



SUMMARY OF MEETING #11

Summary of East Pleasanton Specific Plan Task Force Meeting #11

Thursday, September 12, 2013, 6:30 PM

Pleasanton Operations Service Center • 3333 Busch Road

Task Force Members in Attendance:

Jennifer Pearce, Planning Commissioner
Herb Ritter, Planning Commissioner
John Casey, Housing Commissioner
Brad Hottle, Parks and Recreation Commissioner
Colleen Winey, Zone 7 Water Agency
Patrick Costanzo, Kiewit
Steve Dunn, Lionstone Group/Legacy Partners
Jay Galvin, Stoneridge Park
Erin Kvistad, Ironwood
Heidi Massie, Autumn Glen/Heritage Valley
Bob Russman, Village at Ironwood
Kay Ayala, At-Large Representative
Brock Roby, At-Large Representative
Bob Shapiro, At-Large Representative
Bob Silva, At-Large Representative

Staff Present:

Brian Dolan, Director of Community Development
Janice Stern, Planning Manager
Pamela Ott, Director of Economic Development

Consultants Present:

Wayne Rasmussen, Rasmussen Planning, Inc.
David Gates, Gates + Associates
Gail Donaldson, Gates + Associates

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. Action Regarding Meeting #10 Summary Notes - The Task Force meeting summary notes of August 1, 2013 were unanimously approved without changes.

II. Meeting Open to the Public

Julie Testa referenced an email dated September 11, 2013 from Parvin Ahmadi, Superintendent of the Pleasanton Unified School District (PUSD) to the City regarding the need for a potential future school site within the EPSP Area. She indicated that the District is in a fiscal and over-crowding crisis, and urged the Task Force to mitigate any school problems that development within the EPSP Area might create.

Valarie Arkin (PUSD Board Member) indicated that the PUSD Board had met and received a demographic report on September 10, 2013 that addressed the current EPSP alternative plans. The Board indicated that it will be needing two additional elementary schools in Pleasanton that it cannot afford to build, including one in the EPSP Area. The Board also indicated that the current Pleasanton Operations Service Center (OSC) site in the EPSP Area would not be an appropriate location for a school because of the risk that this site may be lost in the future.

III. Planning Process Update

Status Update Regarding EPSP Planning Process – Brian Dolan discussed the Task Force planning process and schedule of future meetings for the remainder of the year. He further noted that at the coming Task Force meetings, staff will be requesting policy input regarding land use, design guidelines and infrastructure for inclusion in the EPSP text.

Mr. Dolan next explained that the primary purpose of the meeting was for the Task Force to further refine the EPSP options and select one as the “preferred plan.” The remaining options would be used as “alternatives” in the EPSP EIR.

IV. EPSP Land Use Plan Options

A. Presentation Regarding Refined EPSP Options – Wayne Rasmussen presented Options 1, 4, 5A, 5B and 6 as described in the meeting’s background report. He then answered technical questions regarding the manner in which the options had evolved since the time of the August 1 Task Force meeting.

B. Small Group Discussion Regarding Preferred Plan and EIR Alternatives – Task Force members divided into three small groups to discuss refinements to the options and select the preferred plan.

C. Task Force Recommendations Regarding Preferred Plan and EIR Alternatives – Following discussion, each of the three small groups presented their comments as outlined below:

GROUP 1 (Bob Russman, presenter):

- 1,759 total housing units
- 63 percent single-family/37 percent multifamily housing mix
- Semi-disbursed multifamily housing
- Locating the school/park as an overlay on the active recreational park site is OK
- Supported Option 5B as the preferred plan, but with a 63 percent single-family/37 percent multifamily housing mix

GROUP 2 (Brock Roby, presenter)

- Three members favored Option 5A and one favored Option 1 as the preferred plan

GROUP 3 (Pat Costanzo, presenter)

- Prefer Option 5A, but with multi-family more dispersed
- 1,759 maximum housing units
- Prefer a 60 percent single-family/40 percent multifamily housing mix or a 55/45 mix

The Task Force then concluded that its “preferred plan” is Option 5A with a total of 1,759 housing units, disbursed multifamily housing, and a 65 percent single-family/35 percent multifamily housing mix.

The meeting was then opened to the public for additional comments.

Don Kahler, representing the Pleasanton Gravel Company, read from his letter stating there should be no housing or schools planned in the vicinity of the lakes because children will cut holes in the protective lake fencing and could accidentally fall into the lakes and drown. The lakes are too dangerous for development around them. He also distributed photos showing quarry lake fencing that had been cut into in the past.

A show of hands of the public attendees was then taken to determine the extent of agreement with the Task Force’s preferred plan, and the majority were in support.

Janice Stern indicated that the preferred plan with the changes approved by the Task Force would be prepared soon and emailed to the Task Force.

V. Task Force and Staff Brief Announcements

There was no discussion on this item.

VI. Summary and Next Steps

The next Task Force meeting was scheduled for November 7, 2013.

Close

The meeting was adjourned at approximately 8:30 PM.

For further information please contact Janice Stern at (925) 931-5606 or jstern@cityofpleasantonca.gov