

Planning Commission Staff Report

August 10, 2016

Item 6.a.

- SUBJECT:** PUD-110, P15-0245, P15-0246, P15-0405, and Vesting Tentative Map 8245
- APPLICANT:** Mike Serpa, Irby Ranch, LLC
- PROPERTY OWNERS:** The Irby Family, LLC
ACHF Kaplan LP
Zia Corporation
- PURPOSE:** Applications for: (1) a General Plan Amendment to change the land use designation from Retail/Highway/Service Commercial, Business and Professional Office to High Density Residential; (2) Specific Plan Amendment to change the Downtown Specific Plan designation from Downtown Commercial to High Density Residential; (3) Rezoning from the A (Agriculture) District and C-S (Service Commercial) District to the PUD-HDR/OS (Planned Unit Development – High Density Residential/Open Space) District; (4) Planned Unit Development (PUD) Development Plan to construct 93 single-family homes and a site that will be planned as an affordable residential community for individuals with special needs as well as the extension of Nevada Street; (5) Vesting Tentative Map to subdivide the site into 93 lots for 93 new single-family homes, one lot for future development of housing for individuals with special needs, and 13 common area and private street lots; (6) Development Agreement to vest the entitlements for the project; (7) Growth Management Agreement; and (8) Affordable Housing Agreement.
- LOCATION:** Approximately 15 combined acres located at 3988 First Street, 3878 Stanley Boulevard, and 3780 Stanley Boulevard
- GENERAL PLAN:** Retail/Highway/Service Commercial, Business and Professional Office; and Open Space – Public Health and Safety with Wildland Overlay
- SPECIFIC PLAN:** 3988 First Street is within the Downtown Specific Plan Area with Downtown Commercial and Open Space land use designations; the other properties are not within the Downtown Specific Plan area
- ZONING:** 3988 First Street and 3780 Stanley Boulevard are zoned A (Agriculture) District and 3878 Stanley Boulevard is zoned C-S (Service Commercial) District

EXHIBITS:

- A1. [PUD Draft Conditions of Approval](#)
- A2. [Vesting Tentative Map Draft Conditions of Approval](#)
- B. [Project Plans including Vesting Tentative Map dated “Received July 27, 2016,”](#) and [Tree Report](#). Digital versions of the following documents are available on the City’s website or by request (for paper copies): [Transportation Assessment for Irby Ranch](#); [Western Burrowing Owl Survey](#); [Delineation of Top-of-Bank and Edge of Riparian, Arroyo del Valle](#); [Supplemental Slope Stability Analysis](#); [Environmental Noise Assessment](#); [TAC Analysis of Stanley Boulevard](#); [3988 First Street & 3879 Stanley, Historic Evaluation](#); [3780 Stanley Boulevard – Historic Assessment](#); [Due Diligence Level Geotechnical Investigation, 3780 Stanley Blvd](#); [Geotechnical Investigation – Kaplan, Zia Properties](#).
- C. [Proposed General Plan, Specific Plan and Zoning Exhibit](#)
- D. [Staff Report and excerpts of the April 27, 2016, Planning Commission Workshop Minutes](#)
- E. [Housing Commission Staff Report with Draft Affordable Housing Agreement](#)
- F. [Draft Development Agreement](#)
- G. [Addendum to the Housing Element and Climate Action Plan General Plan Amendment and Rezonings Supplemental Environmental Impact Report](#)
- H. [Public Comments](#)
- I. [Location and Notification Map](#)

STAFF RECOMMENDATION

Staff recommends the Planning Commission forward Cases PUD-110, P15-0245, P15-0246, P15-0405, and Vesting Tentative Map 8245 to the City Council with a recommendation of approval by taking the following actions:

1. Find that the Addendum to the Housing Element and Climate Action Plan General Plan Amendment and Rezonings Supplemental Environmental Impact Report (SEIR) and the previously prepared SEIR, including the adopted California Environmental Quality Act (CEQA) Findings and Statement of Overriding Considerations, are adequate to serve as the environmental documentation for this project and that all the requirements of CEQA and CEQA Guidelines Section 15162 have been satisfied;
2. Adopt a resolution and forward the applications to the City Council for public hearing and review recommending approval of:
 - a. A General Plan amendment (P15-0245) to change the land use designation from “Retail/Highway/Service Commercial, Business and Professional Office” to “High Density Residential”;
 - b. A Specific Plan amendment (P15-0405) to change the Downtown Specific Plan designation for 3988 Stanley Boulevard from “Downtown Commercial” to “High Density Residential”;

- c. A Rezoning (P15-0246) from the “A (Agriculture) District” and “C-S (Service Commercial) District” to the “PUD-HDR/OS (Planning Unit Development – High Density Residential/Open Space) District”.
3. Make the findings for the PUD development plan and the vesting tentative map as identified in the staff report;
 4. Adopt a resolution and forward the applications to the City Council for public hearing and review recommending approval of:
 - a. PUD Development Plan to construct 93 single-family homes designate an approximately 1.35-acre site for future development of an affordable multi-family residential community for individuals with special needs, subject to the conditions of approval listed in Exhibit A1; and
 - b. A Development Agreement for the project,
 5. Adopt a resolution and forward the application to the City Council for public hearing and review recommending approval of Vesting Tentative Map 8245 subject to the draft conditions of approval stated in Exhibit A2.

EXECUTIVE SUMMARY

The applications are for a General Plan Amendment, Downtown Specific Plan Amendment, Rezoning, PUD development plan, Vesting Tentative Map, and Development Agreement, to construct 93 single-family homes and a future affordable residential community for individuals with special needs.

In addition to the residential and special needs development included for the site, the project includes:

1. Nevada Street improvements and extension.
2. Tree preservation.
3. Historic preservation.
4. Arroyo preservation.
5. New open space and parks to be privately maintained but publically accessible.
6. First Street/Stanley Boulevard improvements and intersection enhancements.

Key policy discussions include, but are not limited to:

1. General Plan and Specific Plan Amendments.
2. The number and size of units and lots.
3. The amount and location of parking.
4. Viability of the Sunflower Hill site.

This will all be discussed in the details of this report.

BACKGROUND

Mike Serpa (Irby Ranch, LLC), on behalf of the three property owners and Sunflower Hill, has submitted applications to construct 93 single-family homes and dedicate 1.35 acres of land to the City for future development of an affordable residential community for individuals with special needs. Sunflower Hill is a Pleasanton-based non-profit organization that works to develop housing options as well as activities to help those with special needs better integrate

vocationally and socially. Support of Sunflower Hill and an associated special needs housing project is listed as a priority in the City Council's work plan.

Housing Element Update Consideration

The properties, often referred to as the Irby-Kaplan-Zia site, were analyzed for rezoning to High Density Residential uses as part of the Housing Element and Climate Action Plan General Plan Amendment and Rezonings Supplemental Environmental Impact Report (SEIR) in 2011. High Density is a term from the Pleasanton General Plan and Municipal Code, referring to projects with a density varying from 8+ dwelling units per acre (DUA) to 30 DUA. The SEIR was prepared as part of the Housing Element update as mandated by State law to meet the City's Regional Housing Needs Allocation (RHNA) requirements. At the conclusion of the process, which considered 17 sites, the project site was not one of the nine sites chosen for rezoning to accommodate High Density Residential development. However, the property owners continued to show an interest in residential development and have submitted the subject applications with primarily single-family and some multi-family units.

Planning Commission Work Session

The original project was reviewed and discussed at a workshop with the Planning Commission held on April 27, 2016. At the workshop, the Planning Commission expressed support for the Sunflower Hill component of the project, they were generally not supportive of the 95 single-family portion of the project in its then-proposed configuration. Excerpts of the April 27, 2016 Planning Commission workshop minutes is attached to this report as Exhibit D. However, the Planning Commission did identify several project refinements desired. The following items were identified by the Commission:

Number of Units and Massing. The Planning Commission expressed concern with the overall perceived density and number of units and requested that the number of units be reduced. Several options to reduce the perceived density were suggested including reducing the number of units as well as reducing the massing and sizes of the homes, which would reduce the perceived density. Although the project applicant declined to reduce the square-footage of the proposed units, the number of units was slightly reduced from 95 to 93.

Open Space. Since proposed project includes minimal to no private open space, the Commission suggested that additional common/shared open space be provided within the development. A suggested option to increase open space included the consideration of smaller units or creative design alternatives (e.g. clustered/attached units). The Commission also indicated that the open space areas should be more evenly dispersed throughout the development. Specifically, the Commission recommended that additional open space areas along C, D, and E Streets be incorporated to create more pedestrian-friendly, usable open space areas. In addition, the Commission requested that additional amenities be provided in the open space areas, with at least one designed for children. The revised plans include a tot-lot in the Central Green open space area and added Parcel H, a 1,982-square-foot open space area along the west side of B Street. No additional open space was provided along C, D, and E Streets.

Historic Resource (Irby House). The Commissioners commented that retaining the Irby home (and acknowledging and celebrating the site's history) is very important to the overall project. While one Commissioner expressed a preference for the home to be utilized as a

public or private amenity to be used for social purposes, there was not a consensus amongst the Commission regarding the disposition of the preserved building. Many Commissioners, however, felt that the final location of the Irby home as well as the recreated barn and/or ice house structures should be visible from First Street/Stanley Boulevard to preserve the public visibility of these structures. The revised plans have modified the Historic Park area south of Nevada Street to include either the Irby or the Zia home as well as the iconic ice house. The applicant wishes to continue to work with the city as to which home is the safest and stable enough to be relocated on-site and restored to the representational intent of the home. The preserved home will be used as meeting room space for the Irby Ranch homeowners association.

Guest Parking Distribution. The Planning Commission expressed concern with the proposed number and distribution of guest parking spaces on-site. A typical single-family development would include individual two-car garages with additional parking provided within individual driveways as well as on the street for guests. The Commission felt that without individual driveway parking and limited on-street overflow parking available (since there is no parking allowed on First Street/Stanley Boulevard), that additional parking should be provided. The Commission also requested that the additional parking be distributed more evenly to allow for easier access to guest parking. The original workshop plans included 51 internal parking spaces dispersed throughout the development. The revised plans now illustrate a total of 57 internal parking spaces dispersed throughout the development for an increase of 6 spaces internally dispersed within the development.

Sunflower Hill Units. The Planning Commission stated their support for the Sunflower Hill portion of the project and their understanding of the need for housing and services for the special needs population within the City. The Commission expressed their desire that the number of units on the Sunflower Hill site be increased to allow for support for additional residents. Sunflower Hill has committed to a project with a minimum of 19 units to meet all Inclusionary Zoning requirements. However, since the development standards for the Sunflower Hill portion of the development are not a part of the proposed applications, no other changes have been made at this time.

Within the workshop staff report, staff also identified several project refinements to be addressed prior to returning to the Commission for further review. The following items were identified by staff and further clarified after the workshop:

Architecture. Although staff believed the proposed architecture had improved from the first submittal, additional refinements were are desired. Staff was not satisfied with the level of detail and articulation that was proposed for the home models and believed that the architectural and material palette for the houses needed to be simplified by reducing the number of materials used on each elevation as well as providing material transitions between various materials at more logical locations. Staff was also concerned with the massing of the homes, particularly with the flat, unbroken wall planes on the three-story models. In addition to the massing, staff had concerns with the window sizes, shapes, and operation and with the positioning of windows and garages, some of which were not centered in individual elevations. The applicant has continued to make improvements to the project architecture; however staff would like to continue to work with the applicant on additional refinements.

Pedestrian Access. The workshop version of the plans did not provide pedestrian friendly access to the homes along D Street and K Court. Members of the Commission noted the lack of pedestrian access to these units and agreed with staff’s comments regarding the redesign required for the units. Improved pedestrian access and sidewalks consistent with the City’s Complete Streets Policy needed to be provided throughout the project, specifically along K Court, which had no pedestrian access. In addition, models along Street D should be connected to the overall pedestrian network throughout the site. The revised plans incorporate sidewalks along both K Court and most of D Street and have provided enhanced entry options for the homes along D Street.

The applicant has been working with staff on revised plans that included several revisions as suggested by the Planning Commission and staff. The Planning Commission will be making recommendations on the application, which will be forwarded to the City Council for review and final action.

SITE AND AREA DESCRIPTION

Project Site

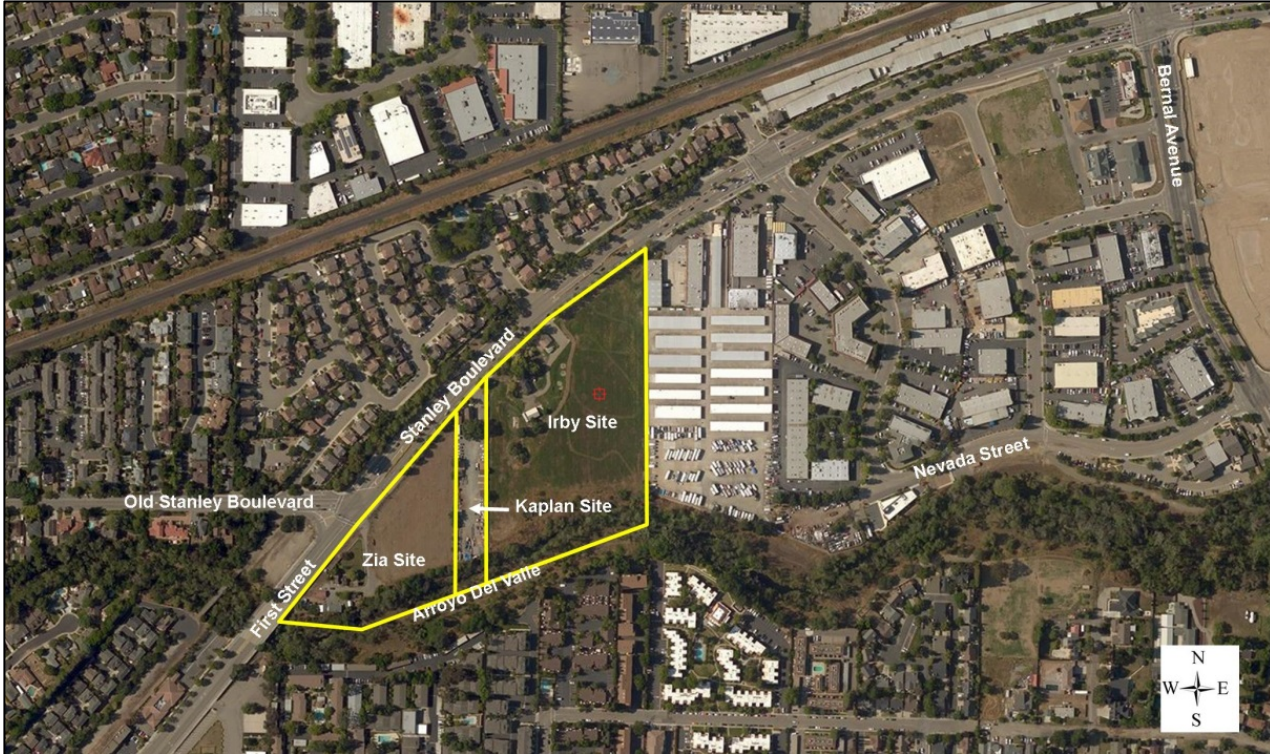
The Irby and Zia properties are located at 3780 Stanley Boulevard and 3988 First Street, respectively, and are currently zoned A (Agriculture) District. The two properties were developed around 1887 and 1900 with single family homes, including barns and agricultural buildings. The home located on the Irby property has been determined to be a historic resource, while the home on the Zia property is not considered historic. The Kaplan property located between the Irby and Zia properties at 3878 Stanley Boulevard is zoned C-S (Service Commercial) District and is developed with a contractor’s storage facility. The original home on the Kaplan lot was constructed around 1910 and was later converted from a single-family home into the contractor’s storage office in 1986. It was also analyzed and was not deemed to be a historic resource. Altogether, the three properties total approximately 15 acres of land. The properties also include a 2.7-acre portion of Arroyo Del Valle and adjacent open space generally running west to east along the southern property line.

The majority of the Irby and Zia sites are undeveloped and have been used for agriculture throughout the years, with predominantly ruderal/non-native grasslands and a mixed oak/bay woodland along the Arroyo that provides a migration corridor for wildlife. The tree report prepared for the project identified 118 trees on-site, of which 31 are heritage trees.

Surrounding Uses

The properties adjacent to the subject parcel include single-family homes to the north, across Stanley Boulevard; two- and three-story multi-family apartments and townhomes to the south, across the Arroyo Del Valle; commercial development including a self-storage facility to the east, and a church to the west on First Street, across the bridge over the Arroyo Del Valle. Figure 1 shows a vicinity map of the subject site and surrounding area.

