THE CITY OF PLEASANTON

Planning Commission
Work Session Staff Report

May 22, 2013
Item 6.a.

SUBJECT:	**P13-1858**
APPLICANT:	City of Pleasanton
PROPERTY OWNERS:	Zone 7 Water Agency, Lionstone Group, Kiewit Peter Sons Co., Legacy Partners, Pleasanton Garbage Service, City of Pleasanton
PURPOSE:	Project update and discussion of four Working Draft Specific Plan Alternatives
GENERAL PLAN:	Water Management, Habitat and Recreation; Community Facilities; High Density Residential; Retail/Highway/Service Commericial, Business and Professional Offices; Business Park; Parks and Open Space; General and Limited Industrial. Future East Pleasanton Specific Plan.
ZONING:	P (Public and Institutional)**,** I-G-40 (General Industrial, 40,000 s.f. minimum lot)
LOCATION:	East of Martin Avenue and Valley Avenue, north of Stanley Boulevard, and south of Arroyo Mocho
EXHIBITS:	A. East Pleasanton Specific Plan: Working Draft Alternatives B. Summary of Housing Commission comments C. Summary of Parks and Recreation Commission comments D. Location & Public Noticing Maps E. E-mail from Rocky and Ellen Cummings, dated 5/14/13

I. BACKGROUND

Since August 2012, Planning Commissioner (now City Council member) Narum and Planning Commissioner Pearce have been co-chairing the East Pleasanton Specific Plan Task Force. The Task Force has met regularly to understand the physical area and policy background, to discuss a vision for development and conservation of the area, and to develop draft land use and circulation options. Four working draft alternative plans are the subject of discussion at this time and are described in Exhibit A.

The East Pleasanton Specific Plan Task Force is seeking input from several City commissions and committees in order to refine the plan alternatives. The schedule for these meetings is as follows:

- May 2 – Housing Commission (a summary of Housing Commission comments is included as Exhibit B)
- May 9 – Parks and Recreation Commission (a summary of Parks and Recreation Commission comments is included as Exhibit C)
- May 16 – Economic Vitality Committee (a summary of EVC comments will be provided at the Planning Commission meeting)
- May 20 – Bicycle, Pedestrian and Trail Committee (a summary of the BPTC comments will be provided at the Planning Commission meeting)

Following the May 22 Planning Commission meeting, feedback from all of the meetings will be summarized and any appropriate changes to the plan alternatives will be prepared and provided to the East Pleasanton Task Force for its meeting on June 6, 2013.

II. DISCUSSION

The four Working Draft Alternatives described in Exhibit A have evolved over several months. At this point in the planning process they are considered to be just a few of a variety of potential alternatives that could be developed consistent with the Task Force Vision Statement. They accommodate between 1,000 to 1,710 housing units, with a range of housing densities, and varying quantities of office and industrial development. All the alternatives include approximately 90,000 s.f. of retail space. In addition to receiving information on the alternatives and the planning process, the Planning Commission may also wish to comment on some specific land use and planning issues, including:

- Does the Planning Commission support planning for future development beyond the current Urban Growth Boundary?
- How much of the City's future Regional Housing Needs Allocation should be accommodated in the East Pleasanton Specific Plan area?
- What should be the mix of single family vs. multifamily housing?
- Should multifamily housing sites be centrally located to help create a community focal point or more disbursed?
- Comment on the use of land east of El Charro Road as a passive community park and the use of land south of Lake I as an active recreational area.
- Comment on extending Boulder Street into or through the EPSP area to reduce traffic on Busch Road.
- Comment on site planning priorities regarding Smart Growth, sustainability, and Climate Action Plan objectives
- Comment on planning potential school sites in conjunction with City parks.
- Other?

III. NEXT STEPS

At its June 6 meeting the Task Force will make refinements to the plans before forwarding them to the City Council for consideration at its June 18 meeting. At that point the City Council will authorize a more detailed analysis of traffic, economic and fiscal impacts, and infrastructure impacts which will enable the Task Force to recommend a preferred plan. The

preferred plan will be the subject of an Environmental Impact Report to be completed prior to formal consideration by the Planning Commission and City Council.

