

These expenditures maintain core service levels, address City Council priorities, maintain fiscal stability, and maintain the City's reserves at \$12.2 million.

General Fund revenues are projected to increase to \$92.4 million in the next fiscal year with an additional 2.2% increase the following year to \$94.5 million. Expenditures are projected to increase 2.2% to \$90.9 million followed by another 2.4% increase to \$93.1 million in the 2014/15 fiscal year. Notable General Fund transfers include the first transfer of net operating revenues from the Golf Course Fund to help repay the original development loan, which is down from \$10 million to \$7.5 million outstanding. This budget cycle also restores annual General Fund transfers to support the Capital Improvement Program with \$1 million in 2013/14 followed by \$1.3 million in 2014/15.

Ms. Wagner stated that staff would continue to monitor the budget closely and report back to the Council through the quarterly reviews, mid-year budget review and mid-term budget update.

Mayor Thorne opened the public hearing and, seeing no speakers, closed the public hearing.

MOTION: It was m/s by Pentin/Narum to adopt and waive full reading of **Resolution No. 13-632** approving the two-year Operating Budgets for fiscal years 2013/14 and 2014/15 and the 2013/14 fiscal year Community Development Block Grant Program. Motion carried by the following vote:

Ayes: Councilmembers Brown, Cook-Kallio, Narum, Pentin, Mayor Thorne
Noes: None
Absent: None

22. Adopt a Resolution approving the 2013-2014 through 2016-2017 Capital Improvement Program

Assistant City Manager Bocian presented an abbreviated summary of the staff report, which was also reviewed in greater detail at the June 4th Council meeting. The four-year Capital Improvement Program (CIP) includes 63 projects, 62 of which are funded during the first two years. He presented several charts showing an overview of financial resources, totaling approximately \$63 million, and expenditures. He called particular attention to the Bernal Park Phase 2 project, which includes the multi-purpose all-weather lighted sports field, general passive area and oak woodlands area. As indicated at the last meeting, the \$16.5 million project has a current funding gap of approximately \$2.1 million which staff expects to close prior to presenting the Council with bids for the project.

Mayor Thorne noted there were no speakers for this item.

MOTION: It was m/s by Cook-Kallio/Pentin Waive full reading and adopt **Resolution No. 13-633** approving the 2013-2014 through 2016-2017 Capital Improvement Program. Motion passed by the following vote:

Ayes: Councilmembers Brown, Cook-Kallio, Narum, Pentin, Mayor Thorne
Noes: None
Absent: None

23. Update and discussion of four working draft Specific Plan alternatives for the East Pleasanton Specific Plan area, an approximately 1,100-acres east of Martin Avenue and Valley Avenue, north of Stanley Boulevard, and south of the Arroyo Mocho

Mayor Thorne introduced the item, noting that this is an only an opportunity for the Council to receive information and provide input; no action will be taken.

Community Development Director Dolan presented the staff report, calling out the following assumptions on which the task force reached consensus and is now requesting feedback:

- Any development in the East Pleasanton Specific Plan (EPSP) are would bear its own cost of infrastructure and not burden other portions of the city or City government;
- Extension of El Charro Road would continue all the way from I-580 South to Stanley Boulevard;
- The plan may consider development beyond the current Urban Growth Boundary;
- Relocation of Pleasanton Garbage Service and the City's Operations Service Center is ideal if it can be accomplished in a cost neutral manner;
- The plan shall include a public school site until such time as the school board completes its demographic studies and provides further direction;
- Both Busch Road and Boulder Street will contain connections through to E Charro Road;
- The plan should accommodate more than one cycle, ideally two cycles, of Regional Housing Needs Assessment (RHNA) numbers;
- The main roadway system would be comprised of curvilinear streets as opposed to a rigid grid system

In addition to the number of RHNA cycles to be accommodated by the plan, there was considerable discussion related to what percentage of these cycles should be accounted for in the planning area and what the appropriate mix of single family versus multi-family units would be. Mr. Dolan explained that approximately 400 of the 1,100 acres is developable land. He also explained that the RHNA assignments contain a substantial number of units that must be developed at 30 units per acre and, while this acreage can accommodate that kind of density, there is the potential to build the area out such that it has a different character from the rest of town. The task force has therefore been very mindful of the issue of balance and the town's current balance of 75% single family to 25% multi-family development. He noted that the recent rezoning and project approvals do indicate a somewhat significant change from those numbers to 66% single family and 34% multi-family.

