



MEMORANDUM

[\(Revised: See Table 1\)](#)

Date: June 12, 2013

To: Planning Commission

From: Janice Stern, Planning Manager

Subject: Item 6.a. East Pleasanton Specific Plan Alternatives

At its May 22 meeting the Planning Commission provided feedback to staff regarding four potential land use and circulation alternatives. (The meeting materials from the May 22 meeting are attached.) Planning Commissioners commented on several aspects of the alternatives. Regarding the mix of housing types, the Planning Commission recommended that the percentage of single-family to multi-family housing units within the East Pleasanton Specific Plan area should more closely reflect that of the overall City-wide distribution (approximately 75% single-family and 25% multi-family). At the time, staff did not comment on what that would mean for finding locations for needed housing for the next two RHNA cycles. Staff is now providing this information and invites Commissioners to offer additional feedback and comments.

Table 1 provides an estimate of Pleasanton's share of the regional housing needs for the next two planning cycles (to 2030) and an estimate of the units and densities to be accommodated. Table 2 shows the number of multifamily units that would be accommodated in the East Pleasanton Specific Plan area if the Planning Commission's recommendations are followed. The two columns to the right show the percentage of all multifamily units required to be accommodated by the estimated regional housing needs allocation, and the number of multi-family units which will need to be accommodated elsewhere in the City.

Table 1: Estimate of RHNA to Year 2030 and Acreage Needed to Accommodate Housing Needs

	2014-2022 RHNA	Estimated 2014 Inventory	Additional units to be planned for 2014-2022 RHNA	Estimate of 2022-2030 RHNA	Estimate of units to be planned for 2014-2030	Additional Acreage Needed
Very Low Income	1,102	991	111	1,102	1,213	40
Low Income						
Moderate Income	405	0	405	405	810	35
Above Moderate Income	551	270	281	551	1,102 832	147 111
Total	2,058	1,261	797	2,058	3,125 2,855	222 186

Table 2: Mix of Single Family and Multifamily Units and Comparison to RHNA

	Total Units	Number of Single Family Units in Alternative	Number of Multi-family Units in Alternative	Number of Single Family at 75%	Number of Multi-family at 25%	25 % Multifamily as a Percent of estimated RHNA for Very-low, Low and Moderate	Number of multifamily units which would need to be located elsewhere in City
Alternative 1	1,000	500	500	750	250	12%	1,773
Alternative 2	1,426	465	961	1,070	357	18%	1,666
Alternative 3	1,710	486	1,224	1,283	428	21%	1,595
Alternative 4	1,283	641	643	962	321	16%	1,702

STAFF RECOMMENDATION

Staff recommends that the Planning Commission provide additional feedback and comments on the four land use and circulation alternatives for the East Pleasanton Specific Plan.

EXHIBITS

- A. Planning Commission Work Session Staff Report from May 22, 2013
- B. Draft Minutes from May 22, 2013 are included as Item 2.a. in the June 12 packet.