IV. STAFF RECOMMENDATION

Discuss and provide feedback on land use and other planning issues on the four working draft alternatives for the East Pleasanton Specific Plan.

Staff Planner: Janice Stern, Planning Manager 925.931.5606 / jstern@cityofpleasantonca.gov

EXHIBIT B

EPSP LAND USE ALTERNATIVES
HOUSING COMMISSION COMMENTS
May 2, 2013

The Pleasanton Housing Commission reviewed the four working land use alternatives (dated May 2013) and provided the following general comments:

- Alternative 2 is generally favored because of its community centered site planning focus and housing mix.
- Developer land dedication for affordable housing should be considered in-lieu of payment of City Affordable Housing Fees
- Land owners should partner with non-profit housing developers to provide affordable housing.
- The City should consider the use of its Affordable Housing Fees to assist in developing affordable housing within the EPSP area.
- Relocate the OSC and Transfer Station, if feasible.
- Potential housing near the UPRR tracks should be adequately buffered from train noise and vibration.
- Office and industrial acreage should be minimized and developed with housing where possible.
- School sites should not be located east of El Charo Road due to traffic safety issues.

EXHIBIT C

EPSP LAND USE ALTERNATIVES
PARKS AND RECREATION COMMISSION COMMENTS
May 9, 2013

The Pleasanton Parks and Recreation Commission reviewed the four working land use alternatives (dated May 2013) and provided the following general comments:

- The proposed sizes and locations of the public parks and the private north/south open space spine are good.
- The community park site is appropriate for primarily leisure recreational use and the Lake I park site for active use.
- Some appropriate uses for the community park include trails, boardwalk and observation tower.
- Some appropriate uses for the Lake I park site include a 3-4 acre dog park, tennis courts and swimming pool.
- Lighted synthetic ball fields are not necessary within the Plan Area.
- An interconnected system of trails is of high importance. Trails should extend around all three lakes and through the private north/south open space spine.
- Relocate the OSC and Transfer Station, if feasible. The public should not be responsible for any relocation costs.
- The potential public school should be combined with a public park for shared use.
- The conceptual locations of private recreation areas for individual residential developments should be indicated on plans.
- Potential future use of the lake areas for recreational purposes should be pursued with Zone 7.
- Support was expressed for Alternative 3.