Figure 1: Vicinity Map



PROPOSED PROJECT

Summary

The applicant is proposing to subdivide the property to create an open space/arroyo parcel on 2.7 acres, create 93 single-family residential lots and related infrastructure on approximately 11 acres, and create one, approximately 1.35-acre lot to be dedicated to the City for future development in partnership with Sunflower Hill for an affordable multi-family residential community for individuals with special needs. The Sunflower Hill portion of the development, discussed later in the report, is still in a conceptual stage of design and is shown for reference only within the plans. A future PUD development plan will be required for the Sunflower Hill project to include details such as the number of units, number of buildings, building locations, building heights, building design, parking, etc. The 93-lot single-family residential development is summarized in Table 1 with the Site Plan shown in Figure 2.

The proposed single-family residential portion of the development is summarized below and is similar to the workshop proposal discussed at the workshop (although more parking and open space is provided):

Table 1: Project Summary Table

Components of the proposal	
Lot Size	
Range	1,492 – 3,981 square feet
Average	2,259 square feet
Home Size	
Range	1,843 - 2,359 square feet
Setbacks	
Front Yard	
Stanley Boulevard:	8 - 35 feet
Nevada Street:	5 - 27 feet
Interior Streets:	5 - 14 feet
Interior Courtyards:	4 - 14 feet
Side Yards:	3 feet 3 inches
Rear Yard/Garage:	2 feet
Building Height ¹	
Two-Story	26 feet 10 inches
Three-Story	35 feet
FAR	
Range	62.7% - 141%
Average	100.6%
Parking	
Garage Spaces	186
Open Interior Parking Spaces	57
Nevada Street Parking Spaces	29
Parking Ratio	2.9 spaces per unit
Total Private Open Space	48,650 square feet
Total Public Open Space	75,455 square feet

¹ Building Height is measured from the highest to the lowest elevations of the building

Figure 2: Proposed Site Plan



There are four proposed home model types: two, two-story models and two, three-story models. The two-story models would range in size from 2,223-square-feet to 2,359-square-feet and are approximately 27 feet in height at the highest ridge. The three-story models would range in size from 1,843-square-feet to 2,294-square-feet and are approximately 35 feet in height at the highest ridge. The homes have all been designed with a Minimal Traditional architectural style to be discussed further in the project Analysis, Architecture and Design Section. Each home is proposed to include a two-car garage.

Public Improvements

As part of the proposed project the applicant will be providing land and dedication, as well as constructing the Nevada Street extension from the First Street/Stanley Boulevard intersection to the current terminus at California Avenue which will provide completion of loop improvements for sewer and water services, while preserving the arroyo. In addition to the Nevada Street extension, the applicant will be reconfiguring the intersection at First Street and Stanley Boulevard. The intersection improvements will include shifting the intersection to the west to better align with First Street and adding bike lanes along the project frontage consistent with City's Complete Streets Policy.

Open Space and Amenities

The project would include several open space areas and amenities throughout the interior of the development as well as a proposed park along the south side of Nevada Street and gardens. Proposed recreation areas include three smaller passive open spaces (Parcels F, H, and K) which would include seating benches and open lawn area; a Tree Park (Parcel G) that will be centered around a large heritage-sized valley oak tree (see Figure 3); a central green area (Parcel D) that will include a tot-lot and lawn play area; and a historic home green space south of Nevada Street that will include either the Irby or Zia home as well as the existing ice house

currently located adjacent to the Zia house. Further discussion is included within project Analysis, Open Space and Amenities Section.

Figure 3: Tree Park Valley Oak Tree



Trees

An arborist report prepared for the project surveyed a total of 118 trees comprising 24 species within the development area. The report recommends preservation of 63 trees including 13 heritage-sized trees and removal of 55 trees, including 18 heritage-sized trees. Approximately 470 trees are proposed to be replanted throughout the site. The trees to be preserved are located along the Stanley Boulevard, within the proposed Tree Park, and along the northern bank of the arroyo. The report is attached as Exhibit B and further discussed within the project Analysis, Arborist Report and Landscape Plan Section. Staff has reviewed the arborist report and concurs with their findings and recommendations.

Historic Evaluations

The applicant provided historic evaluations for all of the structures on the property which concluded that only the Irby home was considered a historic resource. The report indicated that the Irby home was associated with events that have made a significant contribution to the broad patterns of local history. By the late 1960's much of Pleasanton's agricultural land had been replaced with housing developments, leaving the Irby residence as one of the few remaining examples of an early farm house in the Pleasanton area from the late nineteenth century, embodying the distinctive characteristics of the period. Staff has reviewed the historic evaluations and concurs with their findings.

The report determined that the Zia home with associated barn and outbuildings, as well as the Kaplan converted home were not historic resources. The current proposal includes relocation and rehabilitation of either the Irby or Zia home to be used as a meeting space for the Irby Ranch homeowners association to be included within the open space area south of Nevada Street. The existing structures on-site are shown below in Figure 4. Further discussion is included within project Analysis, Historic Resources and Park Section.

Figure 4: Existing Structures.

Irby Property (Home and Historic Resource)



Kaplan Property (Converted Home)



Zia Property (Home and Barn Structures)



Homeowners Association Responsibilities

A homeowners association (HOA) would be established for the single-family home development. The HOA would take ownership and maintenance responsibilities for the arroyo, bio-retention areas, street trees, pedestrian pathways, parks, etc. The specific responsibilities of the HOA would be detailed in the Conditions, Covenants & Restrictions (CC&Rs) for the development.

ANALYSIS

General Plan, Zoning, and Specific Plan Consideration

The properties currently have General Plan Land Use Designations of “Retail/Highway/Service Commercial, Business and Professional Office” as well as “Open Space – Public Health and Safety with Wildland Overlay” and zoning designations of “Agriculture and Service Commercial,” all of which (except Agriculture) do not allow residential uses. The General Plan designation of Open Space would remain on the arroyo site, while a General Plan amendment to “High Density Residential” would be required for the rest of the parcels. The site would also be rezoned to Planned Unit Development – “High Density Residential” and “Open Space”. In addition, the Zia property is located within the Downtown Specific Plan Area with “Downtown Commercial” and “Open Space” land use designations. The Specific Plan designation of Open Space would remain over the arroyo, while an amendment to “High Density Residential” would be required for the rest of the parcels. Although the Downtown Design Guidelines are not explicitly applicable to all properties within the development, they do cover the Zia Property and staff recommends they be used to provide general guidance on style and design elements for the entire project.

The High Density Residential General Plan land use designation allows for 8+ dwelling units per acre (DUA). The General Plan indicates that arroyos are not to be counted as residential gross developable area and, therefore, are excluded from the overall density calculation. The proposed single family portion of the development, excluding the arroyo, would have a density of 8.45 DUA, while the Sunflower Hill portion would have a density between 14 DUA (19 units) and 22 DUA (30 units). The project would have a combined density of between 9 and 9.9 DUA, conforming to the General Plan Land Use density requirements.

The General Plan also encourages the use of PUDs for appropriate residential properties that have unique characteristics or to accommodate desirable development that does not fit under standard zoning classifications. In this case, the site contains the arroyo, a large amount of trees, a historic residence that would be relocated on-site, and a requirement to extend Nevada Street, all unique characteristics.

As described below, the proposal will further the following General Plan Land Use Element and Housing Element, and Downtown Specific Plan goals, policies, and programs:

General Plan - Land Use Element

Sustainability

Program 2.1: Reduce the need for vehicular traffic by locating employment, residential, and service activities close together, and plan development so it is easily accessible by transit, bicycle, and on foot.

Program 2.2: Encourage the reuse of vacant and underutilized parcels and buildings within existing urban areas.

Program 2.3: Require transit-compatible development near BART stations, along transportation corridors, in business parks and the Downtown, and at other activity centers, where feasible.

Overall Community Development

Program 5.2: Consider surrounding land uses and potential impacts when changing land-use designations.

Residential

Policy 9: Develop new housing in infill and peripheral areas which are adjacent to existing residential development, near transportation hubs or local-serving commercial areas.

Policy 10: Provide flexibility in residential development standards and housing type consistent with the desired community character.

Open Space

Policy 19: Preserve designated open space areas for protection of public health and safety, the provision of recreational opportunities, agriculture and grazing, the production of natural resources, the preservation of wildlands, water management and recreation, and the physical separation of Pleasanton from neighboring communities.

General Plan - Housing Element

Goal 1: Attain a variety of housing sizes, types, densities, designs, and prices which meet the existing and projected needs of all economic segments of the community.

Policy 9: Support the development of housing for persons with special needs.

Goal 14: Provide adequate locations for housing of all types and in sufficient quantities to meet Pleasanton's housing needs.

Policy 34: Encourage the preservation of historically and architecturally significant residential structures citywide including in the Downtown area, pursuant to the General Plan and the Downtown Specific Plan.

Downtown Specific Plan

Land Use

Goal: Preserve the character and development traditions of the Downtown while improving upon its commercial and residential viability.

Goal: To promote the provision of affordable and special-needs housing.

Goal: To ensure that future land use development does not negatively impact the Arroyo del Valle as a riparian habitat resource.

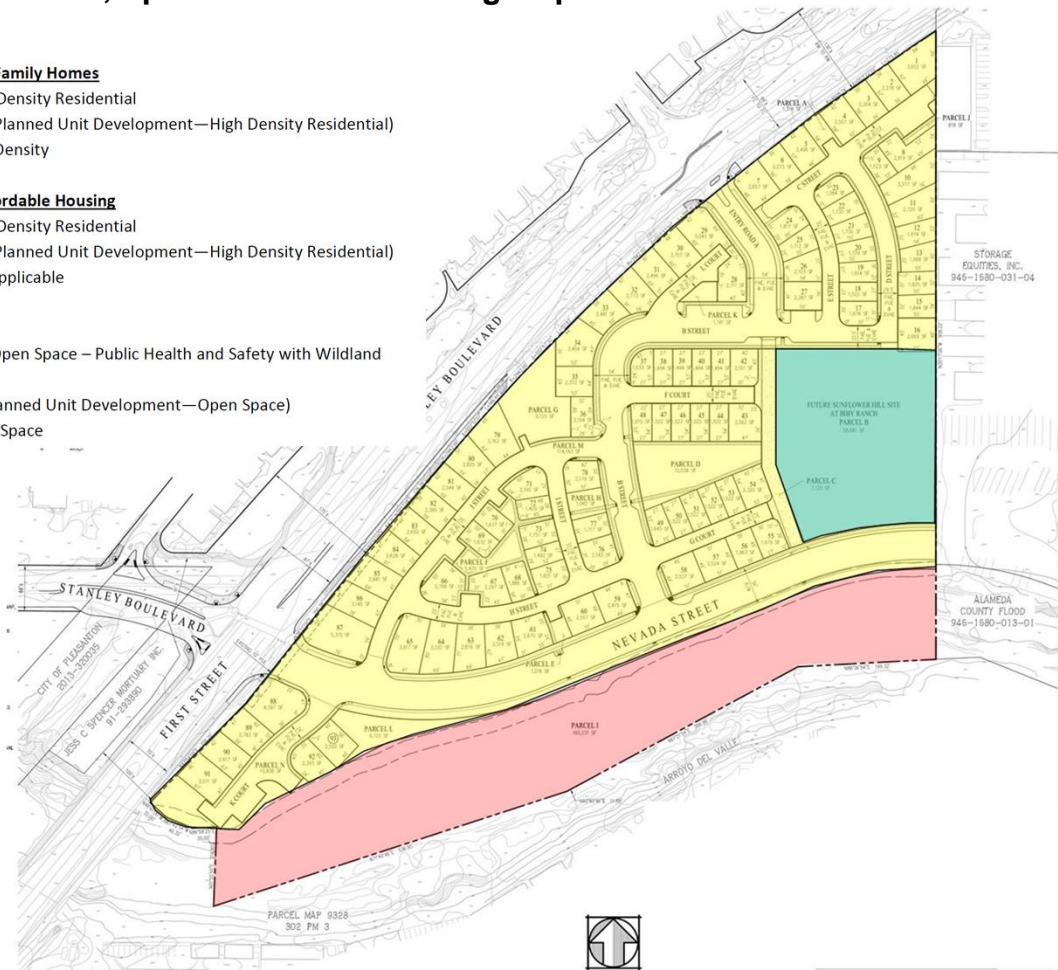
Staff finds that the project complies with the General Plan and Downtown Specific Plan land use designations of High Density Residential. As indicated above, the project would also promote goals, policies, and programs related to encouraging appropriate infill development, different types of housing, and transit-compatible development.

Figure 5: General Plan, Specific Plan and Zoning Map

- Irby Ranch, Single Family Homes**
 General Plan: High Density Residential
 Zoning: PUD-HDR (Planned Unit Development—High Density Residential)
 Specific Plan: High Density

- Sunflower Hill, Affordable Housing**
 General Plan: High Density Residential
 Zoning: PUD-HDR (Planned Unit Development—High Density Residential)
 Specific Plan: Not Applicable

- Arroyo del Valle**
 General Plan: and Open Space – Public Health and Safety with Wildland Overlay
 Zoning: PUD-OS (Planned Unit Development—Open Space)
 Specific Plan: Open Space



Site Layout & Access

The proposed development will include the Nevada Street extension, which will eventually extend from its current terminus at California Avenue to First Street. Access into the site will occur via an entry road off of Stanley Boulevard and interior streets off of Nevada Street as shown in Figure 6. The project includes a hierarchy of streets, including Nevada Street and smaller internal streets and vehicle courts. Internal pedestrian access will be provided by separated sidewalks along Nevada Street, the main Entry Road, and B Street as well as trails in open space corridors. Nevada Street will include a 6-foot sidewalk while all internal streets and pathways would be a minimum of 5 feet wide, consistent with the City’s Complete Streets Policy, to facilitate pedestrian access and circulation. Smaller non-separated pedestrian paths were added along K Court and most of D Street to provide pedestrian friendly access to the homes in accordance with the Planning Commission workshop comments. However lots 14, 15, and 16, along D Street still do not have pedestrian access to a safe designated pedestrian sidewalk as shown below in Figure 6. Staff has included a condition requiring that these lots be reconfigured to provide direct access to a sidewalk from the entry of each home.

Figure 6: Circulation Plan



The development will also include a new 8 to 10 foot wide decomposed granite multi-use trail along the arroyo on the south side of Nevada Street. The multi-use trail along the northern top of bank of the arroyo is consistent with the City's Community Trails Master Plan and Pedestrian and Bicycle Master Plan. The master plan specifies that an 8- to 12-foot wide, multi-use trail be provided along the north edge of the Arroyo del Valle for use by pedestrians, equestrians, etc.

Traffic and Circulation Analysis

The Pleasanton General Plan requires site-specific traffic studies for all major developments which have the potential to exceed Level of Service (LOS) D¹ at major intersections and requires developers to implement the mitigation measures identified in these studies in order to maintain LOS D or better. Exceptions are made for the Downtown and "Gateway Intersections" where the LOS D or better standard may be exceeded.

A traffic study was prepared by Fehr & Peers, to analyze the traffic and circulation for this project. The Traffic Impact Analysis dated June 17, 2016, is attached to this report (Exhibit B). The traffic study analyzed the near-term and cumulative/long-term traffic scenarios with and without the project. The project assumptions included the Nevada Street extension. The near-term scenario includes the existing traffic plus anticipated traffic from approved but not yet built projects. The cumulative/long-term (or build-out) scenario consists of development that has not received final plan approval from the City but has been identified to be completed in the long term with the build-out of the Pleasanton General Plan. Regional traffic growth is also considered in the cumulative/long-term scenario.

¹ At signalized intersections, LOS D generally indicates average delays of 35 to 55 seconds per vehicle.

The study included eleven study intersections. The study evaluated queuing under the Existing plus Approved Project and Cumulative AM and PM peak-hour conditions; internal circulation for the proposed development; pedestrian, bicycle and transit facilities; and safety factors.

Traffic conditions at the study intersections were analyzed for the weekday AM and PM peak hours of traffic with area schools in normal session. It is during these periods that the most congested traffic conditions occur on an average day. The estimates of expected AM and PM peak hour vehicular trips for the proposed project was developed based on trip generation rates contained in the Institute of Transportation Engineers (ITE) publication Trip Generation, 9th Edition.

The 93 single-family homes proposed for the project are anticipated to generate an average of 890 new vehicle trips on a daily basis, including 70 additional trips during the AM peak hour and 90 additional trips during the PM peak hour. Although the Sunflower Hill site design is in conceptual form, an analysis of the intersection operations with the project assumed the Sunflower Hill development could comprise a residential facility of up to 30 beds with a 5,000-square-foot community center which would generate 10 additional trips during the AM peak hour and 20 additional trips during the PM peak hour.

