

## **PARKS AND RECREATION COMMISSION AGENDA**

**Thursday, May 9, 2013  
7:00 P.M.**

**City Council Chamber, 200 Old Bernal Avenue**

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### **CALL TO ORDER**

- Pledge of Allegiance
- Roll Call

### **AGENDA AMENDMENTS**

### **MINUTES**

1. Approve regular meeting minutes of April 11, 2013.

### **MEETING OPEN TO THE PUBLIC**

2. Introductions/Awards/Recognitions
3. Public Comment from the audience regarding items not listed on the agenda. *Speakers are encouraged to limit comments to 3 minutes.*

### **MATTERS BEFORE THE COMMISSION**

If necessary to assure completion of the following items, the Chairperson may establish time limits for the presentations by individual speakers.

4. East Pleasanton Specific Plan Presentation
5. Review of Commission Meeting Schedule for 2013

### **COMMUNICATIONS**

### **COMMISSION REPORTS**

6. Committee Meetings
  - A. Bernal Community Park Phase II
  - B. Bicycle, Pedestrian and Trails Committee
  - C. Community of Character
  - D. City/East Bay Regional Park District Liaison Committee
  - E. East Pleasanton Specific Plan Task Force
  - F. Heritage Tree Review Board
  - G. Kottinger Place/Kottinger Village Park
  - H. Lions Wayside Park

- I. Parks and Recreation Master Plan Steering Committee
- J. Cultural Plan Update Steering Committee
- K. Public Art Selection Sub-committee
- L. Sports Council

7. Other brief reports on any meetings, conferences, and/or seminars attended by the Commission members.

## **COMMISSION COMMENTS**

## **STAFF COMMENTS**

8. Schedule of Upcoming Meetings and Events of Interest

## **ADJOURNMENT**

**NEXT MEETING: May 30, 2013**

## **FUTURE AGENDA TOPICS**

- A. Re-Design of Lions Wayside/Delucchi Park(s)
- B.
- C.

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### **Notice**

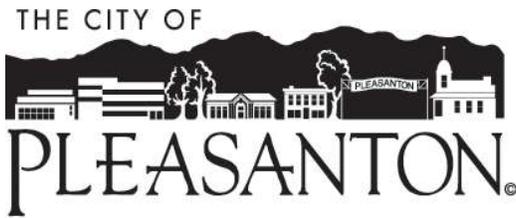
Under Government Code §54957.5, any writings/documents regarding an open session item on this agenda provided to a majority of the Commission after distribution of the agenda packet are available for public inspection at the Community Services Department, 200 Old Bernal Avenue, Pleasanton.

### **Accessible Public Meetings**

The City of Pleasanton will provide special assistance for citizens with disabilities to participate in public meetings upon advance notice. If you need an auxiliary hearing aid or sign language assistance at least two working days advanced notice is necessary. Please contact the Community Services Department, PO Box 520, Pleasanton, CA 94566 or (925) 931-5340.

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## Parks and Recreation Commission Minutes

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City Council Chambers – 200 Old Bernal Avenue, Pleasanton, CA  
April 11, 2013 – 7:00 p.m.

### **CALL TO ORDER**

Chairperson Streng called the meeting to order at 7:00 p.m.

### **Pledge of Allegiance**

The Pledge of Allegiance to the flag was recited.

### **Roll Call**

Commissioners Present: Jack Balch, Brad Hottle, Kurt Kummer, Teddy Kinzer, Herb Ritter, and Chairperson Joe Streng.

Commissioners Absent: None.

Staff Present: Susan Andrade-Wax, Community Services Director; Craig Higgins, Assistant Director of Operation Services; Mike Fulford, Landscape Architect; Terry Snyder, Administrative Assistant; and Edith Caponigro, Recording Secretary.

### **AGENDA AMENDMENTS**

There were none.

### **MINUTES**

#### **1. Approve regular meeting minutes of March 14, 2013**

A motion was made by Commissioner Kinzer, seconded by Commissioner Kummer, to approve the minutes of the March 14, 2013 meeting. **The motion was approved unanimously.**

### **MEETING OPEN TO THE PUBLIC**

## **2. Introductions/Awards/Recognitions**

- Recognition of Outgoing Parks and Recreation Commissioner, Kurt Kummer

Chairperson Streng noted that this was to be the last meeting of Commissioner Kummer who had joined the Commission as an Alternate in 2004 and had become a regular Commissioner in 2005. He commented on all he had learned from Commissioner Kummer and had high respect for his deep knowledge. Chairperson Streng encouraged Commissioner Kummer to stay involved.

After noting the Committees and Subcommittees on which Commissioner Kummer had been involved, Chairperson Streng read an outstanding list of all of the programs and projects that had been completed during his tenure. A commendation was then presented to Commissioner Kummer.

Commissioners and staff individually thanked Commissioner Kummer for his service and stated that they had enjoyed working with him.

## **3. Public Comment from the audience regarding items not listed on the agenda**

There were none.

## **MATTERS BEFORE THE COMMISSION**

There were none.

## **COMMUNICATIONS**

Ms. Andrade Wax advised that a letter had been received from Dolores Bengtson on behalf of The Friends of Marilyn Kane Committee extending sincere and heartfelt thanks for the support received in producing the beautiful Marilyn Murphy Kane Trail Map, with a special thank you to Mike Fulford. She felt that the map/brochure provided welcome information about the area and trail and explains why the trail is named after Marilyn Murphy Kane.

Ms. Andrade Wax noted that included with the letter was a check in the amount of \$2,100.30, the balance of the Friends of Marilyn Kane fund, which the group was donating towards the cost of producing the Trail Map.