The task force has also requested the Council's feedback about whether to concentrate the density around a community center or disperse it through to the edges of the planning area. While the task force currently prefers to disperse it, staff has been attempting to follow traditional urban design principles that place the greatest intensity in the center where community serving uses can be better concentrated.

Vice-Mayor Cook-Kallio said there has been some new thought about how to best locate density in urban design and asked and confirmed that staff had not conducted outreach to see what other alternatives might be viable.

Mr. Dolan introduced the 6 circulation and land use plan alternatives currently under consideration, noting that additional dialogue at the last task force meeting brought about the last 2 options. Staff is requesting the Council's feedback on these options so that the task force can narrow the list to 3 or 4 alternatives on which to focus further analysis. He noted key planning area constraints, which include 700 acres in and around the lake area that is not available for development, the existing Urban Growth Boundary that essentially runs in alignment with the anticipated extension of El Charro Road, the City limit, and Airport Protection Zone. In presenting the following alternatives, he noted that the purpose of the exercise is not to analyze the physical arrangement of land use patterns but rather to make sure the alternatives capture the full range of alternatives that could result in a well laid out community with the appropriate mix of units and density.

Councilmember Brown noted that Cope Lake changes significantly in size from one map to another. Mr. Dolan clarified that the change relates only to water levels that may have been present at the time the map was prepared. He explained that regardless of its size or condition, the lake is entirely under the control of Zone 7 and is to be used for flood control and open space purposes, not development.

Mayor Thorne asked whether staff has looked at what phasing the extension of El Charro Road to Busch Road would mean to traffic at major intersections along Valley Avenue.

Mr. Dolan said that a completed circulation system through to Stanley would allow traffic to flow more freely from other parts of town. Without that connection to Stanley, a significant portion of that benefit would certainly be lost.

Mayor Thorne said there have been a number of questions about taking the issue of moving the Urban Growth Boundary to the voters and asked at what point in the process a decision on that would be appropriate.

Mr. Dolan said it would be premature to make any decision before identifying the preferred plan alternative.

City Manager Fialho added that the City established a precedent in this regard when it adopted the Bernal Property Specific Plan, subject to approval by the voters. He suggested that if the Council chose to go to the voters regarding the boundary, it could do in the same manner so that all environmental work and other documentation would be completed and available for public review. The specific plan would not become implemented unless there was ratification by the voters to address the Urban Growth Boundary.

Councilmember Brown asked how many developable acres are situated outside the current boundary.

Mr. Dolan estimated a little over 100 acres.

Councilmember Brown said she spoke with a property owner who indicated that Cope Lake alone is 250 acres. When including the 350 acres below, there is a significant difference between that and staff's numbers. Mr. Dolan reiterated that Cope Lake is open space.

Mr. Dolan presented the following land use alternatives:

Alternative 1 provides the least number of residential units; it accommodates 35% of total RHNA over two cycles and has a 50/50 split of single and multi-family development. Like most of the alternatives, residential development is located west of the El Charro extension with industrial use concentrated more towards the eastern side and a potential school site located in the middle of the residential area. Multi-family development is dispersed throughout the planning area and not around an urban center, with two locations of higher density designation (23 and 30 units per acre). All but one alternative include relocation of the OSC and PGS and all alternatives include a campus-office designation with park area in the northeastern portion of the plan area.

Vice-Mayor Cook-Kallio asked and Mr. Dolan confirmed that in this instance, 35% refers to the total RHNA allocation and not just the low, very low and moderate income units the Council and public are used to discussing.