The study found that, under Existing Conditions, all of the study intersections would operate at an LOS C or better during the AM and PM peak hours (except for Stanley Boulevard at Bernal Avenue/ Valley Avenue which would operate at LOS D). All intersections would continue operating at the same acceptable Levels of Service with the addition of project-generated traffic, while the Stanley Boulevard at Bernal Avenue/Valley Avenue intersection AM peak would remain generally unchanged at LOS D. The Traffic Engineering Division reviewed the traffic study and found it to be acceptable.

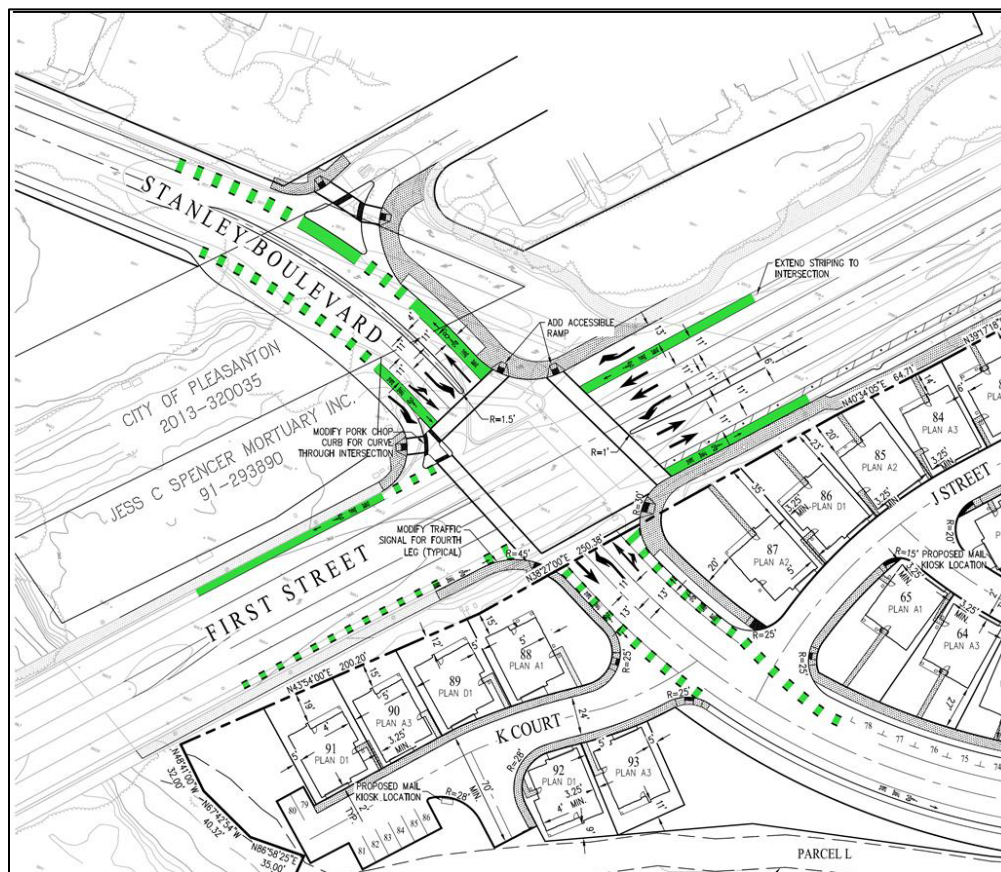
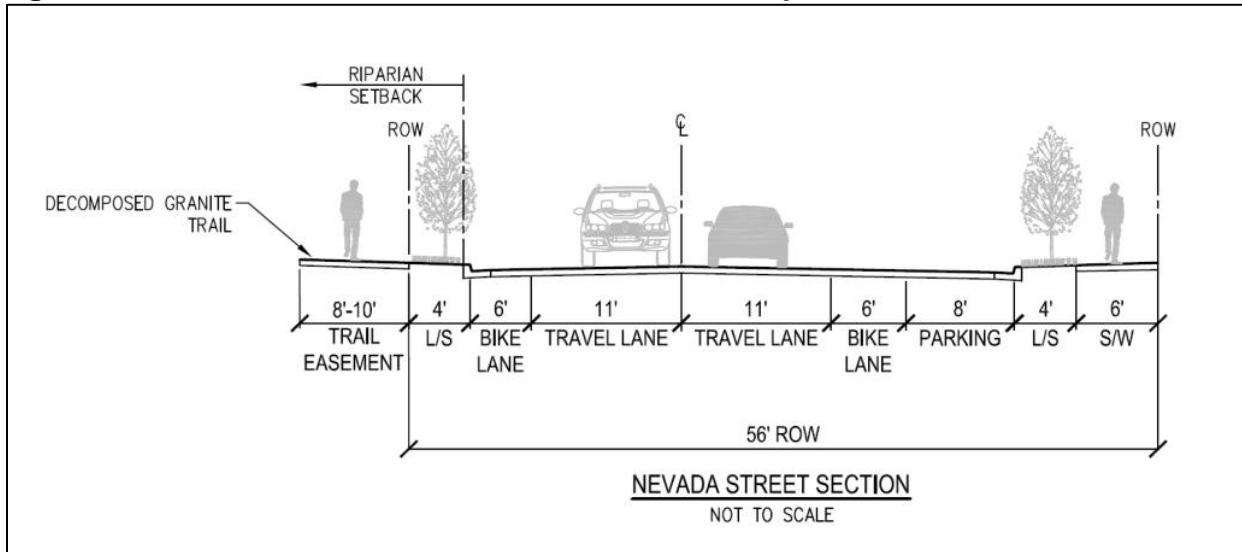
Transportation and traffic were also analyzed in the SEIR for the Housing Element and Climate Action Plan General Plan Amendment and Rezonings (see Environmental Assessment section below for additional discussion). The only applicable traffic-related mitigation measure from the SEIR requires developers of the potential sites for rezoning to contribute fair-share funds through the payment of City of Pleasanton and Tri-Valley Regional traffic impact fees to help fund future improvements to local and regional roadways.

Public Improvements

The Nevada Street extension has been included within the City's General Plan as a future project since the 1970's but has been unable to move forward due to difficulties acquiring proper land and utility dedications needed for the right-of-way. As part of the proposed project the applicant will be providing land and dedication, as well as constructing the Nevada Street extension from the First Street/Stanley Boulevard intersection to the current terminus at California Avenue which will provide completion of loop improvements for sewer and water services, while preserving the arroyo. The proposed Nevada Street section and intersection improvements are shown in Figure 7. The applicant will be eligible for reimbursement of the improvement of the Nevada Street extension outside of the project frontage. Staff has included conditions of approval that require the extension and intersection improvements to be under construction prior occupancy of the first home and completed prior to occupancy of the half of the homes. The Nevada Street improvements have been designed to be consistent with City's Complete Streets Policy and will include bike lanes, as well as separated sidewalks. The Nevada Street extension will also provide reduction in travel distance from Fire Station #1

located on the opposite side Nevada Street for much of downtown and increase route options in the area.

Figure 7: Nevada Street Section and Intersection Improvements



Parking

The project would include two garage parking spaces per home. There would be no driveways that could be used for additional vehicle storage. The development would also provide 57 on-street parking stalls that would be dispersed throughout the development and 29 public parking spaces along the north side of Nevada Street, for a total of 88 additional parking spaces. This is a 14-stall increase from the 74 parking stalls shown to the Commission during the prior workshop. Staff has reviewed the proposed number of guest/on-street parking stalls and believes that the number of stalls provided is appropriate at a ratio of 2.9 garage/guest/on-street stalls per unit.

Architecture and Design

The project applicant proposes two different two-story residence plans (Plans A and D), and two different three-story residence plans (Plans B and C). Each plan includes three architectural styles, with enhanced versions of each style to be utilized on corners, visually prominent lots, or areas such as D Street where there is not a prominent front yard entry and side entries are required. The architectural style of the homes is considered to be Minimal Traditional, one of the architectural styles allowed in the Downtown for new homes. The Minimal Traditional style incorporates influences from earlier styles such as Craftsman and Colonial, while providing details in more modest expressions. The homes typically utilize popular materials such as wood, brick or stone and incorporate small porches. All of the proposed homes feature earth toned exterior stucco, horizontal lap siding, brick, and roofing material. Copies of the proposed color and material board for each color palette have been included with the Commission's packet (Exhibit B). Figure 8 shows the proposed architectural styles. In addition, the applicant has provided renderings, some of which are shown below in Figure 9, taken from various locations on-site that are included within the Landscape Section of the plans included within Exhibit B.

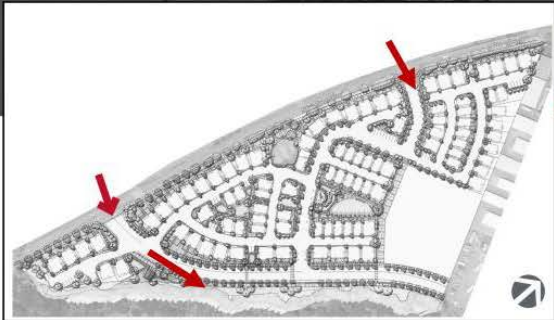
Consistent with the Guidelines, staff believes that the building designs are acceptable at a minimal level, and that the applicant should continue to work with staff on the architectural styles, finish, colors, and materials to be complement with the surrounding development. One of the features of the Minimal Traditional style is small porches which staff does not believe to be adequately represented in the proposed plans. In addition, the applicant continues to use stucco too much as a building finish and staff is recommending that the building architecture be enhanced with more traditional finishes such as lapped or shingle siding. In addition to the building materials, staff recommends that the windows should be centered on wall planes and should have window sills on all models, with windows that have consistent sill height or header height. Conditions of approval require the applicant to continue to work with staff on final elevation materials, stucco finish and texture, and other details, to be provided for review and approval by the Director of Community Development.

The proposed site development standards for the project would be as proposed with no permitted future room additions, patio covers, or other accessory structures within the development with the exception that accessory structures would be allowed on lots , 10-16, 92, and 93 which have private rear yards that are large enough to accommodate accessory structures.

Figure 8: Front Elevations



Figure 9: Street Renderings



Arborist Report

Per the Pleasanton Municipal Code Tree Preservation section, a comprehensive tree report has been prepared within Exhibit B which surveyed a total of 118 trees comprising 24 species within the development area. The report recommends preservation of 63 trees including 13 heritage-sized trees and removal of 55 trees, including 18 heritage-sized trees. Staff has reviewed the arborist report in accordance with the Tree Preservation Section of the Municipal Code, including Section 17.16.020 and concurs with their recommendations.

Landscape Plan

Preliminary landscape plans have been provided for the site, including enlargements of common open space/recreation areas. No turf area is proposed on the residential lots, and the landscape plan is designed to achieve a high level of water conservation. All landscaping except within private side and rear yards would be installed by the developer and would be maintained by the HOA. The front yard landscaping generally includes one street tree between each lot. Additional trees would be provided at the rear of the homes in tree wells between each garage entry. Overall, approximately 470 trees are proposed to be replanted throughout the site. Although the landscape plans are conceptual, staff believes that the species, quantities, and sizes of the proposed landscaping for the site are consistent with the other recently approved developments and are generally appropriate. A condition of approval requires that detailed landscape and irrigation plans be provided at the building permit stage subject to review and approval by the Director of Community Development.

Walls and Fencing. The applicant proposes to construct six-foot tall wood fences with horizontal slats between each home with 3-foot-tall front yard wood picket fencing along the streets and interior common area courtyards. The homes along D Street that back up to the public storage facility would include a 6-foot tall wood privacy fencing. Staff finds all of the proposed fence heights and materials are acceptable.

Open Space and Amenities

The project currently includes 10 common open space parcels, including the construction of the public multiuse trail along the arroyo, to be used for public open space, increased from the 9 originally proposed and reviewed at the Planning Commission workshop. The exact locations are shown on sheet TM-6 within Exhibit B. All open space areas, including the public trail, have been conditioned to be privately maintained but publically accessible. The Commission had recommended that additional open space areas along C, D, and E Streets be incorporated to create more pedestrian-friendly, usable open space areas; however, no additional areas were included at this location. The applicant has revised the plans to add open space within Parcel H along the west side of B Street. In addition, the applicant added a children's tot-lot into the central park area per the request of the Planning Commission. Overall, staff believes that the revised plans did little to provided additional open space which could be better distributed throughout the community.

Figure 10: Central Green and Tree Park



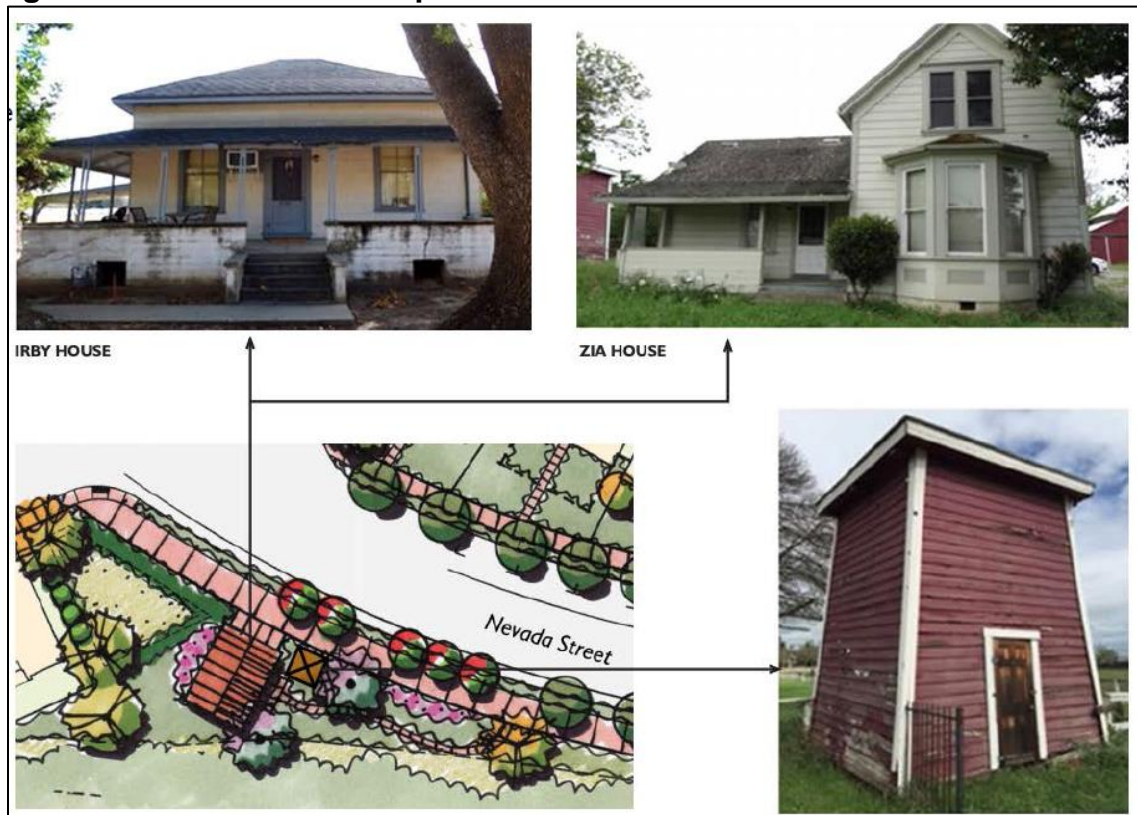
Historic Resources and Preservation

Outside of the Downtown Specific Plan area, the City does not have adopted policies for preservation of historic structures. Of the three properties that make up the proposed development, only the Zia property is located within the Downtown Specific Plan area. The Irby home, however, is considered a historic resource because it was associated with events that have made a significant contribution local history.

The applicant is proposing to relocate either the historic Irby home or the Zia home as well as recreate the iconic ice house on the site within the historic park to be located on the south side of Nevada Street as shown in Figure 11. The applicant wishes to continue to work with the city as to which home is the safest and stable enough to be relocated on-site and restored to the representational intent of the home. The home will be relocated and refurbished to its original appearance to be used as by the Irby Ranch homeowners association for meetings and gatherings. Although the Irby home is considered a historic resource, staff believes that the Zia home and barn structures are locally identifiable because of their highly visible location near the intersection of First Street and Stanley Boulevard and serve as iconic structures within the community. Therefore, if choosing between the two homes, staff believes that the Zia home should be retained to preserve Pleasanton's history and well known visual landmark along First

Street and Stanley Boulevard. In addition, the proposed historic park location is generally located on the Zia property allowing the iconic residence to be retained in the vicinity of its original location.

Figure 11: Historic Park Proposal



Green Building Measures

The attached Green Building checklist shows that the proposed project would achieve 50 points or greater, consistent with the City’s ordinance. As conditioned, the final Green Building measures and score will be determined with the review of the building permit application. The project will also need to conform to the State of California’s Green Building Standards Code, “CALGreen.”

