



---

## SUMMARY OF MEETING #14

---

### **Summary of East Pleasanton Specific Plan Task Force Meeting #14**

Thursday, March 6, 2014, 6:30 PM

Pleasanton Operations Service Center • 3333 Busch Road

#### **Task Force Members in Attendance:**

**Jennifer Pearce, Planning Commissioner**  
**Arne Olson, Planning Commissioner**  
**Brad Hottle, Parks & Recreation Commissioner**  
**Colleen Winey, Zone 7 Water Agency**  
**Patrick Costanzo, Kiewit**  
**Steve Dunn, Lionstone Group/Legacy Partners**  
**Kellene Cousins, Mohr/Martin**  
**Jay Galvin, Stoneridge Park**  
**Robert Gonella, Danbury Park**  
**Erin Kvistad, Ironwood**  
**Bob Russman, Village at Ironwood**  
**Kay Ayala, At-Large Representative**  
**Mark Emerson, At-Large Representative**  
**Brock Roby, At-Large Representative**  
**Bob Shapiro, At-Large Representative**  
**Robert Silva, At-Large Representative**

#### **Staff Present:**

Brian Dolan, Director of Community Development  
Janice Stern, Planning Manager  
Shweta Bonn, Associate Planner

#### **Consultants Present:**

Wayne Rasmussen, Rasmussen Planning, Inc.

## **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 #13 Summary Notes – The Task Force meeting summary of the December 5, 2013 meeting was unanimously approved as submitted.

## **II. Acknowledgements**

Jennifer Pearce acknowledged the recent passing of Task Force Member Ken Mercer, and talked about his contributions to the City over many years of community service and his community spirit.

## **III. Meeting Open to the Public**

There were no speakers regarding this item.

## **IV. Planning Process Update**

A. Status Update Regarding EPSP Planning Process – Brian Dolan indicated that the City staff reported to the City Council on March 4, 2014 regarding the status of the City's housing needs for the 2014-2022 RHNA Cycle. One of the items staff presented at that meeting was the California Department of Housing and Community Development's recent confirmation that Pleasanton may count housing units approved but not occupied prior to the end of 2013 toward its RHNA requirement. Therefore, no additional multifamily housing sites will need to be zoned for the 2014-2022 housing cycle.

The Council then discussed the impact of housing needs for the upcoming RHNA Cycle, as it related to the EPSP project. The Council voted 4:1 to continue the EPSP process. Council Members suggested that the process be slowed down to allow adequate time for neighborhood and community input meetings to be held. Council Members also suggested that the economic feasibility analysis and environmental impact report work be completed on the various alternatives to provide additional project feasibility information.

Mr. Dolan then noted to the Task Force that he anticipated the EPSP process will extend into 2015. He further noted that the next economic analysis report for the project is underway and is scheduled to be completed in time for the next Task Force meeting.

B. Task Force Discussion and Input - Erin Kvistad commented that the April 3, 2014 Task Force meeting was scheduled during the school spring break. Task Force members asked staff to look for a possible substitute date by way of a "Survey Monkey."

Kay Ayala followed-up on the new RHNA housing matter that was discussed at the March 4, 2014 City Council meeting. Discussion ensued regarding the Council direction to the Task Force.

Brian Dolan indicated that the Council direction was to proceed with the EPSP process, but to slow down and involve greater community input. Council members had discussed

potential additional Plan alternatives, but the Council motion did not include any new Plan alternatives.

Wayne Rasmussen noted that the schedule for the next economic analysis calls for it to be completed one week prior to the next Task Force meeting.

## **V. Overview of Preliminary Draft East Pleasanton Specific Plan (EPSP)**

A. Overview of Preliminary Draft Plan – The Preliminary Draft East Pleasanton Specific Plan, dated February 2014 was distributed to the Task Force members, and members of the audience. Wayne Rasmussen provided an overview of the Plan outline and general contents. He also indicated that the Plan would be presented and discussed in greater detail at the next Task Force meeting, to provide sufficient time for reading the new document.

Kay Ayala suggested creating new plan alternatives in light of the recent RHNA requirement changes for the 2014-2022 cycle.

Karla Brown questioned if El Charro Road needed to extend all the way south to connect to Stanley Boulevard. Brian Dolan commented that the full extension is called for on the General Plan Map, and that the Council has previously expressed the desire to extend it in one phase in order to avoid issues similar to Stoneridge Drive.

Bob Silva requested that the Specific Plan contain a map showing the greater outlying land area and roadway system in which the EPSP Plan Area is located.

B. Task Force Discussion and Input – Jay Galvin questioned why the Task Force would need to continue planning for 1,759 housing units in light of the recent RHNA housing needs change. Brian Dolan suggested that the upcoming economic feasibility analysis could be expanded to include more options.

Erin Kvistad commented that 30 units per acre is not optimal, but there is no harm in studying it in the EPSP EIR because the number of units could always be reduced.

Discussion ensued about potentially replacing the 30 units per acre areas of the Specific Plan with 8–11 units per acre, but no final vote was taken.

Brad Hottle expressed a desire to reconcile the new RHNA number interpretation with the number of units appropriate for the Specific Plan.

Brian Dolan indicated in response to Mr. Hottle's above comment, that future economic feasibility studies and the project EIR can address this.

Janice Stern noted that the Preliminary Draft EPSP will be placed on the City's website in the near future.

Valerie Arkin, Pleasanton Unified School District Board Member, indicated that the EPSP impact on schools would be significant. She further commented that the School Board had recently voted 5-0 to ask that land within the EPSP Area be dedicated by the developers to the District for a future elementary school site, and that the cost of constructing the school be funded by the developers.

Karla Brown commented that the citizens were saying to slowdown the EPSP process. Also, since more multifamily housing is not required for the upcoming RHNA cycle, then why provide it in the EPSP Area.

## **VI. Economic Feasibility Analysis and Draft EIR in Progress**

A. Brief Presentation on Work in Progress – Brian Dolan indicated that the information relating to this item was covered during the previous discussion, and that Staff did not have anything further to add.

B. Task Force Discussion and Input – There was no discussion on this item.

## **VII. Task Force and Staff Brief Announcements**

There was no discussion on this item.

## **VIII. Summary and Next Steps**

The April 2014 Task Force meeting is to be determined based upon Task Force member availability relative to the spring break.

## **Close**

The meeting was adjourned at approximately 8:45 PM.

For further information please contact Janice Stern at (925) 931-5606 or [js Stern@cityofpleasantonca.gov](mailto:js Stern@cityofpleasantonca.gov)