Councilmember Narum also had questions regarding the percentage of RHNA that stemmed from looking at the total allocation versus just lower income. Mr. Dolan provided clarification.

Alternative 2 accommodates 50% of total RHNA over two cycles, with a 33/67 split of single versus multi-family, and focuses multi-family development in a central location. The land use pattern is similar to Alternative 1 with exception of the location of density.

Alternative 3 accommodates 60% of total RHNA over two cycles with a total of 1,700 units and a 28/72 split of single versus multi-family. The land use pattern is similar again except that multi-family development in this alternative is located south of Busch Road.

Councilmember Brown asked Mr. Dolan to demonstrate on the map active mining areas that could potentially affect nearby residential development.

Mr. Dolan noted that active mining sites are primarily located to the east nearest to industrial development.

Alternative 4 is the only alternative that anticipates no change to the current placement of the OSC and PGS. It accommodates 45% of total RHNA over the next two cycles, has an even split of single and multi-family units and disperses the latter throughout the plan area. This alternative has the most industrial development, which extends significantly further west to the edge of the PGS transfer station, and locates the school site east of El Charro Road.

Alternative 5 at its last meeting, the task force had more detailed discussion about the idea of trying to maintain the mix of units represented throughout the rest of town. They recognized that in order to do so, the overall number of units may have to be increased. Alternative 4 calls for 1,750 total units; it accommodates 62% of RHNA for the next two cycles, and has a 60/40 split of single to multi-family residential. This called for a reduction in the amount of industrial use, specifically retail located along the El Charro/Busch Road interchange. The City's economic consultant has advised that retail in this area is going to be more neighborhood-serving in nature and would likely never take off into a larger scale retail effort.

Alternative 6 contains the greatest number of units (2,279), with a significant portion of that medium density single family detached residential development, but does maintain the type of unit mix seen throughout the rest of town. Staff and the task force acknowledge that this is more of an aggressive option for the purposes of worst case scenario EIR analysis.

Retail and office uses are modest and public park acreage is fairly consistent in each alternative. Industrial use ranges from roughly 1.1 to 2.2 million square feet.

Councilmember Narum noted that some alternatives call for an almost comparable amount of private and public open space acreage and asked what was behind this.

Mr. Dolan explained that it is really a matter of the type of space and whether it is anticipated to be a function of the Parks and Recreation Department or the responsibility of the developer.

Councilmember Narum asked whether the proposed volume of industrial space is appropriate given the lower market rates and number of vacancies seen in Livermore.

Mr. Dolan explained that the property owners expressed a distinct interest in industrial use. The economic study acknowledges that this is likely a longer term venture but given the need for buffers between certain land uses and the land use constraints in certain areas, it seems to be viable. He noted that recent studies associated with the General Plan also indicate that industrial development is not necessarily unwise in the long term.

Councilmember Brown asked whether PGS has an interest in moving its transfer station.

Mr. Dolan said PGS likely recognizes that being located in the middle of a residential neighborhood is not in anyone's best interests but that it certainly does come down to financial feasibility.

Mayor Thorne noted that relocation of the OSC would require that the fire tower and several other cost intensive structures be rebuilt as well. He wondered whether it would be more cost effective to look into onsite or adjacent mitigation efforts.

Mr. Dolan acknowledged the point and said that in looking at both this and PGS, everyone agrees that relocating the latter is a much higher priority.

Mayor Thorne opened the item for public comment.

Colleen Winey, Zone 7 Water Agency and task force member, read a letter submitted by Zone 7's General Manager to the Planning Commission. In summary, the letter expressed Zone 7's interest in the EPSP area because of the involvement of Lakes H, I and Cope and noted that any plan for the Chain of Lakes must be consistent with all existing Zone 7 master plans and agreements. As part of Zone 7's continuing mission to provide reliable high quality water supply and effective regional flood protection, its staff has created a methodology to systematically evaluate and plan for various opportunities and applications for each lake and the area as a whole. To better coordinate with the City's current planning effort, Zone 7 has accelerated the evaluation of Lakes H, I and Cope and will present a preliminary evaluation and status report to the Zone 7 Board of Directors on June 19, 2013.