Noise Assessment

The City’s General Plan requires new projects to meet acceptable exterior and interior noise level standards. For single-family residential development, private yard areas excluding front yards cannot exceed 60 day/night average decibels (dB Ldn) and indoor noise levels cannot exceed 45 dB Ldn. However, the General Plan indicates that all residential areas may not be able to meet this goal due to economic or aesthetic considerations (e.g., the desire to not have large sound walls fronting major streets). This goal should generally be applied where outdoor use is a major consideration (e.g., backyards in single-family housing developments and common recreation areas in multi-family housing projects).

A noise assessment study was prepared by Charles M. Salter Associates, Inc. Two long term monitors continuously measured noise levels at the site between January 6-9, 2015. In addition, short-term “spot” measurements were conducted and compared with corresponding time

periods of the long-term monitors to determine how noise levels vary at different locations on-site and at different elevations.

The analysis concluded that to ensure acceptable interior noise levels in residences located along Stanley Boulevard, the project would need to install upgraded sound transmission class (STC) rated windows and doors as follows:

- At facades facing Stanley Boulevard, windows and exterior doors would be STC 38 at corner rooms and STC 34 at non-corner rooms.
- At facades perpendicular to Stanley Boulevard, windows and exterior doors would be STC 34 at corner rooms and STC 31 at non-corner rooms.

In addition, as required by the California Building Code (CBC), all rooms where windows need to be closed to reach interior noise goals would need to include ventilation or an air-conditioning unit.

The proposed homes do not include private backyard areas, so exterior noise level limitations would apply to common open space areas. Estimated future noise levels in the central park, tot lot, and all common open space areas except for the Tree Park, would be below 60 dBA Ldn and, therefore, within normally acceptable standards. To mitigate the exterior noise levels within the proposed Tree Park, the analysis has recommended that a solid 8-foot tall wall be installed along Stanley Boulevard. Due to aesthetic and design concerns, staff does not support the installation of the wall at this location and believes that it is acceptable in this instance to not reach this goal due to aesthetic considerations for the Tree Park only. All other areas of the development will be within normally acceptable standards.

Sunflower Hill Development

As part of this application, the applicant will dedicate 1.35 acres of land to the City for future development of an affordable residential community for individuals with special needs. A future PUD development plan for this site will be required to include details such as the number of units, number of buildings, building locations, building heights, building design, parking, etc. The City will partner with Sunflower Hill for this development. The partnership will be described further in an Exclusive Negotiating Rights Agreement to be reviewed by City Council that will outline the timing and conditions under which Sunflower Hill will pursue implementation of the concept proposal and to negotiate a future ground lease and loan agreement with the City to develop the Sunflower Hill residential community.

The plans included within the application for the affordable residential portion of the project for individuals with special needs is currently designed at a conceptual level and is not part of this application. Further refinement of the development plans would be undertaken as part of the City's PUD development plan process. The Sunflower Hill development will be located along the east property line, just north of Nevada Street with access off of Street B and Nevada Street on approximately 1.35 acres. The current conceptual plans shown in Figure 12 illustrate two, two-story multi-family buildings currently anticipated to include 19 multi-family rental units. The affordable housing requirements for the overall project will be met through the dedication of land and contribution of \$1,000,000 in accordance with the Affordable Housing Agreement (discussed below). In addition, Sunflower Hill and the developer are also in discussions regarding a private agreement to allow for members of Sunflower hills organization to have first

rights to purchase homes adjacent to the Sunflower Hill parcel. This agreement would be directly between the developer and Sunflower and not included within City agreements.

Figure 12: Sunflower Hill Conceptual Site Plan



In addition to providing an independent living environment, the site would include a community/recreation center and shared outdoor amenities, which could include a therapeutic swimming pool and a sports court. On-site property management would also be available to provide resident services coordination.

As outlined within the Development Agreement and Affordable Housing Agreement (AHA), the applicant will be required to dedicate the property to the City as well as contribute \$1,000,000 to the City to support the development of affordable housing on-site. Under the terms of the proposed agreements, the applicant would retain ownership and maintenance responsibilities of the property until such time as the property is needed for the Sunflower Hill development. However, the land will need to be transferred to the City before the Certificate of Occupancy for the final home in the single family portion of the project. At this conceptual stage, it is expected that the City will remain the owner of the 1.35 acre property and enter into a long-term ground lease with Sunflower Hill for its development and use of the site. Such a ground lease is similar to the approach for the Kottinger senior housing project. Prior to development of the Sunflower Hill portion of the development, a PUD development plan will be required to include details such as the number of units, number of buildings, building locations, building heights, building design, parking, etc. A condition of approval (No. 17.g.) requires the applicant to record a disclosure for future buyers of the single-family homes advising them of the future development of this 1.35 acre site with high density multi-family affordable housing.

Affordable Housing and Regional Housing Needs Allocation (RHNA)

The City's Inclusionary Zoning Ordinance (IZO) requires new single-family residential projects of fifteen (15) units or more to provide at least 20% of the dwelling units as affordable to very low, low, and/or moderate income households, or to satisfy the requirement through alternative

means. The alternative means may include the dedication of land for the purposes of affordable housing development, so long as the property is appropriately zoned, is large enough to accommodate the number of inclusionary units required, and is improved with infrastructure and adjacent utilities. Under the ordinance, the proposed market rate project would be required to provide 19 affordable units.

As described in the Affordable Housing Agreement (AHA), the applicant has proposed to meet the City's IZO by: 1) assisting with the application for land use approvals necessary to develop the Sunflower Hill concept proposal, including basic site plan drawings and necessary studies to develop the site; 2) providing 1.35 acres of the site dedicated for multi-family affordable housing to the City with utility connections constructed to the site and the site graded; and 3) providing \$1,000,000 to the City to support the development of affordable housing (which the current proposed City & Sunflower Hill agreement provides that such \$1,000,000 may be included in Sunflower Hill's financing pro forma). Please see the attached Housing Commission staff report (Exhibit E) for additional details and discussion.

The Housing Commission, at its July 14, 2016 special meeting, reviewed affordable housing options for the project. The Commission strongly conveyed its opinion that all money contributed by the applicant in accordance with the AHA be used for affordable housing on the subject site and not for other purposes or elsewhere in the City. The Housing Commission ultimately unanimously recommended the approval of the AHA to the City Council.

The subject properties are not currently included in the 2015-2023 Housing Element Housing Sites Inventory, which identifies sites available for future residential development and the adequacy of these sites to address Pleasanton's RHNA needs for the current RHNA cycle. The Housing Site Inventory only includes sites that are already zoned to accommodate residential development. Although the project site was not included within the inventory, any affordable housing units constructed during this RHNA cycle, including the units proposed as part of this project, would still be counted towards the City's progress in meeting its RHNA goals. Although the contribution of more market rate affordable housing would help with the City's housing shortage, rezoning the site to allow for residential development would not be necessary to meet the City's current RHNA obligation.

Development Agreement

State law authorizes cities to enter into binding development agreements with any person having a legal or equitable interest in real property for the development of the property. A development agreement is a commitment between the City and a property owner or developer to proceed with a specific development in accordance with the terms of an agreement that describes what land use and related processes shall apply to the application. In essence, a DA locks in the laws in existence at the time of entering into the agreement and the City agrees not to change its planning or zoning laws applicable to the specific development project for a specified period of time. Therefore, future land use decisions regarding such a development project will not be based on the then-current planning and zoning law, but rather will be based on the laws that were in existence at the time the development agreement was executed. The developer gains certainty, through the development agreement, of the continuity of regulations that were in force at the time of entering into the development agreement and prior to a commitment of a substantial investment for project improvements. In exchange, the City gets certain benefits and concessions that it might not be able to require through conditions of approval. In this case, primary benefits would be the dedication of the 1.35 acre site for the

proposed Sunflower Hill project, as well as a \$1,000,000 contribution to the City to support the development of affordable housing.

The applicant has proposed a 10-year term for the development agreement. The developer would be obligated to pay the applicable development impact fees which are in effect when the ordinance approving the agreement is effective. As set forth in Section 4.1 of the development agreement, the developer will pay development impacts fees at the rate in place when building permits are obtained (as such fees are subject to regular cost-of-living adjustments), but the project would not be subject to new impact fees which were not in place when the development agreement goes into effect. The agreement also ensures that the developer will abide by all requirements of the approved AHA. The draft DA is attached as Exhibit F.

The development agreement process requires that the Planning Commission provide a recommendation to the City Council for action. Staff supports the proposed development agreement and believes that the Planning Commission should provide a positive recommendation to the City Council.

ALTERNATIVES

Additional alternatives that were analyzed include the following:

1. Housing Element EIR Assumptions, High Density Residential - The Housing Element and Climate Action Plan Supplemental EIR analyzed various high density residential development options for the project site ranging from 138-270 apartment units. The project as currently envisioned includes 93 single-family homes with up to 30 units on the Sunflower Hill site (a total of 123 units), which is fewer than the total units previously analyzed for the project site. The High Density Residential apartment unit alternative was not pursued because it would be less compatible with surrounding lower-density single-family residential neighborhoods. Although the lower range of apartments is similar in traffic impacts as the proposed project, it would not be desirable directly across the street from the Reflections single family homes. The higher range of apartment units and would generate more traffic (and associated noise and air pollution).
2. General Plan EIR Assumptions, Commercial Development – The EIR for the current General Plan assumed the project site would be developed with up to 65,500 square feet of retail development. This alternative is the most conservative in the amount of square footage analyzed for commercial development and would still generate almost twice the daily trips as the proposed project. In addition, staff believes that additional residential development on the periphery of the core downtown area is more beneficial than additional commercial space to the vitality of the downtown.
3. General Plan Designation, Commercial Development – The current General Plan designation is Retail/Highway/Service Commercial, Business and Professional Office as well as Open Space – Public Health and Safety with Wildland Overlay on the portion of the site comprising the arroyo. This General Plan designation allows for a density range of 0%-60% Floor Area Ratio (FAR). A FAR of up to 300% is allowed in the Downtown Specific Plan (Zia Property). Excluding the arroyo, at a midpoint of 30% FAR, approximately 134,600 square feet of commercial development could be developed on the site. Commercial development under this alternative could encompass general office, business park, warehousing, or retail uses. Greater capacity may be permitted if the Downtown Specific Plan allowance was taken into consideration. The last commercial alternative would greatly increase the developable square

footage while allowing for a wider range of business (e.g. retail, office, warehouse). Similarly to Alternative 2, this option would also generate more traffic than the proposed development, adding additional commercial square-footage close to the downtown.

4. Two-Story Residential Development – The project could be reduced to all two-story homes. This alternative would reduce height of the three-story units located in the center of the development from approximately 35 to 27 feet in height. The total square-footage of living space within each home would also be decreased, which would reduce the sales price which may result in less money for the developer to contribute to development infrastructure, affordable housing dedications (land and money), open space and landscape improvements, and historic restoration. This alternative would not impact the visual appearance of the project along Stanley Boulevard or Nevada Street since all homes on the periphery of the project are currently two-story, but may reduce the internal visual interest of the project by creating a monoculture of homes and heights throughout the development. These are the main reasons a two-story development was not pursued.

As presented in the Table 2 below, the proposed 93 single-family home project would generate levels of traffic on a daily and peak-hour basis similar to 138 apartment units, but less traffic than 270 apartment units. Single-family homes would generate more traffic on a daily and peak-hour basis than warehousing, but would generate less traffic on a daily basis and in total during the peak hours than other general commercial uses that could be developed under the existing General Plan. Even taking into account traffic generated by the Sunflower Hill development, the overall project would generate substantially less traffic than office, business park, or retail uses developed under existing General Plan designations.

Table 2: Project Trip Generation Estimates

Land Use	Size	Daily Trips	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
93 Single Family Homes								
Single Family Homes ¹	93 single-family homes	890	18	52	70	57	33	90
Sunflower Hill Site								
Group Home ²	30 beds + 5,000 square feet of common space	260	5	5	10	10	10	20
Total Combined		1,150	23	57	80	67	43	110
Housing Element and General Plan Land Use Assumptions								
Apartments ³	138 ⁸ apartment units	920	14	56	70	59	31	90
Apartments ³	270 ⁹ apartment units	1,800	28	110	138	111	59	170
Retail ⁴	65,500 sq ft	2,100	29	18	47	88	94	182
Other Uses Potentially Allowed Under General Plan								
Office ⁵	135,000 sq ft	1,490	186	25	211	34	167	201
Business Park ⁶	135,000 sq ft	1,680	161	28	189	44	126	170
Warehousing ⁷	135,000 sq ft	480	32	9	41	11	32	43
Retail ⁴	135,000 sq ft	4,320	61	37	98	180	196	376
Notes:								
Bold indicates uses where the proposed single-family home project would generate more vehicle trips.								
¹ Based on Trip Generation Manual (9 th Edition) trip generation rates for land use 210, Single Family Homes.								
² Based on Trip Generation Manual (9 th Edition) trip generation rates for land use 253, Congregate Care Facility and estimates for the recreation/community room use.								
³ Based on Trip Generation Manual (9 th Edition) trip generation rates for land use 220, Apartments.								
⁴ Based on Trip Generation Manual (9 th Edition) trip generation rates for land use 820, Shopping Center; includes a 25 percent pass-by reduction.								
⁵ Based on Trip Generation Manual (9 th Edition) trip generation rates for land use 710, Office.								
⁶ Based on Trip Generation Manual (9 th Edition) trip generation rates for land use 770, Business Park.								
⁷ Based on Trip Generation Manual (9 th Edition) trip generation rates for land use 150, Warehousing.								
⁸ Evaluated as part of the Housing Element EIR								
⁹ Evaluated as an alternative in the Housing Element EIR								
¹⁰ Land use assumptions within the City of Pleasanton Travel Demand Model used to forecast General Plan conditions.								
Source: Fehr & Peers, 2016.								

PRO/CONS

PROS	CONS
Additional single-family units would increase the City's supply of market-rate housing, while the Sunflower Hill portion of the project would increase the City's supply in affordable housing as well as provide the City with its first special needs housing development.	Creates higher demand on City services, including water, sewer, and roadway infrastructure, and would increase demand for schools and other public services and amenities.
Would preserve the historic resources on site and provide a publicly accessible open space area around the home.	The proposed lots are small in size with little private open space, and the homes are relatively large in relation to lot size.
Provide land to be dedicated, as well as construct the Nevada Street extension which will provide completion of loop improvements for sewer and water services, while preserving the arroyo.	Buildings on the site, which although not historic, are iconic and highly visible from the public right-of-way, would be demolished.
Provide trail improvements that are envisioned with the City's Community Trails Master Plan and Pedestrian and Bicycle Master Plan.	55 trees, including 18 heritage trees, would be removed from the site.
The proposal would generate less traffic (and associated air pollution and noise) than other reasonable development scenarios that could be developed under the site's existing land uses.	

PUD DEVELOPMENT PLAN FINDINGS

The Pleasanton Municipal Code sets forth the purposes of the PUD District and the considerations to be addressed in reviewing a PUD Development Plan proposal. The Planning Commission must make the following findings that the proposed PUD Development Plan conforms to the purposes of the PUD District before making its recommendation.

1. Whether the proposed development plan is in the best interests of the public health, safety, and general welfare:

The proposed project, as conditioned, meets all applicable City standards concerning public health, safety, and welfare. The subject development would include the installation of all required on-site utilities, with connections to municipal systems in order to serve the new lots. In addition, the project will include the extension of Nevada Street with all public utilities. The project will not generate volumes of traffic that cannot be accommodated by existing City streets and intersections in the area and the LOS would not be substantially adversely affected. The homes would be designed to meet the requirements of the California Building Code, California Fire Code, and other applicable City codes. The proposed development is compatible with the adjacent uses and would be consistent with the existing scale and character of the area. The project also would provide land to the City to help the City to meet its requirements for provision of lower income housing.

Therefore, staff believes that the proposed PUD development plan is in the best interests of the public health, safety, and general welfare, and that this finding can be made.

2. Whether the proposed development plan is consistent with the Pleasanton General Plan and any applicable specific plan:

The proposed development would amend the site's General Plan land use designation from "Retail/Highway/Service Commercial, Business and Professional Office" to "High

Density Residential” for the 12.36-acre portion of the 15.06-acre site. The General Plan designation of Open Space would remain over the arroyo. The proposed single-family portion of the development would have a density of 8.45 DUA, while the Sunflower Hill portion would have an estimated density between 14 DUA (19 units) and 22 DUA (30 units), both conforming to the General Plan Land Use density requirements. The proposed project would further General Plan Programs and Policies encouraging new housing to be developed in infill and peripheral areas that are adjacent to existing residential development.

The proposed development also includes an amendment to the Pleasanton Downtown Specific Plan. The Zia property is located within the Downtown Specific Plan Area with “Downtown Commercial” and “Open Space” land use designations. The Specific Plan designation of Open Space would remain over the arroyo, while an amendment to “High Density Residential” would be required for the rest of the parcel. The project as designed would generally conform to the Downtown Specific Plan Guidelines.