## **COMMISSION REPORTS**

### **7. Committee Meetings**

A. Bernal Community Park Phase II - No report.

B. Bicycle, Pedestrian and Trails Committee - No report.

C. Community of Character - Chairperson Kinzer advised that the group had discussed general business items.

- D. City/East Bay Regional Park District Liaison Committee – No report.
- E. East Pleasanton Specific Plan Task Force - Commissioner Hottle advised that the group had reviewed maps of different street routings, zonings, etc. They worked in teams of five to put together four (4) alternative designs that will be sent out to Commissions for review and input. He advised that based on the comments of teams and others, other alternatives or modifications will likely be put together. It is hoped that something will be ready to present to City Council in approximately two months.
- F. Heritage Tree Review Board - No report.
- G. Kottinger Place/Kottinger Village Park - Commissioner Kummer advised that the group looked at a road map of what is going to happen over the next few years, with approximately two years to the start of construction. He advised that there has been some turnover on the group and things seem to be getting more organized. Commissioner Balch noted that now he is taking over on this project more meetings are being planned.
- H. Lions Wayside Park - No report. Mr. Fulford advised that this project has been on hold for some time due to the economy, but has now been restarted with the Army Corps of Engineers becoming involved. The City hopes to determine what can be done with the ditch area and a meeting is scheduled with the City Manager and several staff members to discuss next steps in the process. Mr. Fulford will contact Commissioner Ritter if he is required to attend the meeting.
- I. Parks and Recreation Master Plan Steering Committee - Chairperson Streng noted that another meeting of the group was being schedule. Ms. Andrade Wax advised that a confirmation has been received from RJM regarding scheduling and a Draft Master Plan will be sent to the Steering Committee for their review and then forwarded to the Commission. She also advised that a joint workshop between City Council and the Commission will likely take place in September. Staff wants to make sure that everyone has sufficient time to review the drafts and provide feedback. On May 9<sup>th</sup> the Parks and Recreation Commission will hold their regular meeting and May 30<sup>th</sup> is being proposed for the Steering Committee to meet.
- J. Public Art Selection Sub-committee - Chairperson Streng advised that a full report will be provided at the next meeting.
- K. Sports Council - No report.
5. **Other brief reports on any meetings, conferences, and/or seminars attended by the Commission members**

Commissioner Kummer indicated he was surprised that the Cultural Arts Survey contained nothing about on parks.

## **COMMISSION COMMENTS**

- A. Commissioner Ritter discussed the following:
- A tree at the Alviso Adobe that has fallen and questioned whether any testing was being done by the City on trees to prevent such happenings. Mr. Fulford provided information.
  - The time he has spent on the Commission with Commissioner Kummer and thanked him for introducing him to the public process.
- B. Commissioner Kinzer also thanked Commissioner Kummer for his passion and indicated that he has appreciated and learned from him especially with the different points of view on items.
- C. Commissioner Kummer thanked each Commissioner and stated that he too had enjoyed listening and understanding all of the different points of views. He looks forward to seeing the Commission get new people and moving forward on things in the future. He especially thanked staff and commented on the people that had been instrumental in helping him to achieve goals over the years. Commissioner Kummer noted that he was particularly proud of the Trails Committee and all they have achieved. He advised that he was not sure how or where he would get involved in the future, but has thoroughly enjoyed his time on the Commission and thanked everyone for making it so enjoyable.

Commissioner Kummer commented on an email he had received regarding the passing of the former operator of the Shadow Cliffs Water Slides.

## **STAFF COMMENTS**

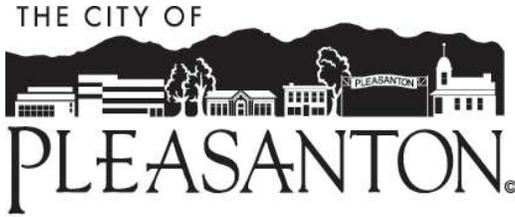
### **8. Schedule of Upcoming Meetings and Events of Interest.**

Reviewed.

Ms. Andrade-Wax thanked Commissioner Kummer for mentoring her and noted that he had also been a member of the group that had interviewed her for her position. She stated that Commissioner Kummer always set the bar high and has helped make her job better.

## **ADJOURNMENT**

There being no further business, the meeting was adjourned by Chairperson Streng at 7:48 p.m.



## Parks and Recreation Commission Staff Report

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May 9, 2013  
Item 4

**SUBJECT: UPDATE AND DISCUSSION REGARDING THE EAST PLEASANTON  
SPECIFIC PLAN WORKING DRAFT ALTERNATIVES**

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### **SUMMARY**

The East Pleasanton Specific Plan Task Force is seeking feedback from the Parks and Recreation Commission on four working draft land use and circulation alternatives as described in Attachment 1.

### **RECOMMENDED ACTION**

Discuss and provide feedback on the attached working draft alternatives for the future East Pleasanton Specific Plan. Specifically:

1. Is the size and location of parks appropriate?
2. What should be the balance of passive vs. active park areas given the recent survey results?
3. Is there a particular park need that should be planned for in East Pleasanton?
4. In what ways might the City work with Zone 7, the EBRPD and/or the Pleasanton Unified School District to expand potential recreational opportunities?

### **FINANCIAL STATEMENT**

Funding for the preparation of an East Pleasanton Specific Plan is being provided by the major private property owners who will benefit from future development of the area.

## **BACKGROUND**

Since August 2012, Parks and Recreation Commissioner Brad Hottle has been serving on the East Pleasanton Specific Plan Task Force and Commissioner Jack Balch has been serving as the alternate. The Task Force has met regularly to understand the physical area and policy background, to discuss a vision for development and conservation of the area, and to develop draft land use and circulation options. Four working draft plan alternatives are the subject of discussion at this time and are described in Attachment 1.

## **DISCUSSION**

At the May 9 Parks and Recreation Commission meeting, Planning Manager Janice Stern and the City's project consultant, Wayne Rasmussen, will provide a brief presentation and update to the Parks and Recreation Commission regarding the progress and current status of work to date by the East Pleasanton Task Force. In addition to receiving information on this project, the Commission may also wish to comment on some specific parks and recreation issues, including:

1. Is the size and location of parks appropriate?
2. What should be the balance of passive vs. active park areas given the recent survey results?
3. Is there a particular park need that should be planned for in East Pleasanton?
4. In what ways might the City work with Zone 7, the EBRPD and/or the Pleasanton Unified School District to expand potential recreational opportunities?

The Commission is welcome to provide additional input that may not be included in the questions listed above.

