

City Council Chamber  
200 Old Bernal Avenue, Pleasanton, CA 94566

DRAFT

Wednesday, May 14, 2014

**CALL TO ORDER**

The Planning Commission Meeting of May 14 2014, was called to order at 7:00 p.m. by Chair Olson.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commissioner O'Connor

**1. ROLL CALL**

Staff Members Present: Steve Otto, Senior Planner; Julie Harryman, Assistant City Attorney; Marion Pavan, Associate Planner; Maria L. Hoey, Recording Secretary

Commissioners Present: Commissioners Nancy Allen, Greg O'Connor, Arne Olson, Mark Posson, and Herb Ritter

Commissioners Absent: Commissioner Jennifer Pearce

**2. APPROVAL OF MINUTES**

**a. April 23, 2014**

Commissioner Ritter requested that the first full paragraph on page 9 be modified to read as follows: "Commissioner Ritter *jokingly* commented that the State never changes its minds, and the government does not either...." He further requested that the third sentence of the last paragraph on page 21 be modified to read as follows: "He noted that workforce housing is how he got into Pleasanton, ... then buying a house in Livermore *Pleasanton*, and now he is still in Pleasanton."

Chair Olson requested that the word "none" in the third sentence of the first paragraph under Item 6.b., P14-0440, 2015-2023, Housing Element Update, on page 11 be changed to "*nine*" to read as follows: "She noted that the City looked at over 30 sites ... adopting rezoning for ~~none~~ *nine* sites for a total of about 70 acres."

Commissioner Allen moved to approve the Minutes of the April 23, 2014 Meeting, as amended.

Commissioner Ritter seconded the motion.

**ROLL CALL VOTE:**

**AYES:** Commissioners Allen, O'Connor, Olson, and Ritter

**NOES:** None

**ABSTAIN:** Commissioners O'Connor and Posson.

**RECUSED:** None

**ABSENT:** Commissioner Pearce.

The Minutes of the May 14, 2014 Meeting were approved as amended.

**3. MEETING OPEN FOR ANY MEMBER OF THE AUDIENCE TO ADDRESS THE PLANNING COMMISSION ON ANY ITEM WHICH IS NOT ALREADY ON THE AGENDA**

There were no members of the audience wishing to address the Commission.

**4. REVISIONS AND OMISSIONS TO THE AGENDA**

Steve Otto advised that there were no revisions or omissions to the Agenda.

**5. CONSENT CALENDAR**

*Consent Calendar items are considered routine and will be enacted, approved, or adopted by one motion unless a request for removal for discussion or explanation is received from the Planning Commission or a member of the public by submitting a speaker card for that item.*

**a. P14-0152, Rose Avenue Development**

**Application for Design Review approval to construct a two-story, two-unit apartment building behind the existing dwelling at 434 Rose Avenue. Zoning for the property is RM-1,500 (Multi-Family Residential), Core Area Overlay District.**

Commissioner O'Connor moved to approved Case P14-0152, subject to the Conditions of Approval listed in Exhibit A of the staff report.

Commissioner Ritter seconded the motion.

## ROLL CALL VOTE:

**AYES:** Commissioners Allen, O'Connor, Olson, Posson, and Ritter  
**NOES:** None  
**ABSTAIN:** None  
**RECUSED:** None  
**ABSENT:** Commissioner Pearce.

Resolution No. PC-2014-24 approving Case P14-0152 was entered and adopted as motioned.

## 6. PUBLIC HEARINGS AND OTHER MATTERS

There were no Public Hearing items for consideration.

## 7. MATTERS INITIATED BY COMMISSION MEMBERS

### East Pleasanton Specific Plan Task Force

Commissioner Ritter stated that the East Pleasanton Specific Plan Task held a meeting on May 1, 2014, which was well-attended and over which he presided as Acting Chair. He indicated that staff basically brought back the original proposal prepared by the consultants, the "East Pleasanton Specific Plan and Related Planning and Development Actions Revised Alternatives to the Proposed Project," and the Task Force went through each page and reviewed each line, with the members and the public giving their thoughts and comments. He noted that the proposal is getting closer to coming before the Planning Commission.

Commissioner Ritter stated that he addressed the Task Force members, re-reading the Mission Statement to them and noting that the Statement makes no mention of the Regional Housing Needs Allocation (RHNA) numbers. He indicated that now is the opportunity for them to say what they think is best for the East Pleasanton Specific Plan area, adding that they are the recommending body to the City Council on what they think would be the best outcome for that site. He likened the Task Force to the forefathers of the United States of America (USA), pointing out that people said it was not easy to create the USA and adding that it is not easy to create the East side of Pleasanton either. He noted that he told the Task Force that anyone who is not interested in staying on the Task Force should get out now, and nobody left.

Commissioner Ritter stated that the City Manager, Nelson Fialho, was present at the meeting and talked about the direction the City Council is driving for. He indicated that the City Council has pushed for the East Pleasanton Specific Plan process to move forward. He stated that he wanted the Task Force to stay positive and that it is important to not make this be a staff presentation that is coming from the Task Force but to get feedback from everybody and keep everyone in the loop.

Chair Olson inquired if there will be outreach.

Commissioner Ritter said yes. He indicated that there are several steps to be followed, and that the Task Force will have another meeting on June 6, 2014, during which more details will be given regarding the direction of the project. He added that the proposal does not have to be a thousand homes but what is right for the area, and that is the charge of the Task Force.

**8. MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION**

**a. Future Planning Calendar**

No discussion was held or action taken.

**b. Actions of the City Council**

No discussion was held or action taken.

**c. Actions of the Zoning Administrator**

**No discussion was held or action taken.**

**d. Matters for Commission's Information**

**No discussion was held or action taken.**

**e. Selection of Planning Commission Chair and Vice Chair for the second meeting in May through December 2014**

Chair Olson stated that he was under the impression that the Commission had already gone through this process and that Commissioner O'Connor would be the new Chair. He noted, however, that he was not sure who the Vice Chair would be.

Commissioner O'Connor stated that the Commission appointed a new Chair at the beginning of the year to replace Commissioner Pearce, and there was a discussion then in light of Chair Olson's completion of his term in May as Planning Commission that it was normal for the Vice Chair to be Chair, but the Commission did not make any decision in that regard. He added that no decision was made regarding the Vice Chair.

Commissioner Ritter stated that traditionally, whoever is next in seniority would be Vice Chair. He noted that while Commissioner Allen and he came on board at the same time, he is recommending that Commissioner Allen be Vice Chair. He added that as Commissioner Allen is filling City Councilmember Kathy Narum's term as Planning Commissioner, she does not have a full four years, and, therefore, he thinks it would be right for Commissioner Allen to be Vice Chair before him.

Commissioner Allen accepted the recommendation and thanked Commissioner Ritter for his support.

**Commissioner Ritter moved to nominate Commissioner Allen as Vice Chair for the rest of the calendar year.**

**Commissioner O'Connor seconded the motion.**

**ROLL CALL VOTE:**

**AYES: Commissioners O'Connor, Olson, Posson, and Ritter**

**NOES: None**

**ABSTAIN: Commissioner Allen**

**RECUSED: None**

**ABSENT: Commissioner Pearce**

Chair Olson announced that Commissioner O'Connor will be the Chair and Commissioner Allen the Vice Chair for the remainder of the calendar year.

**9. ADJOURNMENT**

Chair Olson adjourned the Planning Commission 7:10 p.m.

Respectfully,

JANICE STERN  
Secretary