Thus, staff concludes that the proposed development plan is consistent with the City's General Plan and Downtown Specific Plan, and staff believes that this finding can be made.

3. Whether the proposed development plan is compatible with the previously developed properties in the vicinity and the natural, topographic features of the site:

Surrounding properties include commercial uses, single-family homes, multi-family homes, arroyo open space areas, and a church. As conditioned, staff believes that the proposed residential lots and homes would be compatible with the surrounding uses, including two and three-story homes in the general vicinity. The subject property has relatively flat terrain. Grading of the lots has been limited to the creation of pads for the future homes and to achieve the proper functioning of utilities. The creek banks on the south side of the project site will be entirely preserved, along with approximately 2.7 acres of arroyo. Therefore, staff feels that the PUD Development Plan is compatible with previously developed properties and the natural, topographic features of the site, and staff believes that this finding can be made.

4. Whether grading in conjunction with the proposed development plan takes into account environmental characteristics and is designed in keeping with the best engineering practices to avoid erosion, slides, or flooding, and to have as minimal an effect upon the environment as possible:

As described above, the site would be graded to create the needed building pad areas, but the vast majority of the site (including the riparian area along the arroyo) would be preserved in its natural state. Erosion control and dust suppression measures will be documented in the improvement plans and will be administered by the City's Building and Engineering Divisions. The site is not located within an Alquist-Priolo Earthquake Fault Zone. The flood hazard maps of the Federal Emergency Management Agency (FEMA) indicate that the subject area of the property to be developed is not located in a flood hazard zone. Areas within the arroyo that are not to be impacted or disturbed are included within a Floodzone. Therefore, staff believes that this finding can be made.

5. Whether streets, buildings, and other manmade structures have been designed and located in such manner to complement the natural terrain and landscape:

The project site is in a developed area of the City. The proposed lots and homes would be located in a flat portion of the site, allowing for the retention of the landscape buffer along the arroyo as well other significant trees on-site, including a heritage size valley oak tree. This landscape buffer would protect the ecological integrity of the arroyo, allowing the arroyo to continue to function as a wildlife migration corridor. New landscaping is proposed including a variety of drought-tolerant trees, shrubs, and groundcovers. The proposed homes will be compatible in size and scale with the existing homes in the neighborhood. Therefore, staff believes that the project has been designed to complement the natural terrain and landscape, and this finding can be made.

6. Whether adequate public safety measures have been incorporated into the design of the proposed development plan:

The new Nevada Street extension, which will be public, will provide access to and from the site and is designed to be consistent with the City's Complete Streets Policy. The new homes would be equipped with automatic residential fire sprinklers. The homes would be required to meet the requirements of applicable City codes, and State of California energy and accessibility requirements. Therefore, staff believes that this finding can be made.

7. Whether the proposed development plan conforms to the purposes of the PUD District:

The proposed PUD Development Plan conforms to the purposes of the PUD district. One of these purposes is to allow for creative project design that takes into account site constraints, including the arroyo and the Irby house, which is a historic resource. Staff believes that, with the approval of the General Plan and Specific Plan amendments, the proposed project would help to implement the purposes of the PUD ordinance, by allowing for flexible site standards on the site, while protecting the 2.7 acres in and adjacent to the arroyo. In addition, the SEIR included a Statement of Overriding Considerations to allow for consideration of removing historic resources on-site while documenting the home according to Historic American Building Survey (HABS) standards, Staff believes that through the PUD process the proposed project has provided the applicant and the City with a development plan that optimizes the use of this site in a reasonably sensitive manner. Therefore, staff believes that this finding can be made.

VESTING TENTATIVE MAP FINDINGS

State law and the Zoning Ordinance of the Pleasanton Municipal Code (PMC) set forth the considerations to be addressed in reviewing a Vesting Tentative Map. The Planning Commission must make the following findings that Vesting Tentative Map 8245 conforms to the purposes of the PMC, before making its approval. With the revised process in the Municipal Code that now allows for simultaneous processing of planned unit development plans and vesting tentative maps, the Planning Commission's approval of the vesting tentative map, if granted, is subject to revision of the map if the City Council's approval of the PUD includes changes that require map modifications.

- 1. The proposed vesting tentative subdivision map conforms to the zoning regulations/development plan.**

The Vesting Tentative Map and improvements will conform to the ultimately-approved PUD development plan and conditions of PUD-110. The map and improvements thus conform to the underlying zoning district.

- 2. The design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities.**

The homes will comply with the City's residential Green Building Ordinance, which requires that each home achieve a "Green Home" rating on the "Single-Family Green Building Rating System." The homes in the development will incorporate a number of green building measures, providing a minimum of 50 points, and will be constructed to accommodate photovoltaic panels and be solar-water-heating ready. For this development, the homes will exceed Title 24 state energy conservation requirements by 15% and have humidity control systems installed.

- 3. The proposed vesting tentative subdivision map, together with its design and improvement, is consistent with the Pleasanton General Plan.**

PUD-110, as discussed in the PUD Findings section of this report, was found to be consistent with the Pleasanton General Plan and Vesting Tentative Subdivision Map 8245. The proposed subdivision and its improvements are compatible with the objectives, policies, land uses, and programs specified in the General Plan.

- 4. The subdivision site is physically suitable for this type and density of development.**

The area of the property to be developed is not in a flood zone or earthquake fault zone and is relatively flat. Project construction would involve minimal site grading and alteration of existing topography. Thus, the project site is physically suitable for the proposed development.

- 5. The design of the subdivision and improvements covered by the proposed vesting tentative subdivision map will not cause substantial environmental damage and avoidably injure fish and/or wildlife or their habitat.**

The subject site is located immediately north of the Arroyo del Valle. As part of the environmental review for the Housing Element update and Climate Action Plan General Plan Amendment and Rezonings, Mitigation Measure 4.C-2 was identified to protect riparian and wetland setbacks. No new grading or development is allowed within 20 feet of the edge of riparian vegetation or top of bank, whichever is further from the creek centerline, as delineated by a qualified, City-approved biologist. Additional pre-construction biological surveys will also be required prior to commencing grading on-site. PUD-110 also includes conditions that require best management practices to be incorporated before and during construction to minimize impacts to groundwater and surface water quality.

6. The design of the proposed subdivision or type of improvements is not likely to cause serious public health problems.

The proposed subdivision meets all applicable City standards pertaining to public health, safety, and welfare (e.g., standards pertaining to public utilities and services, public road design and traffic safety, fire hazards and noise hazards). All public safety measures are addressed through the design and conditions of approval for PUD-110 and the Vesting Tentative Map. The street design is satisfactory to the Livermore-Pleasanton Fire Department and Traffic Engineer. The homes will be equipped with automatic residential fire sprinklers and will be required to meet the requirements of the California Building Code, Fire Code, and other applicable City codes and/or requirements. The site is free from toxic or hazardous materials and no earthquake, landslide, flooding, or other natural hazards exist at this site.

7. The design of the subdivision or its related improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

The vesting tentative map will maintain the existing access and utility easements located on-site. This Vesting Tentative Map provides for new easements and utilities shown on the PUD development plan or required in the PUD conditions of approval, as well as the dedication of Nevada Street, which will accommodate new water, sewer, and other utilities.

8. The restriction on approving a tentative subdivision map on land covered by a land conservation contract entered into pursuant to the California Land Conservation Act of 1965 (Williamson Act) is not applicable.

The site has not recently been formed and is not covered by a land conservation contract, including a Williamson Act contract.

9. The discharge of waste from the proposed subdivision would not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board (RWQCB).

No violation currently exists and sewer capacity is available for this subdivision. The project would not discharge any waste other than domestic sewage and all sewage would be discharged into the city's sanitary sewer system for ultimate treatment. Urban stormwater runoff is required to meet the City's RWQCB permit requirements for urban development.

PUBLIC NOTICE

Notice of this application was sent to surrounding property owners and tenants within a 1,000-foot radius of the site. Staff has provided the location and noticing maps as Exhibit I for reference. At the time of the report publication, staff received a large amount of letters/emails regarding the proposed project, both in favor and opposition of the project, which are included within Exhibit H for reference. Letters in opposition to the project include concerns regarding

additional traffic and school and water impacts. Any additional public comments received after publication of this report will be forwarded to the Commission.

ENVIRONMENTAL ASSESSMENT

On January 4, 2012, the City Council certified a Supplemental Environmental Impact Report (SEIR) and adopted the CEQA Findings and a Statement of Overriding Considerations for the Housing Element update and Climate Action Plan General Plan Amendment and Rezoning. This SEIR was a supplement to the EIR prepared for the Pleasanton 2005-2025 General Plan, which was certified in July 2009. The subject property was one of 21 potential housing sites analyzed in the SEIR. Various SEIR Alternatives analyzed between 138 to 270 apartment units onsite.

The CEQA Guidelines further clarify the circumstances under which a supplemental or subsequent EIR may be required. Guidelines Section 15162 indicates that a supplemental or subsequent EIR is required only when substantial changes occur to the project or the circumstances surrounding the project, or new information is identified, that would result in the identification of new or more severe significant environmental effects beyond those identified in the previous EIR.

Staff believes that none of the conditions described in Section 15162 occurred. Therefore, an addendum to the SEIR was prepared for this project. The analysis in the attached Addendum to the SEIR (Exhibit G) concludes that the proposed project will not trigger any new or more severe significant environmental impacts as compared to those analyzed in the context of the SEIR and confirms that none of the conditions described in Section 15162 occurred.

SUMMARY/CONCLUSION

Staff worked with the applicant on the proposed in revising the proposal to attempt to address the Planning Commission's and staff's comments concerning site layout, street circulation, and other elements of the design. Staff has included conditions of approval to require the applicant to continue to work with staff on final elevation materials, stucco finish and texture, and other details that would make the development compatible with the residential uses in the vicinity. In addition to the 93 single-family homes, the applicant has provided Nevada Street improvements and extension; Tree preservation; Historic preservation; Arroyo preservation; New open space, trail, and parks to be privately maintained but publically accessible; and First Street/Stanley Boulevard improvements and intersection enhancements. Staff, therefore, believes that the proposed development merits a favorable recommendation from the Planning Commission.

Primary Author: Jennifer Hagen, Associate Planner, 925-931-5607 or jhagen@cityofpleasantonca.gov.

Reviewed/Approved By:

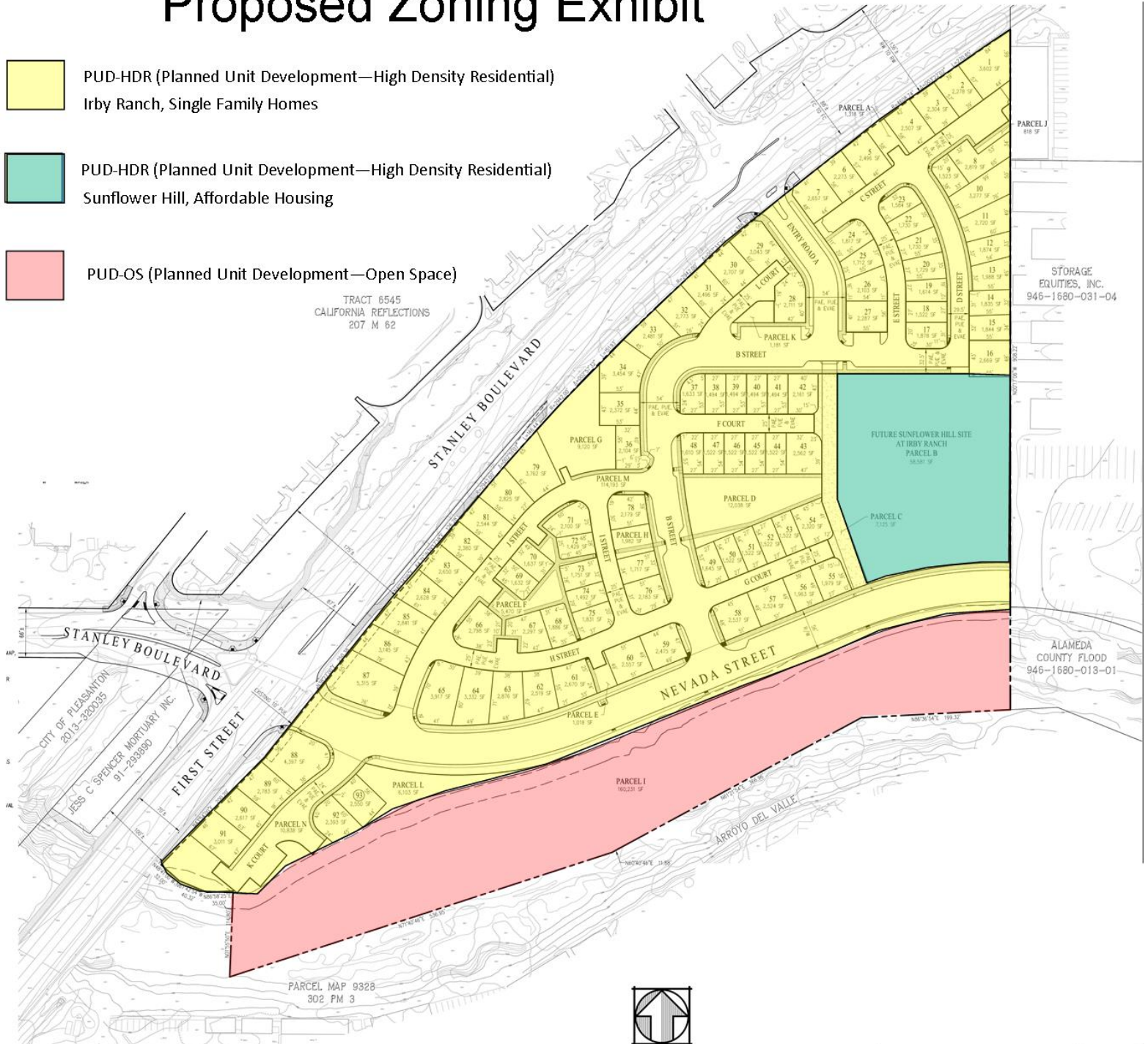
Steve Otto, Senior Planner

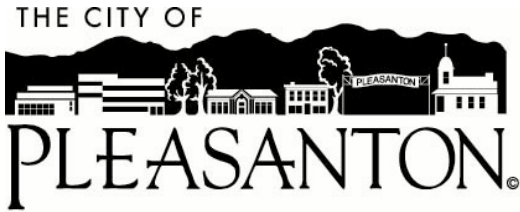
Adam Weinstein, Planning Manager

Gerry Beaudin, Community Development Director

Proposed Zoning Exhibit

-  PUD-HDR (Planned Unit Development—High Density Residential)
Irby Ranch, Single Family Homes
-  PUD-HDR (Planned Unit Development—High Density Residential)
Sunflower Hill, Affordable Housing
-  PUD-OS (Planned Unit Development—Open Space)





**Planning Commission
Staff Report**

April 27, 2016
Item 6.a.

- SUBJECT:** Workshop for PUD-110
- APPLICANT:** Mike Serpa, Irby Ranch, LLC
- PROPERTY OWNERS:** The Irby Family, LLC
ACHF Kaplan LP
Zia Corporation
- PURPOSE:** Workshop to review and receive comments on applications for General Plan Amendment, Downtown Specific Plan Amendment, and Planned Unit Development (PUD) rezoning and development plan to construct 95 single-family homes and an affordable residential community for individuals with special needs.
- GENERAL PLAN:** Retail/Highway/Service Commercial, Business and Professional Office as well as Open Space – Public Health and Safety with Wildland Overlay
- SPECIFIC PLAN:** 3988 First Street is within the Downtown Specific Plan Area with Downtown Commercial and Open Space specific plan land use designations
- ZONING:** 3988 First Street and 3780 Stanley Boulevard are A (Agriculture) District and 3878 Stanley Boulevard is C-S (Commercial Service) District
- LOCATION:** Approximately 15 combined acres located at 3988 First Street, 3878 Stanley Boulevard, and 3780 Stanley Boulevard
- EXHIBITS:**
- A. [Planning Commission Work Session Topics](#)
 - B. [Project Plans](#)
 - C. [Township Square Development Standards](#)
 - D. [Public Comments](#)
 - E. [Location and Noticing Map](#)

BACKGROUND

Mike Serpa, on behalf of the property owners and Sunflower Hill, has submitted applications to construct 95 single-family homes and to plan for an affordable residential community for

individuals with special needs. The affordable component would be developed by Sunflower Hill. Sunflower Hill is a Pleasanton based non-profit organization that works to develop housing options as well as activities to help those with special needs better integrate vocationally and socially within society.