Feedback provided by the Commission will be reported back to the Task Force and will also be forwarded to the Planning Commission and City Council when they receive updates regarding the East Pleasanton Specific Plan. (Planning Commission review is scheduled for May 22; the City Council will be scheduled in June 2013.)

## **ALTERNATIVE ACTION**

Any other action as determined by the Parks and Recreation Commission.

Submitted by:

/s/  
Planning Manager

Attachment:

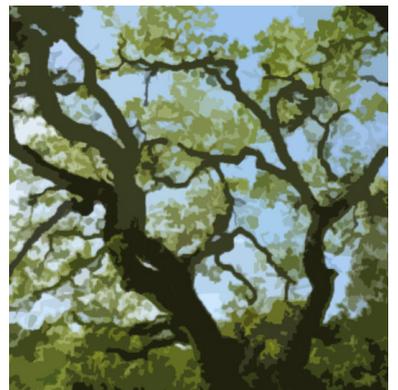
1. East Pleasanton Specific Plan: Working Draft Alternatives, May 2013

# EAST PLEASANTON SPECIFIC PLAN



## WORKING DRAFT ALTERNATIVES

MAY 2013





## EAST PLEASANTON SPECIFIC PLAN WORKING DRAFT ALTERNATIVES

The East Pleasanton Specific Plan (EPSP) Task Force was appointed by the City Council in July 2012 to oversee the preparation of a specific plan for the East Pleasanton area. The nineteen member Task Force consists of two Planning Commissioners, and representatives from the Housing Commission, Parks and Recreation Commission, and Zone 7 Water Agency. It also includes representatives from the two major Plan Area property owners, surrounding neighborhoods, and at-large community members.

The Task Force is assisted by City staff and technical consultants. Monthly meetings are conducted to receive public input and evolve plans. Community workshops are also conducted at milestone points in the planning process to further encourage public participation in the process.

During the past nine months, the Task Force has gathered substantial site background information, prepared a vision statement for the Specific Plan, and developed four working draft alternatives for the Specific Plan Area. Prior to further refinement of the alternatives, the Task Force is seeking input from various City commissions and committees. It will then refine the alternatives accordingly and forward them to the City Council for direction to proceed with an in-depth alternatives analysis and evolution of the “preferred plan” alternative. The remaining alternatives will be utilized by staff and consultants as “project alternatives” for inclusion in the environmental impact report. An outline of the EPSP planning process is presented below.

- Background information gathering
- Opportunities and constraints analysis
- Vision and goals
- Preparation of land use/circulation plan alternatives
- Analysis of plan alternatives
- Selection of preferred plan alternative
- Preparation of draft Specific Plan and EIR documents
- Formal public review process and City Council action

## BACKGROUND

The approximately 1,110-acre EPSP Area (Figure 1) is part of a considerably larger area of land commonly known as the Livermore-Amador Valley Quarry Lands (Figure 2). The Quarry Lands contain the largest single concentration of sand and gravel deposits in the Bay Area. This area has long been of special importance because of the value of its mineral deposits to the region's economy, the environmental impacts created by extracting and transporting sand and gravel, and the manner in which excavated land is reclaimed for future use. Most of the Quarry Lands have either been or are in the process of being mined. Mining operations are expected to continue through approximately the years 2030 to 2040.

With the recent completion of mining in the EPSP portion of the Quarry Lands, this area has become the subject of planning interest by the property owners and the City of Pleasanton for future reuse and conservation. Since much of the EPSP area is located within the unincorporated jurisdiction of Alameda County at this time, it will eventually need to be annexed to the City prior to development.



