



---

## SUMMARY OF MEETING #16

---

### **Summary of East Pleasanton Specific Plan Task Force Meeting #16**

Thursday, June 5, 2014, 6:30 PM

Pleasanton Operations Service Center • 3333 Busch Road

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

**Jack Balch, 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**  
**Kellene Cousins, Mohr/Martin**  
**Jay Galvin, Stoneridge Park**  
**Robert Gonella, Danbury Park**  
**Heidi Massie, Autumn Glen/Heritage Valley**  
**Kay Ayala, At-Large Representative**  
**Mark Emerson, At-Large Representative**  
**Brock Roby, At-Large Representative**  
**Bob Silva, At-Large Representative**

#### **Staff Present:**

**Brian Dolan, Director of Community Development**  
**Shweta Bonn, Associate Planner**  
**Mike Tassano, City Traffic Engineer**

#### **Consultants Present:**

**Wayne Rasmussen, Rasmussen Planning, Inc.**  
**Jason Moody, Economic and Planning Systems**

## **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. Mr. Ritter further introduced Jack Balch as the new Planning Commission representative and Task Force co-chair, replacing former Member Jennifer Pearce.

Action Regarding Meeting #14 Summary Notes (continued from May 1, 2014 meeting) – The Task Force meeting summary notes of the March 6, 2014 meeting were unanimously approved as submitted. Kay Ayala reiterated the fact that the notes were not intended to be verbatim minutes, but simply summary notes.

Action Regarding Meeting #15 Summary Notes – The Task Force meeting summary notes of the May 1, 2014 meeting were unanimously approved as submitted.

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

Don Kahler (Pleasanton Gravel Company) read from and distributed an email he had written to Brian Dolan, dated June 2, 2014. The email expressed Mr. Kahler's opposition to residential development within the EPSP area.

Brian Dolan noted that because of the recent retirement of Janice Stern, future EPSP related correspondence should be forwarded to Shweta Bonn of the Planning staff.

## **III. Planning Process Update**

A. Status Update Regarding EPSP Planning Process – Brian Dolan presented the tentative schedule for the upcoming EPSP related meetings and documents, and noted that the schedule was flexible, depending upon the results of tonight's meeting.

## **IV. Presentation of Economic Feasibility Analysis Report**

A. Presentation of Report – Jason Moody presented an overview of the EPS memorandum entitled "EPSP Economic Feasibility Analysis," dated May 29, 2014. He noted that the analysis was more detailed than the previous feasibility studies with regards to infrastructure phasing, City affordable housing policy guidance, City Growth Management Ordinance requirements, land values, and public infrastructure financing. Mr. Moody then presented the results of several new land use alternatives that he had analyzed, including: (1) 500, 800, 1,000, and 1,300 single-family housing units; (2) current Preliminary Draft Specific Plan land use concept; and (3) a park/open space concept. He further emphasized that flexibility in growth management and development absorption timing were crucial to allowing feasibility of any of these alternatives.

B. Task Force Discussion and Input – Mike Tassano indicated that El Charro Road is not included as a Measure B funded roadway, and has a minimal chance of qualifying for future Measure B funding.

General discussion ensued about growth management and housing market absorption.

Kay Ayala voiced concern that there was no concept plan for the park/open space alternative, and that the economic analysis for this alternative was inadequate. Ms. Ayala felt that perhaps the City of Livermore and the East Bay Regional Park District might be interested in joining Pleasanton with a shared park project at the EPSP site. Task Force discussion ensued regarding the desire for preparing and further analyzing a park plan, and it was generally concluded that a concept plan should be prepared and analyzed for future consideration. Brian Dolan indicated that if the Task Force ultimately chooses a park as its preferred alternative, it would need to be reviewed by the City Council, since this was not the original intent for the Plan Area.

Brad Hottle questioned what would happen if the City did not prepare a specific plan for the east Pleasanton area. Discussion ensued about the current industrial land use permitted by the City for EPSP areas within the city-limits. The Task Force also discussed other land uses designated by the County General Plan for areas of the EPSP situated within the unincorporated area of the County. Brian Dolan indicated that the scenario suggested by Hottle is being addressed in the EPSP EIR as the “No Project” alternative.

The Task Force then discussed adding an alternative that would include 500 single-family housing units along with reduced public infrastructure improvements and infrastructure costs. Reduced infrastructure might include no El Charro Road extension or only a partial Road extension. It was concluded that the next Task Force meeting should be dedicated to reviewing two new EPSP alternatives: (1) park/open space; and (2) 500 single-family housing units with reduced infrastructure.

## **V. Discussion Regarding Preliminary Draft East Pleasanton Specific Plan Land Use Alternatives**

A. Task Force Discussion and Input – Brian Dolan invited Task Force input regarding the preparation of the two new alternatives discussed above:

- Jack Balch felt that the El Charro Road and Busch Road extensions are essential.
- Colleen Winey felt that both of the new alternatives could be planned to be acceptable.
- Brad Hottle commented that the Plan area should retain its existing zoning and access should be provided by way of Boulder Street. El Charro Road should not be extended.
- Kellene Cousins supported Brad Hottle’s comments.
- Kay Ayala agreed with Brad Hottle and Kellene Cousins’s comments, but felt that the site should be used for park/open space uses.
- Ann Welsh supported considering a 500 single-family unit alternative with significant parkland, use of CFD financing, and the extension of El Charro Road.
- Robert Gonella agreed with comments made by Brad Hottle, Kellene Cousins and Kay Ayala, and felt that a CFD should be looked at.
- Patrick Costanzo commented that if the portion of the EPSP area located within the current city-limits were to be developed according to its current Industrial

zoning, then El Charro Road would need to be extended to serve truck and other vehicular traffic needs.

- Mark Emerson commented that parks are not inexpensive and that the East Bay Regional Park District is not likely to participate in funding a park in the EPSP area, so homes will be needed to pay for parkland development. He also supported the extension of El Charro Road.
- Brock Roby requested that Mike Tassano evaluate vehicular trip generation for the new alternatives being discussed.
- Bob Silva commented that the extension of El Charro Road is essential to future traffic circulation in Pleasanton.
- Steve Dunn felt that additional land use alternatives were not necessary, but that good data on the existing alternatives was important.
- Heidi Massie agreed with comments made by Steve Dunn, Robert Gonella, Brock Roby and Jack Balch. She also felt that the extension of El Charro Road is important.
- Jay Galvin agreed with Heidi Massie's comments, including the need for extending El Charro Road. 1,000 single-family housing units should be used as the baseline.

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

There were no announcements.

## **VII. Summary and Next Steps**

The next Task Force meeting was scheduled for August 7, 2014. Agenda items are planned to include review of the new land use alternatives discussed above, including vehicular trip generation. A presentation of School District demographics pertinent to the need for a new school in the EPSP area was also scheduled.

## **Close**

The meeting was adjourned at approximately 8:40 PM.

For further information please contact Shweta Bonn at (925) 931-5611 or [sbonn@cityofpleasantonca.gov](mailto:sbonn@cityofpleasantonca.gov).