



SUMMARY OF MEETING #15

Summary of East Pleasanton Specific Plan Task Force Meeting #15

Thursday, May 1, 2014, 6:30 PM

Pleasanton Operations Service Center • 3333 Busch Road

Task Force Members in Attendance:

Jennifer Pearce, Planning Commissioner
Herb Ritter, Planning Commissioner
Ann Welsh, Housing Commissioner (Alternate)
Brad Hottle, Parks & Recreation Commissioner
Colleen Winey, Zone 7 Water Agency
Patrick Costanzo, Kiewit
Steve Dunn, Lionstone Group/Legacy Partners
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

Staff Present:

Nelson Fialho, City Manager
Brian Dolan, Director of Community Development
Janice Stern, Planning Manager
Shweta Bonn, Associate Planner
Mike Tassano, City Traffic Engineer

Consultants Present:

Wayne Rasmussen, Rasmussen Planning, Inc.

I. Welcome and Prior Meeting Summary Notes

A. Welcome and Agenda Overview – Herb Ritter called the meeting to order at 6:35 PM and welcomed the audience.

Nelson Fialho provided an update regarding the City Council’s recent input into the EPSP process. The Council confirmed that the planning process should continue. The City recently learned from the State that Pleasanton has an adequate inventory of housing for the upcoming Regional Housing Needs Assessment (RHNA) cycle. The City did not previously have discretionary approval authority for housing development containing 23 and 30 unit per acre densities, but it will regain this authority if the Housing Element update gets approved by December 31, 2014.

Mr. Fialho further noted that the Council has indicated that the Task Force has wide freedom to plan the EPSP Area, and that alternatives may be included that do not include high density housing. He also indicated that he and Planning staff had recently discussed and recommended studying the following alternatives from both the economic feasibility and environmental impact perspectives:

- 500 all single-family housing units
- 800 all single-family housing units
- 1,000 all single-family housing units

Mr. Fialho commented that the Task Force can consider options for El Charro Road.

It is desired that the Task Force take its time to find a compromise that will work for all. The EPSP should be prepared for the long-term. The Task Force should “think outside of the box” with regard to land uses. Consider a balanced neighborhood community like the greater Pleasanton community. The “no project” alternative is being studied in the project EIR, but the Plan Area contains land that is already zoned for development. It is OK to study a park for the Plan Area, but this would entail high development and maintenance costs. If the EPSP Area is not planned at this time, it is unlikely that another City could plan for and develop the land in the future.

B. Action Regarding Meeting #14 Summary Notes – Bob Silva submitted an email dated May 1, 2014 to Maria Hoey regarding the March 6, 2014 Meeting Summary Notes reading:

“After reviewing the minutes of the March 6 meeting, I would like to offer the following comment. During the discussion on the need for a school site, Valerie Arkin stated that the demographers have indicated a need for 2 additional elementary schools and that current enrollment is driving much of that need. I recall asking about how much the EPSP area would contribute to that future enrollment and as I recall Valerie responded that it would be about ½. I also recall stating that if that were the case perhaps that the cost of the new school should be prorated over the entire district and the cost burden should not be placed only on the developers within the EPSP. I believe that Valerie

responded that the District simply did not have funds to participate any of the funding. It seems to me that this discussion should have been included in the minutes of the meeting.

Valerie Arkin (PUSD Board Member) referenced Bob Silva's above email and noted that she had said that the District simply did not have the funds to participate in any of the funding (of the EPSP elementary school). She also noted that the School District would like to schedule a presentation regarding school demographics for the Task Force at an upcoming meeting.

Kay Ayala requested that action on the March 6, 2014 Task Force Meeting Notes be continued to provide additional time for her to review the tape recording of the meeting. Co-Chair Ritter suggested that Ms. Ayala email any suggested changes to staff in advance of the June 6 Task Force meeting.

Action on the March 6, 2014 Task Force Meeting Notes was continued to the June 5, 2014 meeting.

II. Meeting Open to the Public

There were no speakers regarding this item.

III. Planning Process Update

A. Status Update Regarding EPSP Planning Process – Brian Dolan indicated that the recent change in assumptions regarding City's RHNA housing numbers for the upcoming cycle has had a major impact on the how the City can plan for the EPSP Area. City staff and consultants have therefore been studying the options for reducing the number of housing units in the Plan Area by eliminating multifamily housing. No conclusions have been reached as of yet in this regard. This will continued to be studied, along with the three options introduced above by Mr. Fialho (500, 800 and 1,000 single-family units).

IV. Status Report on Economic Feasibility Analysis Underway

A. Presentation – Brian Dolan noted that the City staff is reviewing the affordable housing options for the EPSP. Without multifamily housing, the cost of providing affordable housing in the form of single-family products becomes very high and in turn increases the total number of units required to make a project economically feasible. Developer payment of the City's in-lieu affordable housing fee is much less costly to the development than construction of on-site affordable single-family units. This however means that the affordable housing will need to be developed elsewhere in the City.