Becky Dennis offered to answer any questions regarding the letter she submitted to the Council. She asked the Council to include affordability in its consideration. She said she has reached the conclusion the best option for meeting affordable workforce housing demands is in areas with existing infrastructure rather than sites such as this. She cautioned that the retail and industrial components of each alternative only increase, rather than address, workforce housing needs and suggested that property owners be asked to consider what a self-mitigating development might look like. She said she did not believe that any of the alternatives provided are workable in terms of making a real contribution to the overall needs of the city.

Julie Testa said she felt strongly that new development should pay for itself. She read from the City's General Plan, noting that every Pleasanton school exceeds the enrollment targets stated within the General Plan as well as the maximum enrollment recommendations published by the California Department of Education. She cited a 2011 report by Pleasanton Unified School District which identifies that the district lacks sufficient capacity to house students created by future development. The district also has \$27 million in facilities' debt that it cannot repay. With the knowledge that there is no space in Pleasanton schools nor a plan or the ability to build new schools to mitigate new growth, the City Council violates the General Plan with every unit it approves. She asked the Council to consider a new alternative in which the EPSP area would be developed with all senior housing, thereby avoiding any impacts to schools.

Mary Switzer asked staff to define low and very low income relative to Pleasanton. She said she would hate to see East Pleasanton become a dumping ground for high density development and asked whether any other areas of Pleasanton, such as Hacienda or Stoneridge, were considered as alternative locations to meet the needs of the next two RHNA cycles. She cited strong concerns about traffic, confirmed that the idea is for development to pay for needed infrastructure in a way that makes it cost neutral to the City, and noted that while more houses make the infrastructure more affordable they also increase the impacts.

Mayor Thorne asked staff to follow up with Ms. Switzer regarding her questions.

Carol Cohen stated that the proposed alternatives adversely impact traffic, schools, fire, police, and utilities and burden east Pleasanton with an excessively high percentage of RHNA units. She asked that the task force develop additional proposals that reduce the total number of units, percentage of RHNA units and distribute the impacts of this new development across all areas of Pleasanton.

Sandi Farrell, Ironwood Homeowners' Association President, encouraged the Council to revisit its previous commitment to spread low-income high-density housing throughout the city rather than to allocate the majority of RHNA in one area. She strongly urged consideration of Alternative 1 as the most reasonable and fair plan for current residents of the east side.

Heather Liang, Ironwood resident, said she originally supported Alternative 1 due to it proposing the lowest percentage of RHNA units and lowest number of total units. She said she felt that those who shared her position were brushed aside at the recent Planning Commission meeting, with consideration

given only to those in favor of increased density and more units. She recommended that the Council withhold a decision on the EPSP until it acts on the upcoming Housing Element. She also asked that staff reassess the distribution of RHNA units across all of Pleasanton.

Blair Wolfinger, Ironwood resident, said he strongly agreed with other speakers. He noted that a constant theme in both the EPSP and Housing Element task force meetings has been an equitable distribution of RHNA throughout Pleasanton. He expressed concerns over how to best balance single and multi-family development here and throughout Pleasanton and asked that a Housing Element study occur before making any final decisions on the EPSP.

Ganping Ju said he moved to Pleasanton for the wonderful schools, sense of community and proximity to work. He asked the Council to keep in mind that placing undue burden on the east side will change the very character that drew him to the City in the first place. He said he would like to see a reasonable mix of units that does not exceed 60% multi-family. He noted that Ironwood has a strong and active adult community and suggested the Council consider a more adult focus that would have lesser impacts on schools. He also asked that they look at a modified alternative 1 that moves the higher density housing away from existing neighborhoods.

Kay Ayala expressed concern over what she feels is a rushed process and RHNA driven plan. She said she had a number of questions about Zone 7, schools, roads, and the Urban Growth Boundary and that there appeared to be misunderstanding amongst both developers and the task force regarding which RHNA numbers must be zoned before December 2014. She clarified that it is only the lawsuit related RHNA that must be assigned by that time and asked staff to report on how many units that is.