The properties, formerly known as the Irby-Kaplan-Zia site, were analyzed for rezoning to High Density Residential uses as part of the Housing Element and Climate Action Plan General Plan Amendment and Rezonings Supplemental Environmental Impact Report (SEIR) in 2011. The SEIR was prepared as part of the Housing Element update as mandated by State law to meet the City's Regional Housing Needs Assessment (RHNA) requirements. At the conclusion of the process which considered 17 sites, the project site was not one of the nine sites chosen for rezoning to accommodate High Density Residential development. The property owners continued to show an interest in residential development and have submitted the subject applications with both single-family and multi-family components.

On April 17, 2015, the applicant submitted General Plan Amendment, Planned Unit Development Rezoning and Development Plan, Specific Plan Amendment and Tentative Map applications to consolidate and develop the three properties. The original proposal has been reduced in density and modified to relocate the Sunflower Hill project to better accommodate Sunflower Hill's operational needs.

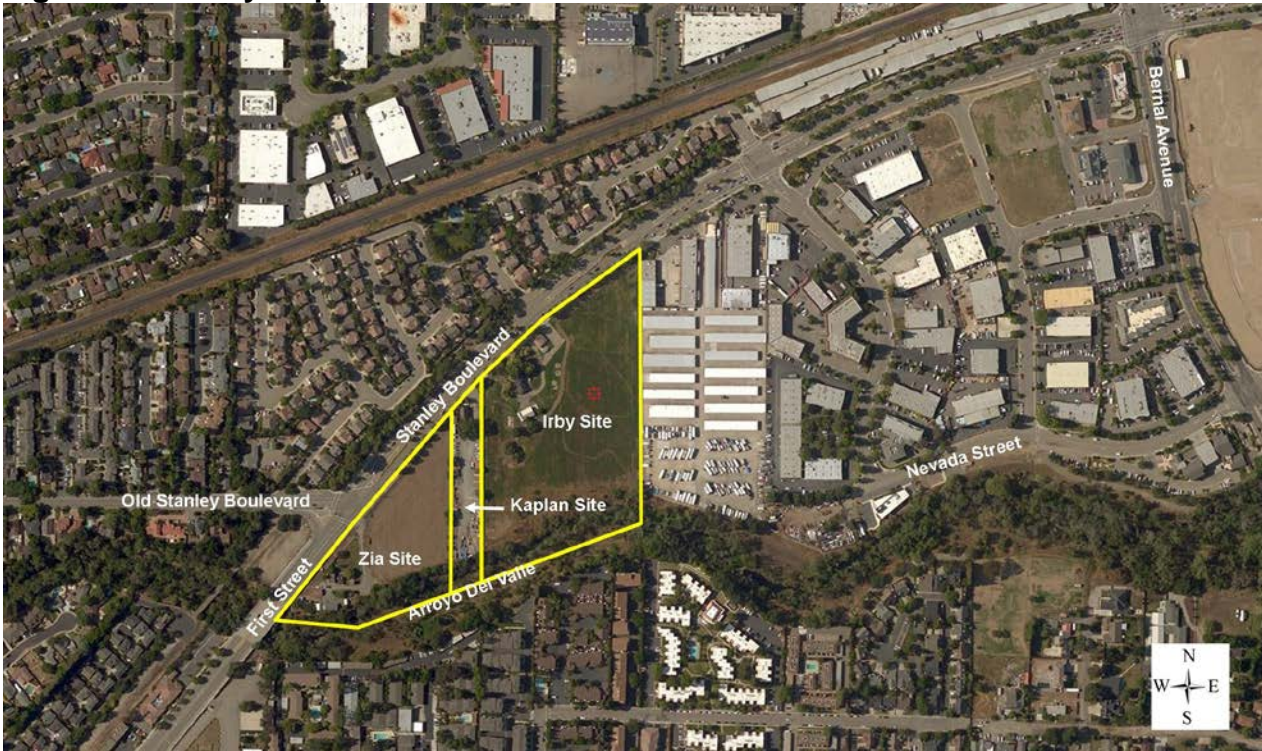
The purpose of the workshop is for the Planning Commission to review, comment and provide direction on the applications. The workshop also provides the public with an opportunity to review and comment on the proposed plan. The project will require a Housing Commission recommendation on the Affordable Housing Agreement, a Planning Commission recommendation on the PUD and a final decision by the City Council. A list of discussion topics and questions are included as Exhibit A of this report.

SITE DESCRIPTION

The Irby and Zia properties are located at 3780 Stanley Boulevard and 3988 First Street respectively, and are currently zoned A (Agriculture) District. The two properties are developed with single-family compounds built around 1887 and 1900, including barns and agricultural buildings. The home located on the Irby property has been determined to be a historic resource, while the home on the Zia property has not. The Kaplan property located between the Irby and Zia properties at 3878 Stanley Boulevard is zoned C-S (Service Commercial) District and is developed with an existing contractor's storage facility. The original home on the Kaplan lot was constructed around 1910 and was later converted from a single-family home into the contractor's storage office in 1986. It was also analyzed and was not deemed to be a historic resource. All together the three properties total approximately 15 acres of land. The properties also include a portion of Arroyo Del Valle creek running west to east along the southern property line.

The properties adjacent to the subject parcel include single-family homes to the north, across Stanley Boulevard; multi-family apartments and townhomes to the south, across the Arroyo Del Valle; commercial development including a self-storage facility to the east, and a church to the west on First Street, across the bridge over the Arroyo Del Valle. Figure 1 shows a vicinity map of the subject site and surrounding area.

Figure 1: Vicinity Map



The majority of the Irby and Zia sites are undeveloped and have been used for agriculture throughout the years, with predominantly ruderal/non-native grasslands and a mixed oak/bay woodland along the Arroyo. The existing oak woodland provides an abundance of foraging opportunities for a wide range of species making it an important animal habitat. All together 118 trees were evaluated on-site, of which 31 are heritage trees. Preliminary plans indicate about a third of the trees will be removed, approximately 13 of which are heritage trees.

PROJECT DESCRIPTION

The applicant is proposing to subdivide the property to create 95 single-family residential lots and related infrastructure on approximately 13.7 acres and one approximately 1.34-acre lot to be dedicated to Sunflower Hill to develop an affordable multi-family residential community for individuals with special needs. The Sunflower Hill portion of the development, to be discussed later in the report, is still in conceptual stages of design and is shown for reference within the plans.

Single-Family Development

Site Layout & Access

The proposed development will include the Nevada Street extension, which will eventually extend from its current terminus at California Avenue, just west of Bernal Avenue, to First Street. Access into the site will occur via an entry road off of Stanley Boulevard and interior streets off of Nevada Street as shown in Figure 2. The project includes a hierarchy of streets, including Nevada Street and smaller internal streets and vehicle courts. Internal pedestrian access will be provided by separated sidewalks along Nevada Street, the main Entry Road,

and B Street as well as trails in open space corridors. The development will also include a new multi-use trail along the arroyo on the south side of Nevada Street. The multi-use trail along the top of bank of the arroyo, outside the southern edge of the proposed right-of-way, is consistent with the City's Community Trails Master Plan and Pedestrian and Bicycle Master Plan. The master plan specifies that an 8-12 ft. wide, multi-use trail be provided along the north edge of the Arroyo del Valle for use by pedestrians, equestrians, etc.

Figure 2: Proposed Site Plan



Homes

There are four proposed home model types, two two-story models and two three-story models; front elevations are shown in Figure 3. The two-story models would range in size from 2,223-square-feet to 2,359-square-feet and are approximately 26 feet in height at the highest ridge. The three-story models would range in size from 1,843-square-feet to 2,359-square-feet and are approximately 35 feet in height at the highest ridge. The homes have all been designed with a traditional architectural style. Each home is proposed to include a two-car garage.

Figure 3: Front Elevations



The development parameters vary and would generally maintain the following:

Setbacks	
Front Yard	
Stanley Boulevard:	11 - 29 feet
Nevada Street:	6 - 10 feet
Interior Streets:	8 - 15 feet
Interior Courtyards:	6 - 11 feet
Side Yards:	0 feet and 6 feet 6 inches
Garage:	2 feet
FAR	
Range	35.4% - 143.9%
Average	99.75%
Lot Size	
Range	1,401 - 6,673 square feet
Average	2,342 square feet

Open Space¹	
Total Private Open Space	41,853 square feet
Total Public Open Space	32,496 square feet

¹ Per Sheet TM-5

Parking

Two garage parking spaces would be provided per home. The development would also provide 51 guest and on-street parking stalls which would be dispersed throughout the development; 23 parking stalls would be provided on the north side of the Nevada Street for a total of 74 additional parking spaces.

Open Space and Amenities

The project currently includes several passive open space areas and amenities as well as a proposed historic community park and gardens. Proposed recreation areas include three passive open space areas, two that include open lawn areas with a fire pit (6,403- and 12,124-square-foot in size), and a third area (8,798-square-foot) in size that will be centered around a large valley oak tree that will be preserved on site shown in Figure 4. None of the open spaces areas include any programmed active areas such as children’s play areas with play equipment.

Figure 4: Tree Park Valley Oak Tree



The proposed historic community park and gardens will be approximately 9,359-square-foot and will be located on the south side of Nevada Street. The main central barn will be used for potting and growing plants, composting, and educational/teaching classes. The applicant is proposing to include large story panels to provide pictures and a narrative of the history of the Irby and Zia properties and their importance to the local agricultural history of the area. In addition to the barn, the applicant is proposing to recreate the Zia ice house and water tower to

complement the barn. Details of the historic community garden are shown in Figure 5. As currently proposed, the individual gardening plots will be available to residents only, while the barn and accessory structure will be open to the public. The amenities provided on the Sunflower Hill site will be analyzed separately and will not be considered amenities provided for the single-family development.

Figure 5: Historic Community Park and Garden



Historic Resources

The applicant provided historic evaluations for all of the structures on the property which concluded that only the Irby home was considered a historic resource. All of the homes on-site are shown in Figure 6. The report indicated that the Irby home was associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States. In addition, by the late 1960's much of Pleasanton's agricultural land had been replaced with housing developments, leaving the Irby residence as one of the few remaining examples of an early farm house in the Pleasanton area from the late Nineteenth Century embodying the distinctive characteristics of a type, period, region, or method of construction. Staff has reviewed the historic evaluations and concur with their findings.

The Zia home with associated barn and outbuildings, as well as the Kaplan converted home do not embody the distinctive characteristics of a type or period of construction and the properties were not significantly associated with any historic events or persons in the history of Pleasanton and therefore were not historic resources. The current proposal does not include the retention of any of the homes or associated buildings on-site.

Figure 6: Existing Structures:

Irby Property (Home and Historic Resource)



Kaplan Property (Converted Home)



Zia Property (Home and Barn Structures)



Sunflower Hill Development

The Sunflower Hill development is a proposed new affordable residential project for individuals with special needs and is currently designed at a conceptual level. The Sunflower Hill development will be located along the east property line, just north of Nevada Street with access off of Street B and Nevada Street on approximately 1.34 acres. The current conceptual

plans shown in Figure 7 illustrate two two-story multi-family buildings currently anticipated to include 17 units. The affordable housing requirements for the overall project have not yet been negotiated but are anticipated to be met entirely by the Sunflower Hill portion of the development, with the final number of units and affordability levels to be determined. The density of the multi-family residential portion of the project is estimated to be between 11 and 15 units per acre.

Figure 7: Sunflower Hill Conceptual Site Plan



Sunflower Hill, a Pleasanton based non-profit, goal is to provide home living options for individuals with special needs by creating a community similar to senior living. In addition to providing an independent living environment, the site would include a community/recreation center and shared outdoor amenities, which could include a therapeutic swimming pool and a sports court. On-site property management would also be available to provide resident services coordination.

None of the Sunflower Hill residents are expected to have their own cars, and therefore the parking provided (approximately 20 spaces) is anticipated to be for the on-site staff and guests only. Depending on the services provided, Sunflower Hill expects to utilize 3 parking spaces for on-site staff during weekday working hours, with the remaining parking spaces available for service providers or other visitors during the day.

Regional Housing Needs Assessment (RHNA)

The subject properties are not currently included in the 2015-2023 Housing Element Housing Sites Inventory, which discusses the availability of sites for future residential development and the adequacy of these sites to address Pleasanton’s RHNA needs for the current RHNA cycle. The Housing Site Inventory only includes sites that are already zoned to accommodate

residential development. Although the project site was not included within the inventory, any affordable housing units constructed during this RHNA cycle, including the units proposed as part of this project, would still be counted towards our progress to meeting our RHNA goals. However, rezoning the site to allow for residential development would not be necessary to meet the City's current RHNA obligation.

Staff Refinements

Although staff has forwarded the application and plans to be presented to the Commission as a workshop item, multiple City departments are still working with the applicant on various components of the project. Areas of the project that staff will continue to work with the applicant to refine are as follows:

Architecture. Although staff believes the proposed architecture has improved from the first submittal, additional refinements are desired. Staff will continue to work with the applicant to refine the architecture and provide greater details in regards to the project elevation articulation, colors and materials.

Homes not fronting streets or green belts. There are numerous homes along D Street (Lots 8-16) and K Court (Lots 7-9) that front to the rear and do not have pedestrian friendly frontage (i.e., the front elevation is dominated by the garage door instead of an attractive front entry with porch). Staff will continue to work with the applicant to provide an alternative model type for these units to allow for all homes within the development to have pedestrian friendly porches and frontage.

Trail and Street Section. The proposed trail and street section have not been finalized and are still being reviewed by staff. Final alignments and trail/street sections will need to meet all Code, Trails Master Plan, and Pedestrian/Bike Master Plan requirements.

Fire Access. Adequate Fire Department access and circulation details, specifically involving F and G Streets, have not been provided. Staff will continue to work with the applicant on meeting all Fire Department requirements.

First Street Intersection and Nevada Street Improvements. Complete improvement plans including intersection improvements and Nevada Street extension plans are still being reviewed by staff. Staff will continue to work with the applicant on final plans to meet all requirements.

CONSIDERATIONS FOR THE WORKSHOP

The following section provides potential discussion topics and analysis of key issues related to the project. This workshop will allow the Planning Commission to provide direction to the applicant and staff regarding any issues it wishes to be addressed before the project formally returns to the Planning Commission for a recommendation to the City Council. The areas noted below are where staff would find the Commission's input most helpful. A list of these discussion topics and specific questions regarding the proposal are attached to this report as Exhibit A for the Planning Commission's consideration and discussion.

General Plan, Specific Plan, and Zoning

The properties currently have General Plan Land Use Designations of “Retail/Highway/Service Commercial, Business and Professional Office as well as Open Space – Public Health and Safety with Wildland Overlay” and zoning designations of “Agriculture and Service Commercial,” all of which (except Agriculture) do not allow residential uses. Therefore, an amendment to the General Plan Land Use designation is proposed to change the land use designation to “Medium Density Residential” for the single-family residential component and “High Density Residential” for the multi-family component. The site would be rezoned to Planned Unit Development - Medium Density Residential and Planned Unit Development – High Density Residential. In addition, the Zia property is located within the Downtown Specific Plan Area with a Downtown Commercial land use designation which will also need to be changed to Medium Density Residential.

The Medium Density Residential General Plan land use designation allows for 2 to 8 dwelling units per acre (DUA) with a midpoint density of 5 DUA. The General Plan indicates that residential projects which propose densities greater than the midpoint should be zoned PUD and include sufficient public amenities. The proposed single family portion of the development would have a density of 6.9 DUA, which is beyond the midpoint density; thus public amenities are required for this portion of the project.

The High Density Residential General Plan land use designation allows for 8+ DUA with a midpoint density of 25 DUA. The proposed Sunflower Hill development would have an approximated density of 11.2-14.9 DUA. The maximum density of properties designated as High-Density Residential are determined on a case-by-case basis based on site characteristics, amenities, and affordable housing incorporated into the development

Discussion Point

1. Does the Commission support the General Plan and Specific Plan Amendments and PUD rezoning to allow for residential development on the subject parcels?

Site Plan

The proposed development includes a hierarchy of streets and internal pedestrian access is provided along Nevada Street, the main Entry Road, B Street, D Street, and open space corridors as shown in Figure 8.

Staff seeks the Planning Commission’s comments regarding the street design and overall pedestrian experience. Staff believes that the overall pedestrian connections and view corridors within the project could be strengthened by providing enhanced landscaping and greater visibility through the project, specifically enhancing the connection between Parcel E and G through I Street as well as access along K Court as shown below.

Figure 8: Site Plan and Pedestrian Circulation



Discussion Point

2. Are the overall site plan and street/pedestrian design layout acceptable?

Amenities

The project currently includes several passive open space areas shown in Figure 9 and amenities as well as a proposed historic community park and gardens. The current proposal does not include programmed active space such as children’s play areas or tot-lots. For a project of this size, staff believes that additional programmed play space is warranted. In addition, staff has concerns with the open space proposed in Parcel B along the far northeast corner of the development. The area is closed off and not readily visible except from the dead-end of C Street. Staff believes that the open space area within Parcel B should be eliminated and converted into private yard area for Lots 8, 10, 11 and 12.