Figure 1 - EPSP Area

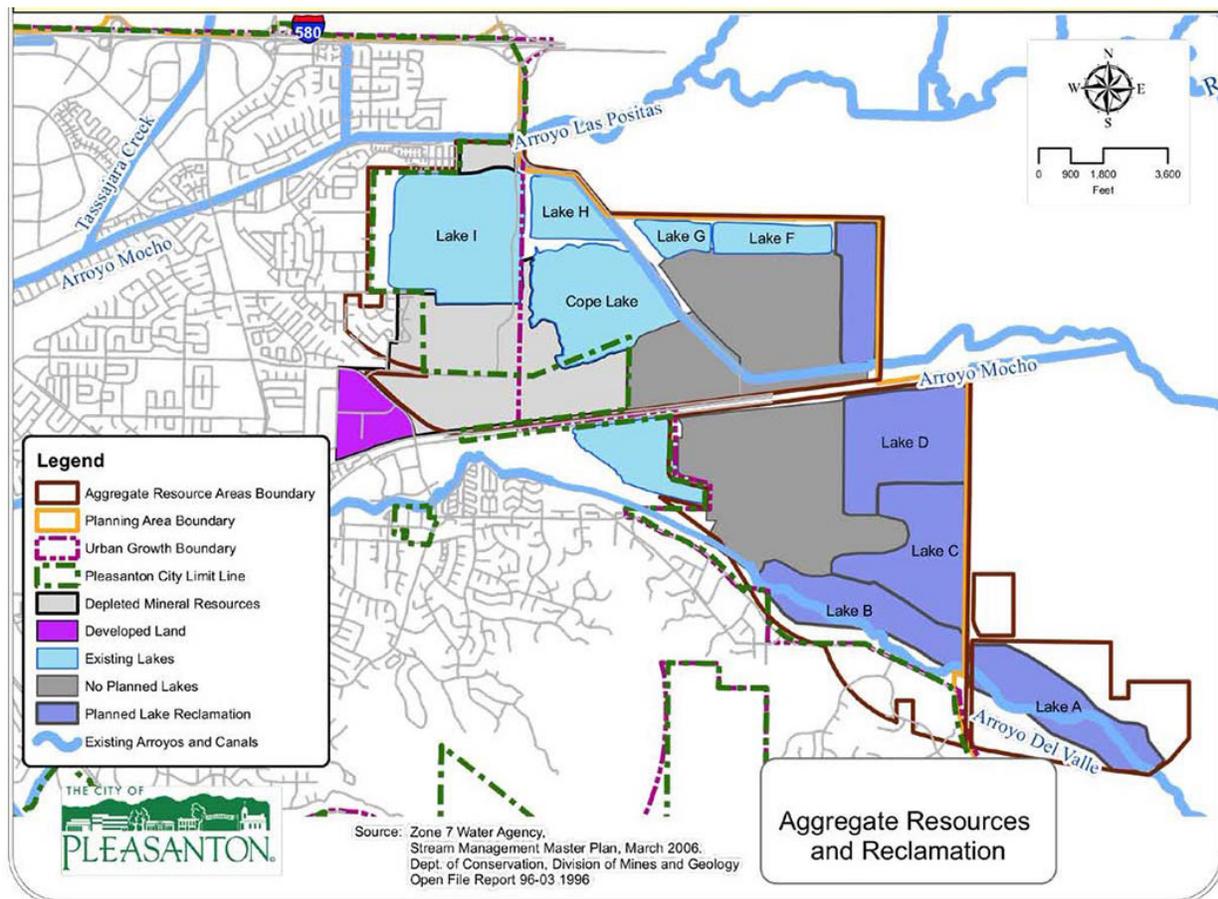


Figure 2 - Livermore-Amador Valley Quarry Lands

## PLANNING AREA DESCRIPTION

The EPSP Area includes three lakes (sand and gravel pits) and surrounding lands totaling approximately 704 acres. Two of the lakes (Cope Lake and Lake I) are owned by the Zone 7 Water Agency, and the third lake (Lake H) is currently owned by the Pleasanton Gravel Company but is scheduled to be dedicated to Zone 7 in 2014. The remaining 406-acre area is comprised of some wetlands (not officially designated as of yet), but mostly flat, reclaimed land owned by the Lionstone Group (314 acres), Legacy Partners (17 acres), the Kiewit Infrastructure Company (50 acres), Pleasanton Garbage Service (7.5 acres, plus 3 acres leased from the Kiewit Infrastructure Company), and the City of Pleasanton's Operation's Service Center (17 acres).

Two of the EPSP lakes (Lakes H and I) are part of a series of the Chain of Lakes. They provide a number of valuable water-related functions, including storm water management, seasonal water storage, groundwater recharge, and wildlife habitat. Cope Lake is not considered to be part of the Chain of Lakes.

# EAST PLEASANTON SPECIFIC PLAN

Since nearly all of the Plan Area has been mined, the original topographic and habitat characteristics have been completely altered. In general, the area now consists of the three lakes with steep banks, wetlands around Cope Lake, and mostly reclaimed flat land covered with brush and non-native grasses and a limited amount of development. Some scattered mature trees remain, mostly in the southern portion of the Plan Area.

A conceptual site opportunities and constraints map (Figure 3) is presented below to further identify important site conditions.

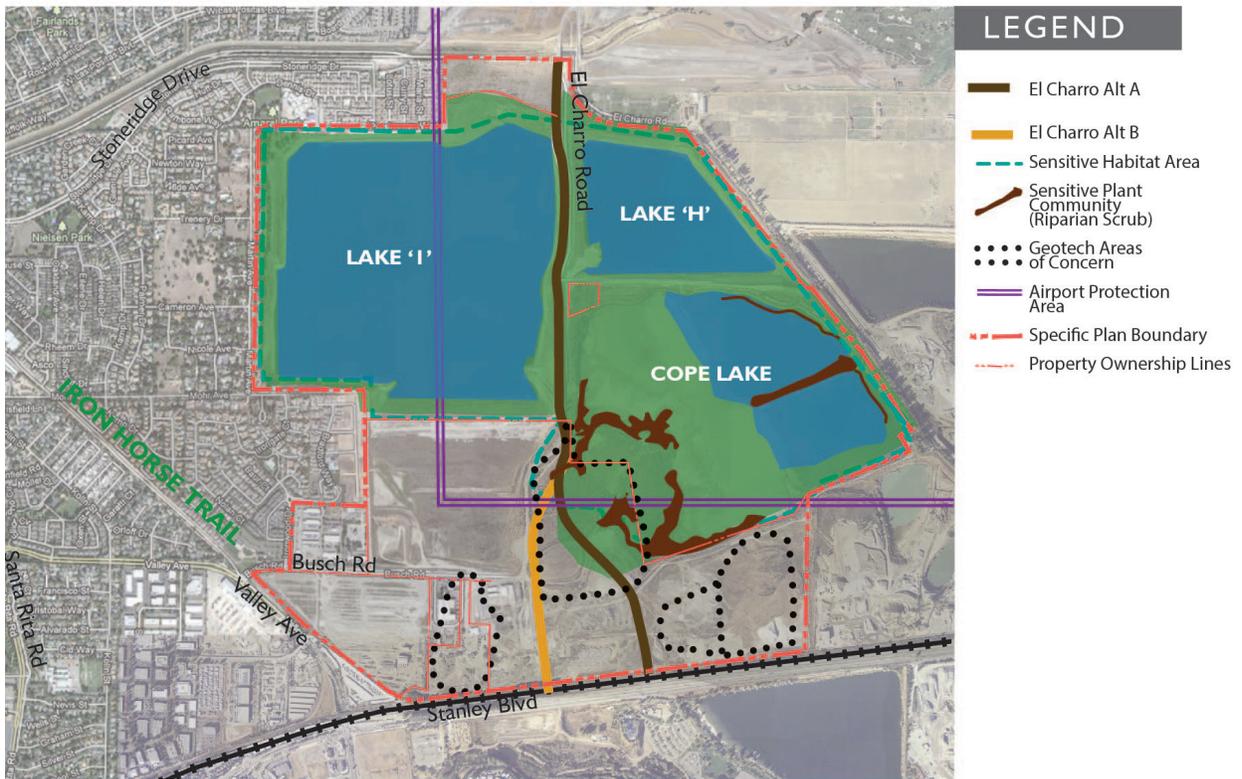


Figure 3 - Opportunities and Constraints

## PLEASANTON PLANNING GUIDANCE

The Pleasanton General Plan establishes the framework for the preparation and implementation of “specific plans.” Specific plans are intended to provide a bridge between the broad goals and policies of the General Plan and future development proposals by establishing site specific land use development standards and design criteria.

