Like Alternative 4, but with more mid-density (6 units/acre)
- Schools should be connected to a parks
- Need to understand costs for OSC/Transfer Station moves

- Like the eastern alignment of El Charro Road
- Need to work with Zone 7 on flood control
- Boulder should connect to El Charro
- School sites should be located between Busch and Boulder for better distribution of traffic.

Public Comments:

- Any housing along the southern edge of the Plan Area will have significant noise impacts from the railroad.

Colleen Winey noted that the Zone 7 Board will be discussing the EPSP at its next meeting on April 17, 7:00 p.m. at the Zone 7 headquarters.

Brian Dolan indicated that the revised alternatives resulting from this evenings Task Force meeting input will be distributed to the Task Force prior to going to the City commissions/committees.

IV. Task Force and Staff Brief Announcements

There was no discussion on this item.

V. Summary and Next Steps

There was no discussion on this item.

Close

The meeting was adjourned at approximately 9:00 PM.

For further information call Janice Stern at (925) 931-5606 or js Stern@cityofpleasantonca.gov