Mr. Dolan corrected her, explaining that all concerns related to the lawsuit were addressed in the City's last Housing Element. He explained that another Housing Element deadline is approaching, which will require rezoning to accommodate the next round of RHNA, but that this has to do with state law and not the lawsuit. In order to avoid a similar lawsuit and the issue of development by right, it is imperative that the City meet the deadline that is currently set for December 2014.

Councilmember Brown referred to the staff report where it discusses the 2014 estimated inventory and asked staff to confirm that no rezonings are required by December 2014.

Mr. Dolan said "no," directed her attention further across the table being referenced, and said a total of 797 units must be accommodated by December 2014. When Councilmember Brown questioned this explanation, he clarified that the deadline for the 2014-2022 planning period is currently 2014, not 2022. He further explained that the deadline is tied to the date on which the Regional Transportation Plan is adopted. If adopted on time, the deadline will be December 2014. If that action is delayed, local jurisdictions might have several more months.

Mayor Thorne closed the public comment.

BREAK: Mayor Thorne called a brief recess at 9:06 p.m. and reconvened the regular meeting at 9:13 p.m.

Vice-Mayor Cook-Kallio responded to the questions posed by staff as follows:

- New development should support the cost of its infrastructure. She asked that this also take into consideration certain improvements that relate to but might not be immediately within the EPSP area (sections around and between Valley, Stanley and El Charro and bicycle/pedestrian trail connections);
- El Charro Road should be connected to Stanley, preferably not phased in the same manner as the Stoneridge Drive extension;
- It is premature to make any decision on whether to put an amendment to the Urban Growth Boundary before the voters without knowing what that amendment might be;

- She asked that staff look into creative cost-neutral solutions to relocate the PGS site;
- A potential school site should be identified as part of the plan. As a teacher, parent and Chair of the liaison committee with the school district, she said she understands the difficulty in reconciling the state's goals with the available funding. She said that while the number of students they would need to accommodate and therefore what site would ultimately be suitable is still unknown, waiting to identify suitable sites diminishes the city's ability to acquire them;
- Busch Road and Boulder Street should connect through to El Charro;
- RHNA accommodations should be dispersed throughout the city's entire planning area

With regards to RHNA, she said the Housing Element Task Force has consistently expressed a desire to disperse the low and very-low income units throughout the City. She thought that the staff report's varied focus on both total RHNA and the lower income RHNA units could be confusing the discussion for some and suggested that it would be helpful to include a City map that shows the current high density allocations. She asked and staff confirmed that the total RHNA assignment includes both lower income and market rate units. She acknowledged that meeting these RHNA allocations are not always conducive to the type of well-planned community people might otherwise like, but also conceded that they are in large part a result of Pleasanton's vibrant business community like Ms. Dennis alluded to earlier.

Mr. Dolan confirmed that jobs do generate housing need but reminded everyone that industrial uses are not always job intensive.

Vice-Mayor Cook-Kallio said that while she certainly has no desire to make the community less desirable, the fact remains that they must plan for the future. With regards to alternatives, she said Alternative 1, and likely Alternatives 2 and 3 fail to meet the direction given by the Housing Element Task Force and City Council with regards to dispersing high density development throughout the community as a whole. She recognized that a specific plan as a planning document is not necessarily indicative of exactly what the community would look like. She said she would prefer to examine a higher density, with the understanding that it is a worst case scenario only and not the preferred option. She said she favored Alternative 5 at this time and would like to see Alternatives 4, 5 and 6 explored further.

She referred to her earlier comments regarding newer urban design methods that focus on a smaller central park area surrounded by high-density units that feather out to multi-family and single family homes, all with a compact area of 1 square mile. She asked if there are any viable examples of this sort of design on the west coast and whether it has been considered as an option.

Mr. Dolan so it could be viable but that they are not at the step where they would start to address urban forms and mixed uses.