The General Plan further specifies that the City will prepare a specific plan for the East Pleasanton area. The Specific Plan should include a mix of land uses, circulation system (including the extensions of El Charro Road and Busch Road), utilities, and the creation of a funding mechanism for the infrastructure required to support development. This should be a coordinated effort between property owners, major stakeholders, and the Pleasanton community, including residents of East Pleasanton.

The General Plan Land Use Map identifies a series of seven land uses that may be considered for the EPSP area. These include: Public and Institutional; High Density Residential; Business Park; Retail/Highway/Service Commercial, Business and Professional Offices; Parks and Recreation; General and Limited Industrial; and Water Management, Habitat and Recreation. With the exception of the Water Management, Habitat and Recreation area (existing lake areas) the General Plan Map does not detail the actual location of the potential future land uses, but instead leaves this for the Specific Plan process to determine.

## VISION STATEMENT

The Task Force prepared a vision statement for the Specific Plan during the Fall of 2012. This statement is considered to be evolutionary in nature and subject to potential further refinement as the planning process unfolds. The statement reads as follows:

“East Pleasanton should be a unique and distinct part of the City while blending in seamlessly with the characteristics of the surrounding areas. This area is differentiated by its lakes, wildlife habitat, and open land suitable for development. Future uses should entice residents of Pleasanton to want to visit and stay to enjoy its beauty and uniqueness. The vision for this area is as follows:

### CHARACTER

- Character should evolve from the existing open space setting (lakes, natural habitat, and outlying rural lands and hillsides).
- Scenic views should be protected and lake areas should serve as a visual separator between Pleasanton and Livermore. Development should orient toward and take advantage of the lake environment

**LAND USE**

- Land uses should benefit the entire community, integrate with surrounding neighborhoods, balance development with infrastructure costs, and be flexible in order to allow for the changing community needs.
- Plan area development should generally be a low intensity mix of uses (such as open space, park, recreation, trails, a variety of housing types and densities, public and/or private schools, limited local serving and specialty retail, office and light industrial), arranged around a central community focus area.
- Development should be part of a balanced, city-wide approach to meeting General Plan policy guidance and housing goals.
- Land use should take into account school needs, airport noise and flood hazard potential.
- The relocation of the PGS transfer station and/or the City's Operation Services Center should be considered, if cost effective.

**OPEN SPACE/SUSTAINABILITY**

- Open space should serve two primary functions: it should be protected for its habitat and scenic values; and it should help to meet the recreational needs of the community, including active and passive recreation and inter-connected trails within a safe environment.
- The use of open space should also be coordinated with East Bay Regional Park District to optimize park functions.
- A major focus of development should be on sustainability in terms of environmental resources, energy, and economic and fiscal balance.

**CIRCULATION**

- The circulation system should minimize or reduce traffic congestion and noise on the outlying City streets and neighborhoods.
- Sub-neighborhoods should be interconnected with tree-lined streets, bike paths and pedestrian trails, with trail linkages to the out-lying lakes, parks, neighborhoods, schools and the regional trail system.
- The El Charro Road design should allow for the uninterrupted planning of land uses and neighborhoods within the Plan area.

**IMAGES**

City staff and consultants evolved a series of land development images (photos) for use at recent Task Force meetings. These illustrate some of the potential land uses, intensities and densities that may be appropriate for the EPSP. They are presented on the following pages to give a sense as to how the ultimate character of the EPSP Area could appear.

SINGLE FAMILY  
5 DU/AC



SINGLE FAMILY  
8-12 DU/AC



MULTI-FAMILY  
20-30 DU/AC



COMMERCIAL



EAST PLEASANTON SPECIFIC PLAN

WORKING DRAFT ALTERNATIVES REPORT

OFFICE / CAMPUS



DISTRIBUTION



ACTIVE PARKS



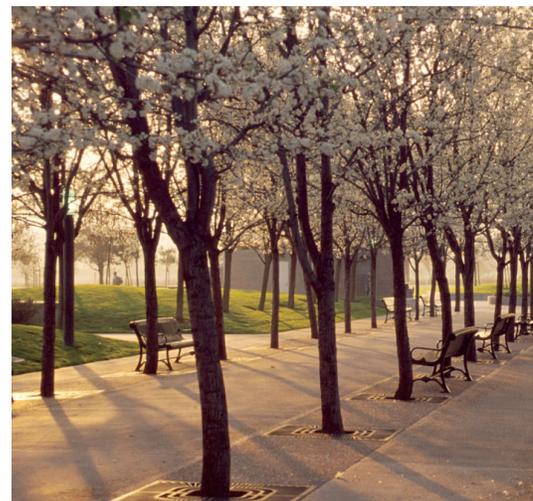
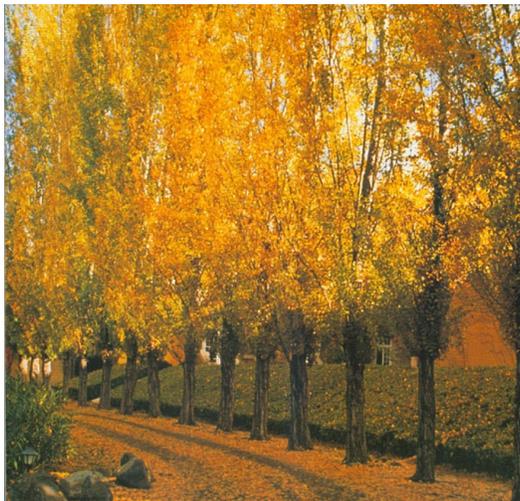
PASSIVE PARKS



TOWN GREENS



CIRCULATION



## ALTERNATIVE DESCRIPTIONS

Each of the four alternative land use plans (Figures 4-7) now under consideration by the Task force are presented below. At this point in the planning process, they are considered to be just a few of a variety of potential alternatives that could be developed consistent with the Task Force Vision Statement. They are intended to represent a range of development and conservation scenarios from less intensive (low density) to more intensive (high density). The ultimate “preferred plan” and EIR alternatives may be significantly different from the current draft alternatives.