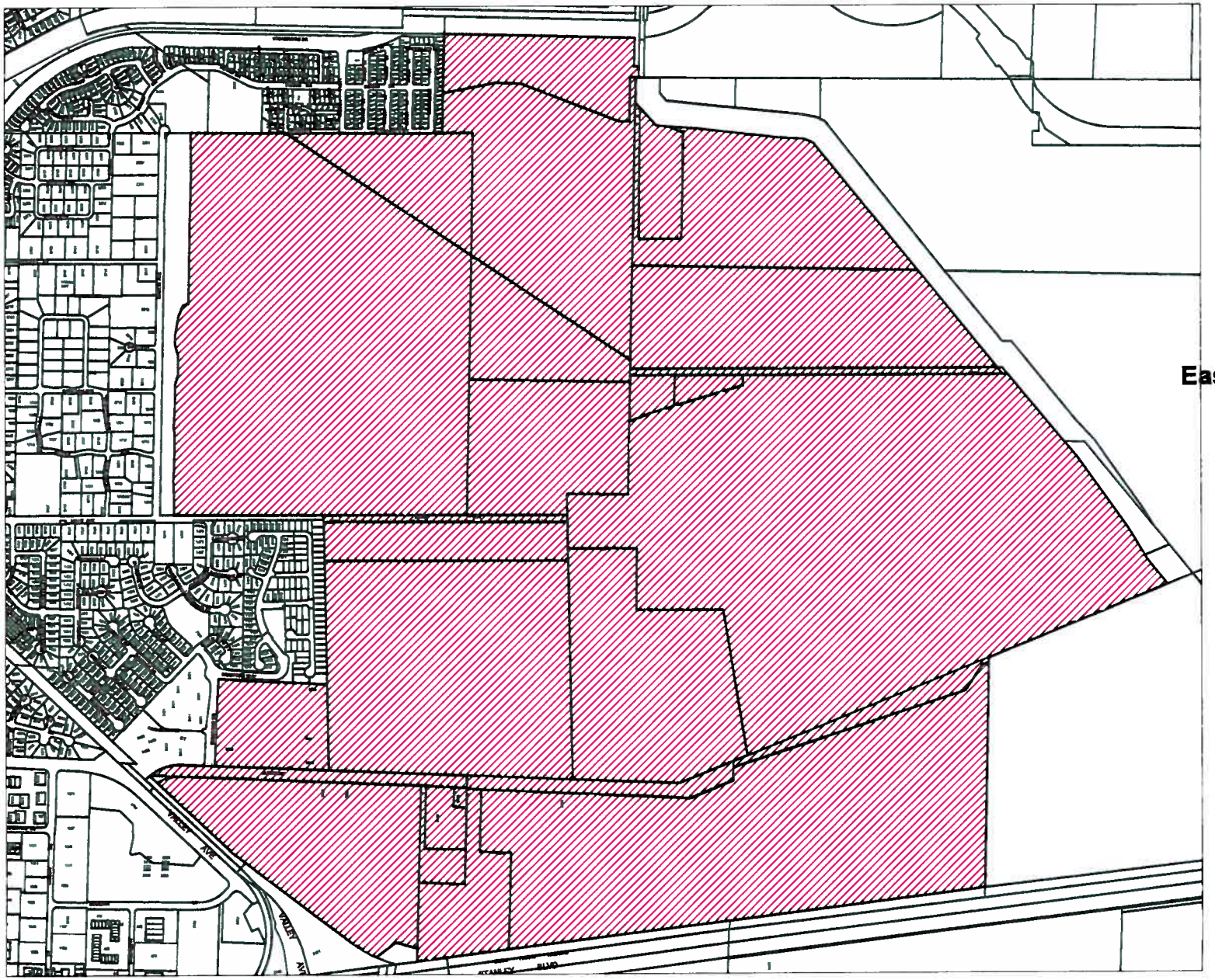

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EXHIBIT D

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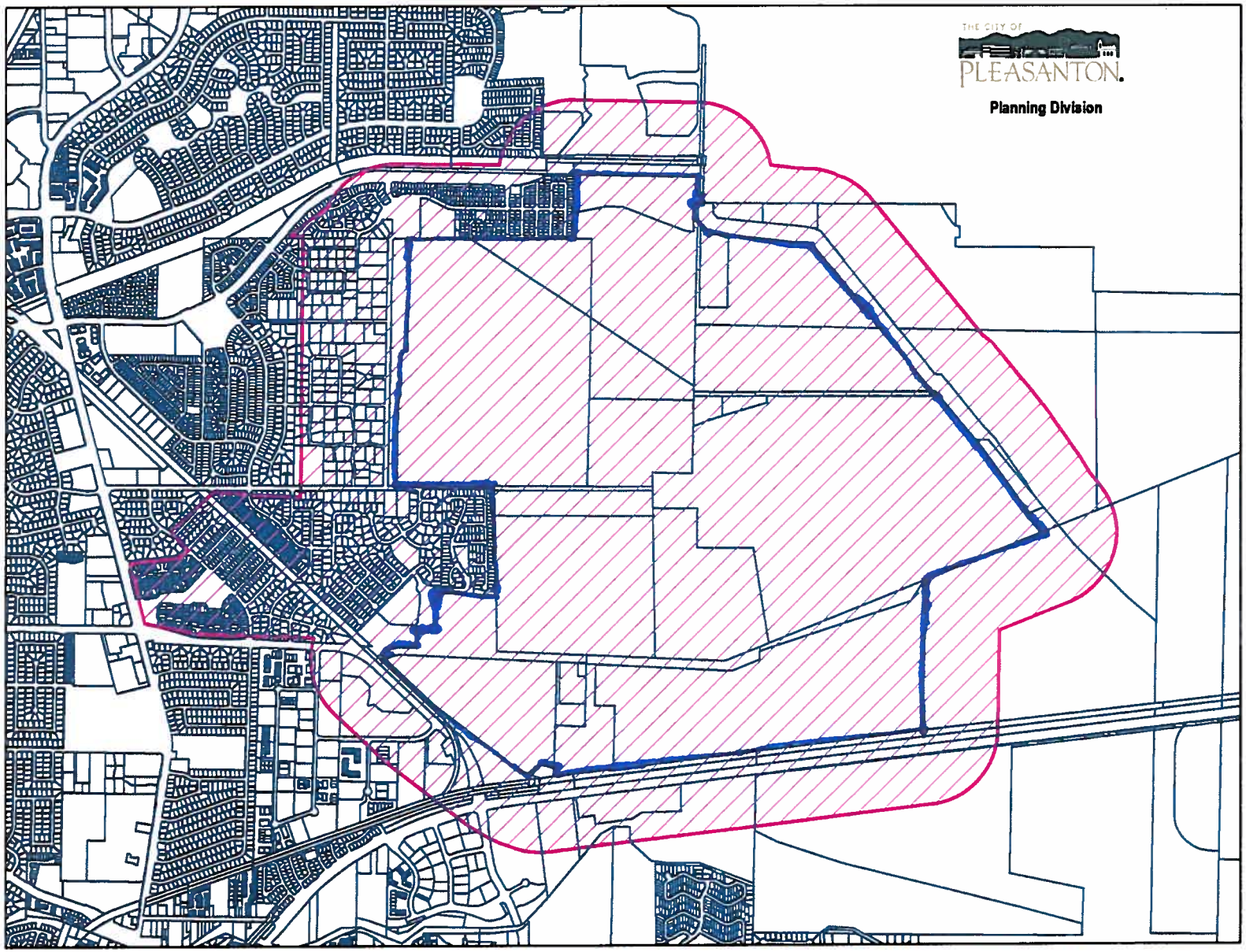