Councilmember Pentin responded to the questions posed by staff as follows:

- He firmly believes that development should bear the cost of infrastructure. He did however express concern over whether that cost would be prohibitive enough to lead to a lawsuit. He requested some sort of nexus study to show what the level of investment would be based on different use and density scenarios;
- El Charro Road should be connected to Stanley, preferably not phased-in the same manner as the Stoneridge Drive extension. He said he would like to see more discussion on traffic impacts and therefore infrastructure needs of the different alternatives;
- He noted that Policies 22.1, 22.2, 22.3, 22.4 and 22.5 of the General Plan all mention that development beyond the Urban Growth Boundary would need to be put to the voters, though Policy 22.6 specifically excludes the east side from that requirement. He assured the public that no one is pushing an agenda to keep this from the voters and said he would like an opinion from the City Attorney;
- A public school site should be identified, though it does little to address existing impacts. He said he would like the school district to weigh in on any plan that ultimately comes forward;

- He supported curvilinear street design;
- He could envision and in fact would prefer the OSC to remain in its current location but feels that any alternative should address the relocation of PGS;
- He favored higher density development to be grouped around a community center

With regards to RHNA and its allocation throughout the City, he said that the lawsuit, Hacienda TOD process and recent Housing Element certification served to identify and rezone 70 acres for high density development. He agreed that this plan should not be RHNA driven but also noted that none of the high density zoning to date has occurred on the east side. He referred to Ms. Dennis' comments, which beg the question of whether the City is attempting to meet its low and very-low income housing needs with this plan. He encouraged everyone to focus on market rate and affordability in terms of workforce housing and what it means in Pleasanton, rather than any preconceived notions of the targeted demographic.

With regards to alternatives, he agreed that it is important to ensure that the City does not shortchange itself throughout the process. He therefore supported further analysis of Alternative 6 as a worst case scenario, noting that they would retain the ability to scale it back to an appropriate fit for the community.

Councilmember Brown agreed that development should bear the cost of infrastructure. She acknowledged that the extension of El Charro Road is a part of the City's circulation plan but said she was put off by estimates that it would run \$70-90 million just to access El Charro and then an additional amount to go under or over the railroad tracks.

Mr. Dolan clarified that the overall infrastructure cost is estimated at \$60 million, which includes El Charro, the under crossing and the extension.

Councilmember Brown said that was more acceptable but even assuming 1,200 housing units, the project would run an incredible \$50,000 per unit. She said she conducted significant research on development relative to the Urban Growth Boundary, both with the General Plan and Measure FF. She read from the General Plan where it speaks to exemptions for land and gravel in east Pleasanton, but noted that this is only for non-urban development.

Mr. Dolan stressed that staff is not advocating for any one particular methodology but clarified that a more careful read of that language provides for two programs. One discusses the circumstances under which urban services can be extended beyond the boundary and the other discusses under what circumstances the Council may move the boundary and that is where it references major versus minor.

Councilmember Brown asked if staff feels 100 acres is a minor change.

Mr. Dolan said it is a decision for the Council, not staff.

Councilmember Brown respectfully disagreed and said when she voted for Measure FF in 1996, she did understand it to mean the boundary could be moved to encompass either Cope Lake or the land below.

She responded to the remaining questions posed by staff as follows:

- She would prefer the OSC to remain at its current location. She also worried about the expense of relocating PGS and suggested there might be some creative mitigation efforts to improve the surrounding area. She also suggested they look at creative circulation adjustments, perhaps with access to PGS off of Busch or Boulder;
- A public school site, which she envisioned being land gifted for use as both a park and school, should be included;
- She supported curvilinear street design;

- The next two RHNA cycle requirements should be dispersed throughout the City in a balanced way;
- She would like, as is consistent with past practice, to see density greater at the center and feathered out to the edges of the plan area;

She said she found 6 to be too many alternatives, especially accounting for all the variables. She said she preferred the unit and density mixture in Alternative 1 but said she could also consider Alternative 4, which also has a 1:1 ratio of single to multi-family units. She said would like any alternative that moves forward to give greater consideration to the Urban Growth Boundary, locate the school site on the west side and minimize the total number of units while still respecting balance throughout the city.