As a side note, the Task Force has discussed the potential for Pleasanton’s Operations Service Center (OSC) and the Pleasanton Garbage Service’s Transfer Station to relocate to the southeastern portion of the EPSP area. One possible way of achieving this might be through a land swap/relocation funding plan between the property owners.

EAST PLEASANTON SPECIFIC PLAN

WORKING DRAFT ALTERNATIVES REPORT



- Zone 7 Open Space
- Private Open Space
- Public Parks
- Campus Office
- Destination Use
- Retail
- Residential 4 DU/AC
- Residential 23 DU/AC
- Residential 30 DU/AC
- Industrial
- Potential School Site

Figure 4 - Alternative 1

**ALTERNATIVE I**

Alternative 1 provides a total of 1,000 housing units (35 percent RHNA), including fifty percent single-family units. Multi-family housing is split into two areas, one situated at the Busch Road entry and the other just south of the El Charro Road/Stanley Boulevard intersection. The central focus of the community is in the vicinity of the eastern end of Busch Road. This includes neighborhood retail shopping, village green, greenbelt, and the community park. A wide private greenbelt extends through the Plan Area along the north side of Busch Road.

Two limited areas of “campus office” use are proposed in the northernmost portion of the Plan Area above Lake I, and immediately south of Lake I within the Airport Protection Area. The northernmost office site is also proposed to include a retail overlay component to allow restaurants and other related retail lake front uses. A “destination use” (retreat, conference facility, restaurant, etc.) is planned for the three-acre site located at the convergence of the three lakes.

Industrial use is planned east of El Charro Road to potentially include business parks, R&D, industrial/flex and distribution uses, as well as the possible future relocation of the OSC and/or Transfer Station. This is the only alternative that does not propose any industrial land west of El Charro Road.

Public parkland includes a 34-acre passive recreation community park east of El Charro Road, a 9-acre active recreation park along the south side of Lake I, and a 2-acre village green on Busch Road. In addition, it is hoped that some of the Zone 7 land east of the community park can be used for further passive recreation use (i.e., trails and vistas) in all of the alternatives.

El Charro Road generally extends southerly in a straight-line to Stanley Boulevard. This is a different alignment than is used in the other alternatives in that it connects to Stanley Boulevard farther west. Busch Road is designed as a two-lane street connecting to El Charro Road. Boulder Street is designed to relieve traffic on Busch Road. Small local non-through streets are planned to minimize neighborhood through traffic.

**ALTERNATIVE I LAND USE INVENTORY**

SF-R 4d/a	SF-R 11d/a	MF-R 23d/a	MF-R 30d/a	Total Housing	Retail sq. ft.	Office sq. ft.	Indust. sq. ft.	Dest. Use ac.	Public Park ac.	Private O.S ac.
500	0	195	305	1,000	91,000	442,000	1,422,000	3	45	34

*Table I - Alternative I Land Use Inventory*



- Zone 7 Open Space
- Private Open Space
- Public Parks
- Campus Office
- Destination Use
- Retail
- Residential 3 DU/AC
- Residential 11 DU/AC
- Residential 23 DU/AC
- Residential 30 DU/AC
- Industrial
- Potential School Site

Figure 5 - Alternative 2

**ALTERNATIVE 2**

This alternative provides a total of 1,426 housing units (50 percent RHNA). Multi-family housing is centrally located along both sides of Busch Road. The central focus of the community is at the north/south open space spine as it intersects Busch Road. In addition, neighborhood retail and a village green are located at the Busch Road/El Charro Road intersection, with a community park located on the opposite side of El Charro Road.

Three areas of “campus office” are proposed within the Plan Area: (1) in the northernmost area above Lake I; (2) immediately south of Lake I within the Airport Protection Area; and (3) just south of the Busch Road/El Charro Road intersection. The northernmost area above Lake I is also proposed to include a retail overlay component. A destination use is planned for the three-acre site located at the convergence of the three lakes.

Industrial use is planned in the southeast portion of the Plan Area to potentially include business parks, R&D, industrial/flex and distribution uses, as well as the possible future relocation of the OSC and/or Transfer Station.

Public parkland includes a 33-acre passive recreation community park east of El Charro Road, a 14-acre active recreation park along the south side of Lake I, and a two-acre village green located at the Busch Road/El Charro Road intersection.

El Charro Road extends to Stanley Boulevard, connecting at the Shadow Cliffs Regional Park driveway entry. Busch Road is designed as a two-lane street with two connecting routes to El Charro Road. Boulder Street extends from Valley Avenue to El Charro Road.

**ALTERNATIVE 2 LAND USE INVENTORY**

SF-R 3d/a	SF-R 11d/a	MF-R 23d/a	MF-R 30d/a	Total Housing	Retail sq. ft.	Office sq. ft.	Indust. sq. ft.	Dest. Use ac.	Public Park ac.	Private O.S ac.
355	110	335	626	1,426	91,000	640,000	1,283,000	3	49	35

Table 2 - Alternative 2 Land Use Inventory

EAST PLEASANTON SPECIFIC PLAN

WORKING DRAFT ALTERNATIVES REPORT



- Zone 7 Open Space
- Private Open Space
- Public Parks
- Campus Office
- Destination Use
- Retail
- Residential 3 DU/AC
- Residential 23 DU/AC
- Residential 40 DU/AC
- Industrial
- ✱ Potential School Site

Figure 6 - Alternative 3

**ALTERNATIVE 3**

Alternative 3 provides a total of 1,710 housing units (60 percent RHNA). All multi-family housing is situated south of Busch Road. The central focus of the community is at the north/south open space spine as it intersects Busch Road. In addition, neighborhood retail is located at the Busch Road/El Charro Road intersection, with a community park located on the opposite side of El Charro Road.

Two limited areas of “campus office” use are proposed: (1) in the northernmost portion of the Plan Area above Lake I; and (2) immediately south of Lake I within the Airport Protection Area. The northernmost site is also proposed to include a retail overlay component. A destination use is planned for the three-acre site located at the convergence of the three lakes.

Industrial use is planned in the southeast portion of the Plan Area to potentially include business parks, R&D, industrial/flex and distribution uses, as well as the possible future relocation of the OSC and/or Transfer Center.