The proposed single family portion of the development would have a density higher than the midpoint density for the proposed General Plan designation therefore requiring public amenities for this portion of the project. Public amenities could include open space or recreational areas that include better programmed space such as tot-lots or bocce ball courts.

Figure 9: Passive Open Space Areas



The proposed historic community park and gardens will include barn and accessory structures that will help to highlight and maintain the properties' agricultural roots and importance in the community. The addition of the proposed story panels which would include historic pictures will also help reference the properties' agricultural history.

Discussion Point

3. Are the proposed public amenities sufficient for the proposed density and are they adequately designed?

Parking

The project would include two garage parking spaces per home. There would be no driveways to provide additional parking per unit. Dispersed throughout the development would be 51 parking stalls as well as 23 parking stalls on the north side of Nevada Street, for a total of 74 additional stalls. Since these units are single-family homes and not apartments, the PMC does not require on-site guest parking; however, the City normally requires some guest parking for single-family home projects. Outside of the development there is no parking allowed along First Street or Stanley Boulevard adjacent to the project.

Discussion Point

4. Is the proposed parking sufficient and appropriately dispersed throughout the development?

House Size and Design

The new single-family lots will range in size from 1,401 – 6,673 square feet, and average approximately 2,342 square feet. The homes vary in size from two-story models between 2,223- and 2,359-square-feet and three-story models between 1,843- and 2,359-square-feet. The development will have an average FAR of approximately 100%. The two-story models are primarily situated on the perimeter of the development adjacent to Stanley Boulevard and Nevada Street with the three-story models within the interior of the development as shown in Figure 10. The homes have all been designed with a traditional architectural style. Typical front yard setbacks range from 6-15 feet. A typical street scene is shown in Figure 11.

Figure 10: Two- and Three-Story Homes



Figure 11: Street Scene



Staff believes the perceived building massing within the development should be function of the individual home design and pedestrian experience and not the individual lot FAR. The proposed units are similar in size and scale to recently constructed units at Township Square adjacent to Valley Avenue and Bernal Avenue as shown in Exhibit C. The subject proposal would rezone the property to a PUD, therefore creating customized development standards for the subject site. Staff is seeking the Planning Commission’s comments regarding the proposed home designs, area, massing, and setbacks.

Discussion Point

5. Does the Planning Commission support the proposed building setbacks, building positioning, home designs, and massing?

Historic Resources

The applicant provided historic evaluations for all of the structures on the three properties which concluded that only the Irby home was considered a historic resource. Outside of the Downtown Specific Plan area, the City does not have adopted policies for preservation of historic structures. Of the three properties that make up the proposed development, only the Zia property is located within the Downtown Specific Plan area. Although not all of the properties are located within the Downtown Specific Plan area, staff believes that the applicant should attempt to meet the spirit of the Specific Plan regulations and guidelines.

The following Downtown Specific Plan Historic Resources Policy discusses the relocation of historic homes:

- Policy No. 9 – Future residential development (i.e., when additional dwelling units are being proposed on a property that has existing homes) should generally provide for the preservation and rehabilitation of existing on-site street frontage homes built before 1942 or which otherwise substantially contribute to the “small town” character of the neighborhood in terms of architecture and scale. Exceptions may be permitted to: (1) relocate such homes to other appropriate Downtown locations for permanent preservation and rehabilitation; or (2) demolish and replace such homes which are specifically found by the City to lack historic and/or architectural significance.

The Preservation & Relocation section of the Downtown Design Guidelines, page 10, addresses relocation of historic buildings within Downtown. Specifically, relocation of an existing building of heritage value within Downtown should meet the following criteria:

- The relocated building is compatible with the new area in terms of scale and architectural style; and
- Moving the original building does not jeopardize its historic status.

The Irby home is considered a historic resource because it was associated with events that have made a significant contribution local history. However, staff believes that the Zia home and barn structures are locally identifiable and serve as iconic structures within the community. The Kaplan converted home has long been utilized for commercial purposes and staff does not believe it holds any historic or iconic value. Staff believes that the Irby home as well as the Zia home should be retained in some form, somewhere onsite to preserve Pleasanton’s history and well known visual landmarks along First Street and Stanley Boulevard. Staff has had discussions with the applicant regarding relocating the Irby home to the historic community park and using it as a recreation building, renovating and retaining the home as a single family residence, or retaining the home in some other capacity. Staff is seeking the Planning Commission’s input on whether one or both of the homes on site should be retained or demolished, and if retained, where they should be located.

Discussion Point

6. Does the Planning Commission support the applicant’s proposal to demolish all of the homes or should one or more of the homes be retained? If one or more of the homes should be retained, does the Commission have a preference where on-site they retained and how should they be used?

Sunflower Hill

The Sunflower Hill development would be an affordable residential option for individuals with special needs. The applicant is proposing a unifying landscaping treatment along the street to connect the entire development. In addition, the Sunflower Hill development will include pedestrian access trails leading into the central green park area which will be open to all residents of both sections of the development.

Discussion Point

7. Is the Sunflower Hill development an appropriate use within the overall development and is the conceptual plan appropriate?

Conclusion

8. Are there any other ideas for enhancing the design of the project that the Commission wishes to add?

PUBLIC NOTICE

Notice of this workshop was sent to all property owners in Pleasanton within 1,000 feet of the site as shown within Exhibit E. Prior to the report publication, Staff received multiple phone calls requesting information regarding the application and requested to review the proposed site plan. Many of the callers requested clarification the types of residents the Sunflower Hill development would be serving. Staff also spoke with one resident at the counter who lives across the street in California Reflections who requested further analysis on the current speed limit on First Street/Stanley Boulevard. In addition staff received three emails stating concern regarding the project intensity, increased traffic, and water usage. The emails are attached as Exhibit D. Any additional public comments received after publication of this report will be forwarded to the Commission.

ENVIRONMENTAL ASSESSMENT

Since the Planning Commission will take no formal action on the project at the work session, no environmental document accompanies this work session report. Environmental documentation will be provided in conjunction with the Planning Commission's formal review of the PUD application.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission review the attached material, take public testimony, and make suggestions/comments to the applicant and staff regarding the development of the site.

Primary Author:

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Reviewed/Approved By:

Adam Weinstein, Planning Manager

Gerry Beaudin, Community Development Director

PUD-110, Irby Ranch

Work Session to review and receive comments on applications for General Plan Amendment, Downtown Specific Plan Amendment, and Planned Unit Development (PUD) rezoning and development plan to construct 95 single-family homes as well as an affordable multi-family residential community for individuals with special needs on an approximately 15.03-acre combined site located at 3988 First Street, 3878 Stanley Boulevard, and 3780 Stanley Boulevard. The current zoning for the properties is Agriculture (A) and Service Commercial (C-S) Districts.

Commissioner Balch recused himself due to a conflict of interest.

Assistant City Attorney Seto briefly discussed State law relating to Commissioner recusals.

Jennifer Hagen presented the Staff Report and described the scope, layout, and key elements of the application.

Chair Ritter: We'll ask staff questions, but before we begin, will you please explain when a project goes to a workshop and when it just goes through the process?

Hagen: Currently we don't have any specified definitions within our Code that specify when a project goes to workshop. Typically projects of more complex nature, specifically if it requires a Specific Plan Amendment, Rezoning or General Plan Amendment, are suggested to go to a workshop. Staff would like to hear comments from the public and the Commission early on with these types of projects, so staff may address concerns before presenting to the Commission for a final decision.

Chair Ritter: Thank you. Before we have the applicant come up, do you have any questions for staff?

Commissioner Brown: I have a couple of questions. In terms of Nevada Street, there was made mention that it would connect through but obviously you've got property and parking lots in between. What is the forecast for when Nevada would connect through?

Hagen: We're still working on the exact timing. We did obtain utility easements for the property next door, which is the storage unit development, quite a few years ago. Additionally, there's one other property that we're in discussions with and we'll have utility easements on that. The actual Nevada Street extension has been in our General Plan since 1976, so the Nevada Street extension has always been planned as part of a City extension. They already have CIP project improvement funds for the utility portion of the project, so as we're working through this project on the planning side, engineering is also working through it simultaneously. We're hoping that we could do this at the same time, but it still does take some negotiating with property owners in finalizing different aspects of the project.

Commissioner Brown: I did actually go out to the property and walked along the sidewalk anyway to get accustomed to the property and I noticed there's a proposed trail along the north side of the Arroyo, but I notice it's not going to connect on either

side, so the thought was to build that portion of the trail and eventually do we have it in the plans to connect it?

Hagen: There is a trail on the opposite side of Bernal Avenue going to Shadow Cliffs. As part of this project, with the Nevada Street extension, the Engineering and Traffic Departments would be looking at also extending the trail to those parts as well. But across First Street, there are spots where it's not connected within our overall master plan so as projects develop in the future we would get little bits of trail here and there.

Commissioner Brown: Okay thank you. Those are all my questions.

Chair Ritter: Great, I'm sure there will be more, but let's hear from the applicant. Mr. Serpa?

Mike Serpa, Applicant: Chair Ritter, Planning Commission, thank you for listening to us tonight and having this workshop. I think workshops are a great idea. We understood that it was optional for us and we're not required to do it but we think as part of the process, it's the right thing to do.

Beaudin: Can I just jump in here Mike? I just want to be clear with the workshop versus not workshop discussion; the Council has been clear and staff has been clear that if there is any kind of a legislative change associated with the application, we will meet with the Commission for a workshop and if it's a notable location or prominent location, we'll also do that. So it is not optional. It is a City policy now that projects come forward to this Commission when they involve legislative changes. I just want to be clear with everyone.

Serpa: Thanks, for the most recent projects, I didn't know. Okay, well now we know and here we are. You probably know; we've worked with staff for 3 ½ years designing this project. We've had a lot of great feedback from staff and leadership and we're grateful. I'm really excited. It's with humility and respect that we get the opportunity to do this. The land owners are here. I don't know that there's another land owner in Pleasanton that's been here longer than they have. They are leaders, stewards of the community. They are all here. My whole design team is here if we have questions with architecture or site planning, and the City Traffic Engineer is here, so I think we can get a lot done and I think we'll learn a lot. In my presentation, as I go through, feel free to stop on any one slide. Jennifer's presentation was fantastic. She covered a lot of ground, so you may see some duplicity in the slides I have so I'll speed through those and try and keep it brief, but hopefully we can all exchange good information and get good feedback here. So I'll go ahead and start.

I'm sure most of you know where the location is on Stanley Boulevard. When I first learned of this project, it was the Irby property in the 2012 Housing Element Update. I had a project in that update. That's when I learned about these 3 properties. They scored very, very high for residential development—among the highest of all properties considered across the City. The study included citizen groups from across the City and it was based on City criteria in scoring the properties.

I met the Irby family and was intrigued with their history, the property, its location, its proximity to downtown and I went into contract on that property. I went into see the City, told them about my ideas about that property and the feedback I got was, for

infrastructure improvement reasons, for master planning development reasons, we'd like to see the Kaplan Property and the Zia Property as part of it too. So over the next couple of years, I was able to get those two properties as well and make them part of the plan.

Just to give you a sense of surrounding uses, the Irby property is in the middle. We have detached, higher density residential across the street, multi-family attached housing, townhome style housing on the other side of the Arroyo and multi-family attached residential housing across the street and the other side as well.

I put the photos in here because I wanted to show you in Photo #1 and #3 the rooftops. When you see what we're doing and what we're proposing is a hybrid. It is a detached home with some density. We're about 10 units to the acre. The rooftops that you see there may be 6-8 units per rooftop that you see attached and those are probably about 16 units to the acre. So in terms of density, we're sort of between what you see as traditional detached housing and high density townhome style housing. So in suburban communities like Pleasanton and like Livermore where we've done this type of project before, it's a nice type of product because the square footage comes in the marketplace and it offers at a price point that is achievable where, you know, in Pleasanton—I'm sure you know, a new home in Pleasanton has a lot of zeros on the end of it. This is attainable housing, yet still detached and you wouldn't have the common walls and the stairs and the expanse and mass of the buildings.

I'm always intrigued when I look at this. I've been to many City Council meetings over a decade and I hear people come up to the podium and they say, "we've been here 30 years and 40 years, and I think I've heard one say 50. I don't think I've ever heard one say 120 years, and they were actually given an award by the City some years back. But, I think we've had a great time working with them on the Kaplan and Zia property and we're all pretty happy with the plan. It was a 3 ½ year design process. It started in 2012 and this was studied from an environmental perspective for 275 apartment units. At that time, the residences or structures themselves—they were studied more but it was thought that they'd be demolished at that time through that study. I mentioned how high this property scored for residential development and residential use. We got all three properties. We designed it with City staff and we were going after attainable priced housing, size housing, 1,800 to 2,300 square feet and not 6,000-square-foot lots. They use more resources than if you built this size home that typically goes on that, it is a \$1.5 million or \$1.7 million. It is a totally different project and a totally different buyer profile; not attainable and not necessarily what you would do in close proximity to a downtown.

We looked at the time at the zoning and the land use. Of course it's not going to stay open land. It's going to be developed and if you look at service commercial, between talking to Jennifer and reading the types of developments that go in there, it can be pretty broad, but service commercial could be some of these uses that we present.

At the time, we were in the Irby property only. We did a traffic study for this commercial park at 100,000 square feet. We used Fehr and Peers; the same traffic engineer that does the City's work and the same traffic engineer that did our work for this project. We had 115 units at the time on our plan. We compared that 115 units to just the Irby property at 100,000 square feet. The traffic production was about a wash. We didn't

have Kaplan and Zia at the time. If we had Kaplan and Zia at the time, this plan would have stretched to 150,000 to 170,000 and I don't think it would have been a contest of which would have produced more traffic.

So this is our proposed community—1,800-to 2,300-square-foot units, affordable, special needs housing, farmstead recreation, river walk Arroyo. It's been our understanding from the very start that this river walk was a critical missing piece and would facilitate the City's ability to connect a trail above and below this trail. We saw the street scene earlier. We like our street scene. It is two and three-story homes. There's a lot of articulation, a lot of movement along the street. Again, these are smaller structures. You've seen some three-story homes at 3,500 square feet. That's not these. They're much smaller neighborhood homes and priced accordingly.

This is a diagram to give you a sense of the 2 and 3-story homes. The blue that surround the community are all 2-story homes and the more orange color is the 3-story homes we mixed in the middle. Again; a diverse street scene. Homes along Stanley, we meandered them. We believe that we've got a lot of site relief as you go through Stanley and so the project objective for us is to create what's not here. There are no new homes available at 1,600 to 2,300 square feet with this price. They would be attainable to a group that currently doesn't have this in the market place. I haven't seen any partnerships between profits and non-profits like this one can offer. Its special needs housing. As the word indicates it is special, it is different. I'm not seeing this anywhere and I've been doing this for 25 years.

Infrastructure Master Plans. So the benefits that it does bring are right in line with the infrastructure plans in the City, and the City has attempted to secure, even with an eminent domain approach, this road through these properties since 1991. So it is an interest and need of the City and we think that it provides significant improvements. We don't know yet the level of circulation. We think improvements, we hope, we need to do more work to find out just how beneficial traffic relief may be at different intersections. We talked a little bit about heritage structures. I'll move onto those. These are typical front yards. You don't have a front and a back. You usually have one or the other, so we saw some of the photo simulations, green space. We may not have a tot lot, but quite frankly, the open spaces, the pedestrian connections—in all the years I've been doing this—my partner's been doing this for 40 years; the tot lots we feel like the open space is probably a better use for social connectedness and expression and that's why we proposed what we proposed with the open spaces. We have fire pits and seating areas and social gathering areas and we think that's important in communities. So you will see the different photo simulations as you go through. This is off of Stanley here, as you're coming up Stanley; about the middle of the community—that's our tree park. Okay, let me speed through here. So pedestrian paths you saw.

This will give you the numbers in terms of the infrastructure improvements, where these improvements go, just how much they provide, but once again, fairly significant, and needed by the City.

Chair Ritter: Did you say we could ask questions during?

Serpa: Yes, am I going too fast?

Chair Ritter: No, that's okay. While you're on this one, is this something you as a developer paid for and if you didn't do this project the City would have to pay for this using the funds that we set aside, is that correct?

Serpa: Yes, the City has pursued this in the past. They needed the relief line on sewer and that's why the City had gone through the eminent domain process.

Weinstein: Just to clarify really quickly. Mr. Serpa is correct; we would depend on private development to fund the cost of the Nevada Street extension. It's unlikely that if private development were not to happen here that we would actually build the Nevada Street extension using our own road funds.

Chair Ritter: Okay.