P13-1858

City of Pleasanton

GIS

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East Pleasanton

Specific Plan

EXHIBIT E

Janice Stern

From: Ellen Cummings
Sent: Tuesday, May 14, 2013 10:03 AM
To: Janice Stern
Cc: Rocky Cummings
Subject: P13-1858

Dear Ms. Stern,

We recently received a notice in the mail that there are plans to develop the site across the street from our house. We would like to raise our concerns about developing that site. We purchased a home on Martin Avenue last year with the understanding that the reservoir and bordering trees were a protected space. It's the view from the front of our house and it also borders Mohr Elementary school on the north. There are old trees that are habitat for many birds and animals and there are fish in the lake that the birds feed on. Our daughters's teacher frequently gets out the binoculars to show students the birds at the reservoir during the day. Increased buildings, people and traffic will raise more safety concerns for the school as well since the development will border it. The school is already trying to work through the safety issues raised by the development of Stoneridge. Do our kids really need to see more development over there?

In addition to our concerns about the environment, development of that site will lower our property value and ruin the feeling of this neighborhood and the walking path the borders Martin Avenue. There are always people out walking on the path and it has a park-like feel because it's quiet and there are big trees and lots of green space. That was one of the primary reasons we purchased a home in this area. It has the feeling of being in the country while still being close to the city. We would not have purchased a home here had we known that the land around us was going to be developed.

There is so much existing empty space available around Pleasanton. Perhaps the Planning Commission should focus on maximizing the space that already exists and improving the downtown to bring Pleasanton on par with other cities around us. Destroying wildlife habitat, green space and the property values of people who support Pleasanton through property and sales tax to build institutional and industrial space (i.e. more big boxes) seems very short sighted and not in keeping with the character of Pleasanton as a family friendly, small town, safe place to live.

We will try to attend the meeting next week and we would like to go on record as being opposed to development of that site.

Respectfully,
Rocky & Ellen Cummings

Pleasanton

Sent from my iPad

Click
https://www.mailcontrol.com/sr/Ix2DiNpqE7rGX2PQPOmvUtm7qk7iu0Vjs6fN96x1tMCsBEoBuYfbBexRJyXz5nh5qK!BWEkarfohR!AbTPK7tQ== to report this email as spam.