Public parkland includes a 34-acre passive recreation community park east of El Charro Road, an 11-acre active recreation park along the south side of Lake I, and a 5-acre neighborhood park located in the south-central portion of the Plan Area.

El Charro Road extends to Stanley Boulevard, connecting at the Shadow Cliffs Regional Park driveway entry. Busch Road is designed as a two-lane street. Boulder Street is aligned to relieve traffic on Busch Road through its loop connection to significant development areas on the south side of Busch Road.

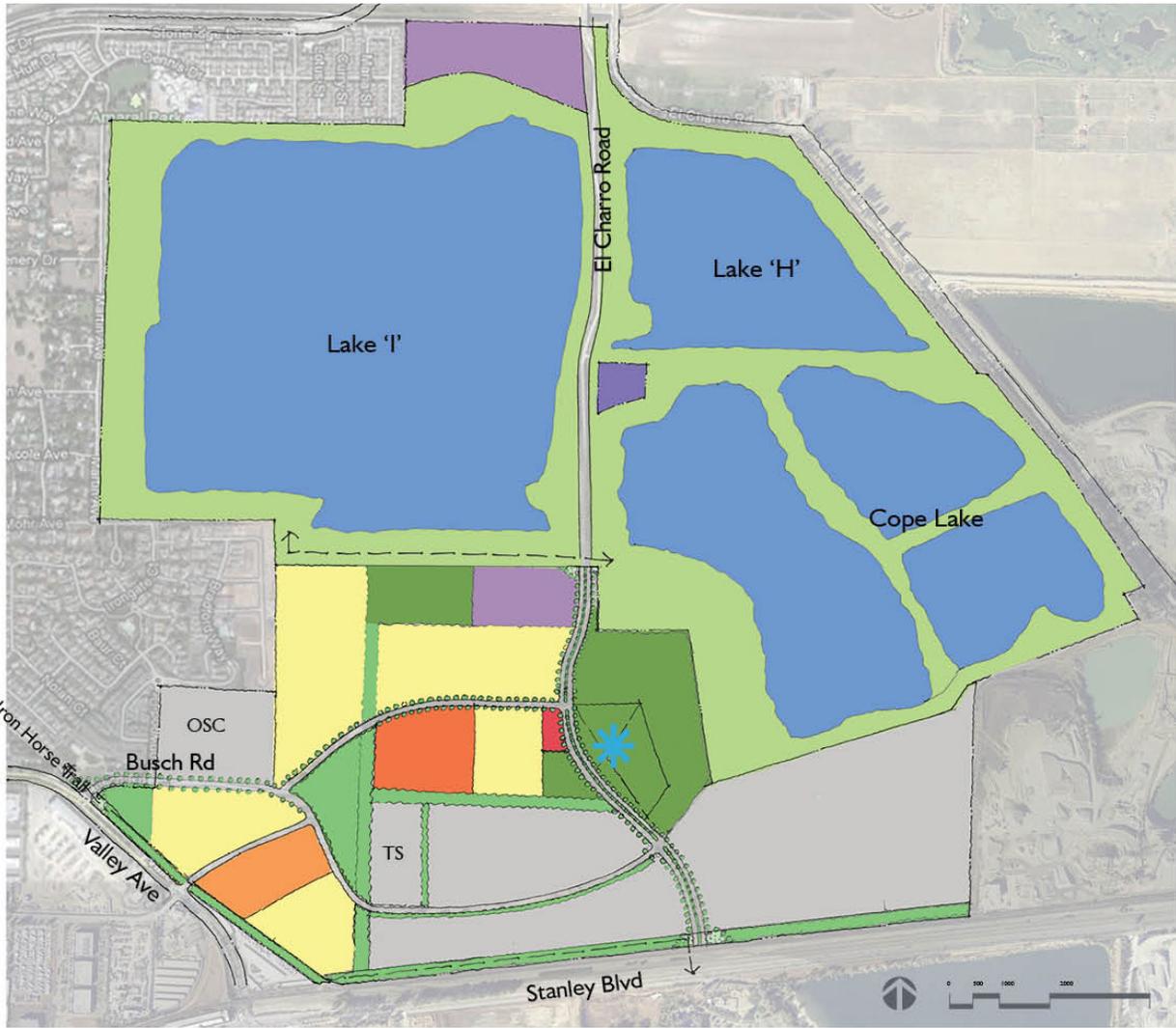
**ALTERNATIVE 3 LAND USE INVENTORY**

SF-R 3d/a	SF-R 11d/a	MF-R 23d/a	MF-R 30d/a	Total Housing	Retail sq. ft.	Office sq. ft.	Indust. sq. ft.	Dest. Use ac.	Public Park ac.	Private O.S ac.
376	110	474	750	1,710	91,000	442,000	1,396,000	3	50	26

Table 3 - Alternative 3 Land Use Inventory

EAST PLEASANTON SPECIFIC PLAN

WORKING DRAFT ALTERNATIVES REPORT



- Zone 7 Open Space
- Private Open Space
- Public Parks
- Campus Office
- Destination Use
- Retail
- Residential 8 DU/AC
- Residential 23 DU/AC
- Residential 30 DU/AC
- Industrial
- Potential School Site

Figure 7 - Alternative 4

**ALTERNATIVE 4**

This alternative assumes that the OSC and Transfer Station do not relocate. Due to the level of impacts created by the Transfer Station (noise, odor, truck traffic), all land located “downwind” of it to the south and east are designated for industrial use. This alternative provides a total of 1,283 housing units (45 percent RHNA), including fifty percent single-family housing. Multi-family housing is split into two different areas.

Two limited areas of “campus office” use are proposed: (1) in the northernmost portion of the Plan Area above Lake I; and (2) immediately south of Lake I within the Airport Protection Area. The northernmost site is also proposed to include a retail overlay component. A destination use is planned for the three-acre site located at the convergence of the three lakes.

Substantial industrial use is planned in the southern portion of the Plan Area to potentially include business parks, R&D, industrial/flex and distribution uses.