Councilmember Narum responded to the questions posed by staff as follows:

- She agreed with fellow Council regarding the cost of infrastructure and support for the extension of El Charro Road, without phasing;
- She supported consideration of development beyond the Urban Growth Boundary but felt any decision on the need for a vote of the public to be premature;
- Having gone full circle on the matter, she was inclined to leave the OSC at its current location with some aesthetic enhancements. Relocation of PGS warranted more discussion;
- A school site, preferably west of El Charro and in conjunction with a public park, should be included;
- Busch Road and Boulder Street should connect through to El Charro;
- RHNA accommodations should be dispersed throughout the city, with no more than 50% of the City's total inventory located on the east side;
- Curvilinear streets sound nice but any decision is likely premature;
- Single versus multi-family unit mixture should not exceed 50% on the multi-family side;
- Lacking a central point, development should be evenly dispersed throughout the plan area;

With regards to density, she noted the 300 unit development at the corner of Bernal and Stanley which, while not specifically in the EPSP area, does have an impact. She said she would eliminate Alternatives 2 and 3 and, while certainly not advocating for it, Alternative 6 should be included as a project alternative to balance the "no project" alternative. She referred to several emails received that day that proposed the plan area accommodate 30% of upcoming RHNA allocations, with 60% single-family/40% multi-family ratio and a total of 1,500 units and said she would like to see this evaluated further.

Mayor Thorne responded to the questions posed by staff as follows:

- He agreed with fellow Council regarding the cost of infrastructure and support for the extension of El Charro Road, without phasing;
- He agreed that any decision regarding the Urban Growth Boundary would be premature at this time and stressed that he had no intentions of ignoring the provisions of Measure FF;
- He also agreed that the OSC would be cost prohibitive to move but did feel it required certain mitigations to remain in a residential location;
- A public school site must be considered, though he expressed concern about the district's ability to finance it;
- He supported the extension of Busch Road and Boulder Street as well as any circulation efforts that alleviate the traffic generated by new development on this side of town;
- He agreed that the plan area should not be overburdened with the majority of RHNA accommodation. He asked staff to divide the community into four quadrants, assess the existing balance and future opportunities throughout town;
- It is too early to comment on curvilinear street design;
- Single and multi-family units should be evenly mixed;
- Density should be feathered outward

With regards to alternatives, he questioned the viability of 1 and 2 in terms of supporting infrastructure. He felt 4, 5 and 6 were perhaps the most viable, with 6 being included as a worst case scenario for the

environmental analysis. He said he is sick and tired of RHNA and, while not sure he would be able to affect any change, reported that he was just appointed to the Executive Board of the Association of Bay Area Governments (ABAG). He encouraged every member of the public to ask candidates where they stand on RHNA before electing them to office where they continue to be ineffective.

MATTERS INITIATED BY COUNCIL

Councilmember Narum requested and received support for placing an item on the next agenda to discuss amending the Historic Preservation Task Force membership to allow former Planning Commissioner Blank to continue to serve out the last few months of the effort.

COUNCIL REPORTS

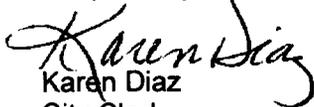
Mayor Thorne reported that he was appointed to ABAG's Executive Committee.

Vice-Mayor Cook-Kallio said that she and Councilmember Brown recently attended a CEQA conference in Sacramento. She reported that the conference provided some eye-opening discussion on how some have misused the initiative process in order to circumvent CEQA. There was also discussion on recent legislative attempts which seem to have stalled for the present time.

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:02 p.m. The Council extended a tribute to our nation's men and women serving in the military. We wish to honor the memories of those who have died in past wars in defense of our country, including those who have died in the current conflicts in Iraq and Afghanistan.

Respectfully submitted,


Karen Diaz
City Clerk