Mr. Dolan further commented that the fundamental land use and circulation layout of the Preliminary Draft EPSP continue to work well, even with the housing density reductions discussed at tonight's meeting.

Staff will complete the current economic feasibility analysis, including the additional housing number options and affordable housing options for discussion at the June 5 Task Force meeting. Once direction is received regarding these options, consultants will

proceed with completing the Draft Specific Plan and EIR documents. The Draft Specific Plan and environmental analysis can then be available for use at the upcoming neighborhood/community meetings. Following these meetings, the Task Force is scheduled to prepare its recommendations on the Draft Specific Plan to the Planning Commission and City Council.

B. Task Force Discussion and Input – Task Force members asked that the updated Specific Plan be forwarded to them prior to going to the neighborhood/community meetings.

V. Discussion Regarding Preliminary Draft East Pleasanton Specific Plan (EPSP)

A. Presentation and Discussion of Introduction and Selections of the Development Standards and Design Guidelines – Wayne Rasmussen invited the Task Force members to provide comments regarding the Preliminary Draft EPSP document, dated February 2014. Since Plan references to housing numbers and densities were still evolving, he suggested that these sections of the document be reserved for input at a later Task Force meeting.

B. Task Force Discussion and Input – The Task Force then proceeded through the document and the following comments were provided:

- Colleen Winey submitted a two-page list of comments on behalf of the Zone 7 Water Agency, entitled: “Comments on Preliminary Draft East Pleasanton Specific Plan – February 2014.” Ms. Winey also discussed various provisions of the list throughout the course of this agenda Item.
- Don Kahler (Pleasanton Gravel Company) asked that the Lake H acreage figure be changed on pages 23 and 24 from 76 to 106 acres. He also noted that page 24, paragraph 1, sentence 2 should be deleted since PGC did not do the actual mining of Lake H.
- Robert Gonella referred to page 25, paragraph 3 and asked that the City consider changes to the present uses of the Operations Service Center that would reduce future impacts on surrounding neighbors. Primary concerns mentioned included: early morning and evening target practice at the shooting range, and possible chemical storage issues presented by park maintenance chemicals.
- Jay Galvin requested that more detailed information be provided regarding how the proposed trail located north of Lake I might work.
- Kay Ayala referred to page 30 (and 131) and asked that text be added indicating that an adjustment of the Urban Growth Boundary line is subject to a vote of the citizens.
- Erin Kvistad asked that a garbage truck route to the existing PGS Transfer Station be established within the EPSP to protect the existing and future outlying neighborhoods from negative impacts.

- Pat Costanzo asked that the 50-foot minimum house setback requirement from the UPRR right of way (page 57) be deleted. Also, that this setback should be determined by the EIR acoustical study. Wayne Rasmussen indicated that this would be referred to David Gates (City consulting landscape architect) for design related input.
- Steve Dunn asked that the sound wall planned along the UPRR right of way be located on the right of way line instead of setback 10 feet back from the line (page 57).
- The Task Force discussed Retail/Site Planning/General Guideline 1 on page 65 regarding solar vs. public orientation, but no suggestions for specifically changing this provision were provided.
- Pat Costanzo asked that “stucco” be added as a “preferred” retail building exterior material (page 67, Item 7), but no agreement was reached for changing this provision.
- Task Force members discussed trail width matters in general, but no specific change requests resulted.
- It was noted that some wording was left off of the last sentence on page 79, and from Guideline 2 on page 81.
- Pat Costanzo asked that the planning be clarified for the out-of-plan area landscape improvements on page 99, Figure 6.11.
- It was requested by representatives of PGC that Figure 6.12 on page 101 not include landscaping on the Lake H land located immediately east of the El Charro Road extension. In addition, the western edge of Lake H needs to be verified/corrected with regard to specific location and slope on Figure 6.12.
- It was noted that the “Figure Number 2.6” on page 91 paragraph 1 should be corrected to read “Figure 2.5.”
- Bob Russman requested that Figure 6.9 on page 95 be modified to include a bus stop near the intersection of Valley Avenue and Busch Road.

VI. Task Force and Staff Brief Announcements

Brian Dolan informed the Task Force that Janice Stern would soon be retiring from the City and expressed his appreciation for her dedication and fine work.

Herb Ritter informed the Task Force that Co-Chair Jennifer Pearce’s terms with the Planning Commission would also soon be ending, as well as her time on the Task Force. He also thanked Ms. Pearce for all she has done for the community.

VII. Summary and Next Steps

Brian Dolan indicated that the next Task Force meeting was scheduled for June 5, 2014. City staff and consultants plan to present the results on the upcoming economic feasibility analysis as discussed earlier in the meeting, and to receive Task Force input for future planning.

Close

The meeting was adjourned at approximately 8:40 PM.

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