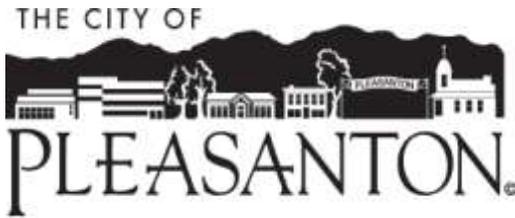
Public parkland includes a 34-acre passive recreation community park east of El Charro Road, a 10-acre active recreation park along the south side of Lake I, and a 2-acre village green located just south of the Busch Road/El Charro Road intersection.

El Charro Road extends to Stanley Boulevard, connecting at the Shadow Cliffs Regional Park driveway entry. Busch Road is designed as a two-lane street with two connections to El Charro Road. A Boulder Street connection is provided to relieve traffic on Busch.

**ALTERNATIVE 4 LAND USE INVENTORY**

SF-R 8d/a	SF-R 11d/a	MF-R 23d/a	MF-R 30d/a	Total Housing	Retail sq. ft.	Office sq. ft.	Indust. sq. ft.	Dest. Use ac.	Public Park ac.	Private O.S ac.
641	0	250	393	1,283	91,000	442,000	2,296,000	3	46	40

Table 4 - Alternative 4 Land Use Inventory



# Parks and Recreation Commission Staff Report

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May 9, 2013  
Item 5

**SUBJECT: REVIEW OF THE COMMISSION MEETING SCHEDULE FOR 2013**

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## **SUMMARY**

Annually, the Parks and Recreation Commission reviews its annual meeting schedule to consider canceling or re-scheduling meetings due to holidays or other conflicts. The Commission should discuss its meeting schedule for 2013 and recommend changes if appropriate.

## **RECOMMENDATION**

It is recommended that the Commission review its summer meeting schedule and approve the following actions:

1. Re-schedule the Parks & Recreation Commission meeting in June from June 13, 2013 to May 30, 2013
2. Review its meeting schedule for 2013 and revise as necessary.

## **FINANCIAL STATEMENT**

There is none.

**BACKGROUND**

As noted in Section 2.32.080A of the Pleasanton Municipal Code, regular meetings of the Parks and Recreation Commission “shall be held on the second Thursday of each month at a time and place set by the Commission. The Commission may approve an alternate meeting date.”

The Commission may revise its regularly scheduled meetings during 2013 due to possible scheduling conflicts.

Parks and Recreation Commission Meeting Schedule

June 13, 2013 (PUSD Middle School Graduations) - *Alternative Date, Thursday, May 30, 2013*

July 11, 2013

August 8, 2013

September 12, 2013

October 10, 2013

November 14, 2013

December 12, 2013

**ALTERNATIVE ACTION**

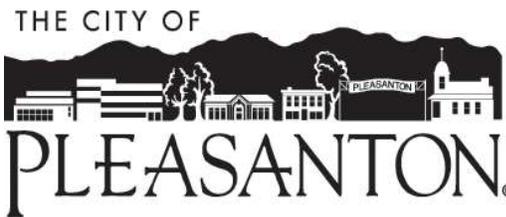
Any other action as determined by the Parks and Recreation Commission.

Submitted by:

/s/

Susan Andrade-Wax

Director of Community Services



## MEMORANDUM

**Date:** May 9, 2013  
**To:** Parks and Recreation Commission  
**From:** Susan Andrade-Wax, Director of Community Services  
**Subject:** Schedule of Upcoming Meetings and Events of Interest

Date	Time	Meeting/Event	Location
May 9	7:00 pm	Parks & Recreation Commission	City Council Chamber, 200 Old Bernal Avenue, Pleasanton
May 15	7:00 pm	Human Services Commission	City Council Chamber, 200 Old Bernal Avenue, Pleasanton
May 20	6:30 pm	Bicycle, Pedestrian and Trails Com	Pleasanton Senior Center, 5353 Sunol Blvd, Pleasanton
May 21	7:00 pm	City Council	City Council Chamber, 200 Old Bernal Avenue, Pleasanton
May 22	7:00 pm	Planning Commission	City Council Chamber, 200 Old Bernal Avenue, Pleasanton
May 29	6:30 pm	Kottinger Place Task Force	Pleasanton Senior Center, 5353 Sunol Blvd, Pleasanton
May 30	3:30 pm	PRMP Steering Committee	Conference Room # 3, 157 Main Street, Pleasanton
May 30	7:00 pm	Parks & Recreation Commission	City Council Chamber, 200 Old Bernal Avenue, Pleasanton
June 3	7:00 pm	Civic Arts Commission	City Council Chamber, 200 Old Bernal Avenue, Pleasanton
June 4	7:00 pm	City Council	City Council Chamber, 200 Old Bernal Avenue, Pleasanton
June 4	6:30 pm	Youth Master Plan Oversight Committee	Gingerbread Preschool, 4333 Black Avenue, Pleasanton
June 6	6:30 pm	East Pleasanton Specific Plan Committee	Operations Services Center, Remilard Conference Room 3333 Busch Road, Pleasanton
June 12	7:00 pm	Planning Commission	City Council Chamber, 200 Old Bernal Avenue, Pleasanton
June 12	7:00 pm	Youth Commission	Operations Services Center, Remilard Conference Room 3333 Busch Road, Pleasanton
June 18	7:00 pm	City Council	City Council Chamber, 200 Old Bernal Avenue, Pleasanton
June 19	7:00 pm	Human Services Commission	City Council Chamber, 200 Old Bernal Avenue, Pleasanton
June 20	6:30 pm	Historic Preservation Task Force	Conference Room # 3, 157 Main Street, Pleasanton
June 24	6:30 pm	Cultural Plan Update Community Workshop #2	Veteran's Memorial Building, 300 Main Street, Pleasanton

Civic Arts Commission – normally meets on the first Monday of each month.

Human Services Commission – normally meets on the first Wednesday of each month.

Parks and Recreation Commission – normally meets on the second Thursday of each month.

Youth Commission – normally meets on the second Wednesday of each month during the school year.

Planning Commission – normally meets on the second and fourth Wednesdays of each month.

Bicycle, Pedestrian and Trails Committee – normally meets on the fourth Monday of each month.