Serpa: I can flip back through to any slide if you remember a particular slide you want to go back to, but I just wanted to highlight the traffic circulation again—what we believe and what we hope based on the information we have so far are improvements. Those are the intersections that we'll be studying more. At this point, based on the information we have, we think it's going to provide improvements at those intersections, but we need to do more homework to figure that out.

We talked about Sunflower Hill and we couldn't be more excited to have the opportunity to work with these guys. They're just a fantastic group and to have this type of community within our community and this type of offering is pretty rare. I think Pleasanton, with this type of offering, would be the type of project that cities haven't and don't and this could provide a model that could be emulated. This shows the massing. The buildings have one- and two-story structures and that's the residential piece there. Great photo simulation as you're coming this direction on future Nevada Street approaching their community. Some of the amenities and concepts are on that page.

So the historic recreation—you know, we talk about and we really like to take this approach to celebrate and to highlight families who lived here, the structures that have been here and tell this story in a functional way and we think a greenhouse approach in the shape of these structures could be a functional, useful, educational, and a lot could go on with it. In this location if it was the City's choice, you could put the Irby house there. I don't know it would have the function of something else we could do there but we're open to more discussion, you know, on just how to do that and these are just the informational panels. There'll be a sense of how those work. We got this idea from this example in Hawaii where they take their archaeological and historical recreations very seriously. This is exactly what they do there. So, with that, if you've got questions on any particular area, let me get to that. I can go back to slides if you need.

Chair Ritter: Anyone have any questions?

Commissioner O'Connor: So you were talking about the size of the homes. For a new home, they're smaller than what's offered today in Pleasanton and I think you'd hinted they'd be more affordable. Do you have a price point for what these homes between 1,800 and 2,400 square feet would be?

Serpa: Yes, we think the three-story homes would come into the market just below \$800,000 or about \$775,000 and then the two-stories and the larger two-story would come in probably around mid-\$800,000/high \$800,000-something like that.

Commissioner Allen: Just a couple of questions following up on that. So how many of the 95 homes will be low income, or did I read none would be?

Serpa: As Jennifer explained, the Sunflower Hill community-the contribution there; the gift of the land, improvements and all that would satisfy the affordable housing issues.

Commissioner Allen: Okay, so all of the 95 homes would be at market rate.

Serpa: Market rate.

Commissioner Allen: Okay, the second question I have is regarding Sunflower Hill. I just pulled up today their website and there's a Q&A on their website that says what types of housing units are planned. They said that in Livermore, Sunflower Hill is proposing a development of 45 units on site and an on-site manager. And then it says, "The Pleasanton site may evolve more into a day use campus with opportunities for individuals and adjacent homes to use the service, but tentatively, 17 on-site apartments are planned." So what is the plan? It sounds like, according to their site, that this could be a day use facility and they clearly have a lot more land in Livermore that they would center around housing.

Serpa: Well, let me introduce Susan Houghton, President of the Board at Sunflower Hill and let her answer that question.

Chair Ritter: Before we go there does anyone have any more questions for Mike?

Serpa: I can get back up.

Chair Ritter: Okay, then we'll let Susan speak. Thank you. And just so the public knows, we're going to open it up to the public and go through these comments and we'll bring it back. Susan, do you want to help answer Commissioner Allen's question.

Beaudin: Mr. Chair, if I could, while Susan makes it to the microphone, just to clarify on the affordable housing question as well, the applicant's proposal is that zero of the units be market rate and that is something that is being negotiated with the City and that will come forward with an affordable housing agreement ultimately. So I just want to make sure it's clear that that's an on-going discussion. It will come through the Housing Commission, and it certainly is an important topic for this project.

Chair Ritter: Zero of 95.

Commissioner Allen: ...will all be market rate?

Beaudin: All 95 units are currently proposed to be market rate with the Sunflower Hill property on the table as a contribution towards the affordable housing component of the project, and the details just need to be worked out.

Susan Houghton: Hi, I'm Susan Houghton, President of the Board for Sunflower Hill. We are a Pleasanton based non-profit. We've been in existence for about four years. We have a number of our families and supporters here—you can all raise your hand; many of whom are very anxious to have the ability to have affordable housing.

To your question, Commissioner Allen, we do have another site in Livermore that is going through this same process now. It is about 2.2 acres, has about 45 units, it's a first and sale agreement on First Street that we're working with the City of Livermore on. We actually started working with Mike and Concentric Development on this first but we took the advantage to take two opportunities for land. There are more than 900 families in Livermore who need special needs housing, 700 in Pleasanton and as you know, unfortunately special needs is growing. 1 in 68 people are now being diagnosed with Autism. Of course, Sunflower Hill would not just house individuals with Autism. It would house people with Down Syndrome, Cerebral Palsy, and any type of developmental delay. The reason that we have identified only 17 units so far is really due to the size of the property. Our board feels very strongly about keeping an occupancy or a density ratio of 22 to the acre, and we know, given the need in Pleasanton, there will be significant interest of families to purchase some of the homes in the property, purchase adjacent to the campus. They would want to use the campus, the facilities on site that you saw on the amenity, as part of their day program or night program. Because for us, it is really an affinity community. It's being together. It's being able to have socialization and our friends; and our families and a lifelong residency. So we know, even though people will not be living on site, they will walk to the site and they could easily get up to 50 or 100 people using the auditorium or using some of the amenities. So that was the reference to the campus.

We fully intend to meet whatever is the requirement of the housing. We committed that to City staff and we are working with them on an appropriate housing agreement that would meet the needs of what the City, the Commission and of course, what the Council desires. So hopefully that answers your questions and I'm happy to answer anything else about Sunflower Hill.

Commissioner Allen: That answered my question.

Commissioner O'Connor: Susan, you said that your target is around 20 units per acre, but with 1.4 acres, why wouldn't you be higher than 17 units?

Houghton: Because that is what we have been told is the early estimate of what the affordable housing requirement would be. So we know with his density of 95, it would be approximately 17 that he would need to have to be affordable. So we originally put this as a place marker until we understand exactly how many houses are approved, exactly how many the final development will be and then we'll adjust it. You see the two buildings that are there in the green—the upper ones—those are the building concepts we would have. It would be similar to a college dorm in a way in which you might have some individual, single efficiency apartments with kitchens, but then you might have an area or floor that has a common living area and master bathrooms on site depending upon whether you wanted to cook or not cook. The big building you see down at the bottom is the community center and we personally believe that given the interest to the families, we want to put more of our effort into a community center that is large enough

for everyone in the subdivision who might need to use it to be able to use it. So we put most of our efforts there.

At 1.3 acres, it is just slightly under the 22 per acre density and we feel comfortable with that. Our architect is also here in the back if you have any questions about that, but we are also using her in our Livermore site as well and the concept is very similar there—just a bigger piece of property, it's 2.3 acres.

Commissioner O'Connor: So my understanding is the developer would be donating the property to Sunflower, but Sunflower would be building.

Houghton: Correct. We will go over a separate entitlement process once the General Plan and Zoning changes are approved and we know that we can. At that point we would partner with a non-profit housing provider like Mid-Pen or Eden. This project at 17 is under what Mid-Pen typically does in terms of property management. They are our partner in Livermore. Therefore, until we know exactly how many units we're going to have, we're not going to choose a house plan here. There are other apartments such as Housing Consortiums in the East Bay where this is in their wheelhouse and they would be very interested in working with us as a partner. That's one of the reasons we decided to delay our entitlement, is because we didn't know exactly how big it would be.

Commissioner Nagler: Prior to sitting on the Planning Commission I sat on the Human Services Commission and three years ago Sunflower made a presentation saying you were "coming to town" and you were looking for a site and you were going to do what you're now talking about; so, congratulations on making this much progress! Could you just explain to us the history a little bit because at that time, you didn't have a site identified? How did this partnership come to be?

Houghton: Well, thank you for that. Yes, we feel very grateful that our vision has resonated, and really we started as a group of parents four years ago who said, what are the options for our kids after high school? 80 percent of all individuals with special needs live with their parents their entire lives. Obviously, that's not sustainable. We're not going to live forever, so many of us felt compelled to find a place that would house our children. Unfortunately, there are not a lot of options. There are group homes. There are great places and organizations like Reach here in Pleasanton that have purchased homes, but the need is great. I guarantee you this will fill up instantly. We know this vision resonates. So we started as a group of parents thinking we had this unique idea and little did we know this was a vision taking shape nation-wide, and parents all over America are developing what we call "intentional" or "affinity" communities, similar to senior living because of exactly this. If we don't do it, who will?

So that's how we started and we're fortunate that we have a board and as our vision came up and started resonating, we got more and more interest and I have to tell you, I went early on to the cities, and Pleasanton was one of them and I didn't know anything about affordable housing. I didn't even know early on that I needed an affordable housing partner, so I learned a lot and we've all come together and we realize that we don't have the skill set to develop it, but we needed a partner to help us.

Along the way, we were introduced to Mike Serpa and we've been talking to him for the last year and one half; almost two years, and he offered to donate the land to us as part of this. We've talked with City staff and have worked with them to see if this was a good fit and have started down that process. So for us, we're very grateful for the ability to build this hopefully within this subdivision, and we know that as other land opportunity comes up, it will resonate with their members just as well and we can fill it easily. I hope that answers your question.

Commissioner Nagler: It does, thank you. And you talk about families purchasing homes in the neighborhood to be close to the community center and pool and so forth. Do you have a sense of how many of these 95 homes are going to be taken up by families?

Houghton: Well, let's ask our families. Oh, do you mean families or individuals, because probably what the concept would be is that three or four families go in together to buy a home in which their children live. So we have several members' kids here today and they would maybe then all live together, but the families would go in as part of purchasing that. It would not be families living in Sunflower Hill. Most of our kids honestly will never marry, but they are friends and they want to be together, so being in a community that's supportive like senior living is so important because that's their socialization. We all go to the RADD activities that the City of Pleasanton has, so we would want to partner with RADD and other groups to have activities on site. But I think because we will be following fair housing practices, we will have a lottery system basically that we hope to define that helps us, but there is a chance that families would not get in. So that's why this is such a unique vision for us because those families who may not get in could certainly have the ability to purchase a home and still be close to the amenities that we want to have in terms of a campus.

Commissioner Nagler: Thank you. And then on the design of the homes themselves to the extent that there would be that, is the height or multi-story element, or the design of the homes amenable enough to be residences for the kids?

Houghton: I think every family is different. I'm very happy to see there are two-story homes. I think that would probably resonate more. Most of our kids or members do not have physical disabilities, most of them are development disabilities; but certainly yes, having accessible homes for those who do have physical disabilities is important. Ours are just two-stories because we do want to make sure they are not too tall and they are appropriate and accessible.

Chair Ritter: Are there other questions?

Commissioner Brown: You mentioned possible day use and I noticed the Sunflower Hill has proposed 20 parking spots and I think there are three or four for staff. Do you anticipate—obviously it's going to depend on how much of a community can walk—but do you anticipate the recreational community being used by people who live outside of walking distance as well?

Houghton: We do, but most of our kids do not drive. In fact, I can't think of one that does. So they would not be cars that our members have or residents have. They would be people coming on site, perhaps caregivers, people who are assisting with some of the project management and property management. I know that the on-street parking

would probably be something that we would want to utilize if we had a big event obviously, but we believe that this ratio of parking is kind of consistent with senior living and we followed it similar to a development in Sonoma called Sweetwater Central that was developed a couple of years ago and has 16 residents and approximately the same amount of parking.

Commissioner Brown: Okay, thank you.

Ritter: Okay, we'll open it up to speakers. I have four cards. If someone wants to say something, please bring them up. We'll start with Lauri Fehlberg. You'll have three minutes.

THE PUBLIC HEARING WAS OPENED.

Lauri Fehlberg: I won't take even that. Lauri Fehlberg, Principal of Dahlin Architecture and Planning. We've been working with Susan and Sunflower Hill folks since this first started out in its inception. We are very excited to be in front of the Planning Commission tonight as part of this Irby project. We're so excited, and when I first met Susan, to be very honest, it was a little bit of a flat forehead moment as an architect who does not have a child with special needs. The question of what happens to these kids when their parents pass on, it was a total flat forehead moment to me. And so we've become very passionate about this effort. I'm here to answer any questions you have. We're looking forward to this moving through the process so that we can start to support the families here in Pleasanton and just look forward to working closely with the Planning Commission and City staff to move this process forward. Thank you.

Corey Messenger: Hello. I'm Corey Messenger for those who probably don't know who I already am. In the days of my youth, probably when I was no older than two years of age, I was diagnosed with a mental disability called Autism which rendered my ability to speak, but slowly but surely I regained my ability to speak and I got through my education just fine without becoming something of a mute or vegetable or anything like that. Speaking of education, I also happened to be currently attending Las Positas College in which I usually tend to take the bus to and from said college. Also, once I'm all done with college, sometime by this year or quite possibly the next I intend to go to Fresno State College so that way I can further expand on my knowledge of independent living skills and also be able to become eligible to get a job in the near future. And also after that, I intend to go to Sunflower Hill community where I will benefit from the safe environment and all that and thankfully be welcomed with open arms by the said community as well as an empty apartment that I may live at for the rest of my days or for as long as I so see fit, and also to be able to visit my parents every now and again, along with my friends and family. And I believe that is about it. Thank you for your time good ladies and gents.

Bruce Frank: Good evening, my name is Bruce Frank, a long-time Pleasanton resident, although I can't say 120 years...half that. I'm in favor of this development. I have a son, Austin, who is now 25 years old. After he went through all of his elementary school, middle school and high school in a special education program it has taken us over four years to find a group home for him. It is in Livermore and fortunately it is with a very loving couple who manage to take care of him and another individual. We would so much like to have our son back in Pleasanton in this community, and once again, I'm in

favor of this development and Sunflower Hill going forward. I read through some of the comments in there and one of them struck me pretty hard. It says "The special needs apartment project sounds a little scary and inappropriate for this location." My question is what is an appropriate location? Again, is that being sequestered out in the middle of the desert some place? I believe that to alleviate some of these concerns, those individuals that do have concerns about special needs that maybe they attend a RADD activity sponsored by the Pleasanton services or they maybe participate in a Pleasanton Challenger baseball game or maybe they participate in Special Olympics somehow. That would give them a great, in depth idea of who their neighbors would be in the community.

I also think that these young people should be afforded the same rights, privileges and opportunities to live in a home of their own that is close to family, friends and in their own community. Again, I support this activity. Austin's mother supports this activity and we would like to see this go forward. Thank you.

Commissioner Nagler: Sir, may I ask you a real quick question?

Frank: Sure.

Commissioner Nagler: Just the theme I've been wondering about, obviously there's not going to be that many units within the Sunflower Hill development and I'm just thinking of limitations. So, could you see yourself in fact going in partnership with other families and purchasing one of these homes in the neighborhood?

Frank: That's certainly a strong possibility. Where he is at right now, which is true with most providers is, they are going to age out of providing for our children and young adults so there needs to be some place where our children can reside and call home and make their permanent home.

Commissioner Nagler: And you could see yourself having your son circulate in this neighborhood the way it's laid out and the way traffic flows. In other words, having a picture in your mind of your son living in this neighborhood?

Frank: Oh certainly, yes. It took us over four years to find a home where we could place him. Planning on him just getting used to the fact that Mom and Dad aren't going to be around forever and he's going to have to be on his own; although he will always need assistance with daily needs and safety and those kinds of things. Yes, I think this would be an excellent opportunity.

Commissioner Nagler: Great, thanks a lot.

Debra Zentner: I'm Debbie Zentner. I'm a resident here in Pleasanton. I've lived here for about three years and a lot of times I'm accused of being Bruce's mother, Bruce is actually my brother and he's 50 years old. He has been in and out of group homes. He lived in Fremont with my parents until he was about 30 years old and then he moved to group homes; he has lived in three. But four years ago my father died and my mother (who was 76 years old at the time) lived here in Pleasanton, and I decided to move him home with my mother. With the chagrin of many relatives who decided that wasn't a great idea of having a mentally challenged child with a 76 year old, I decided we were going to try it. Well, she has

memory loss and he's a little autistic. He doesn't forget. She doesn't remember. They are an incredible couple and they live here in Pleasanton together. The problem is, she is aging and he's 50 and I'm older than him. So we have an issue coming on and so Sunflower Hill is the perfect solution for us. I have no envisions that we are going to get into the number of small homes here. The chances of us getting in with everybody else is small, but we also own two rentals here in Pleasanton and David, to answer your question, I would gladly sell one of those rentals to buy one of these and move him in that—absolutely. This is a perfect concept for anybody who has ever had a mentally challenged brother, sister, or family member. We are getting older. We have nowhere to put these kids. If my brother didn't have me, we would have nothing. My mother can't take care of him and he would be in a group home. So Sunflower Hill is an outstanding concept for all of us and I hope you can see to fulfill it.

Anuradha Paid: Thank you for giving us the opportunity to speak here today. I've been in Pleasanton for 20 years. Both my children were born here. My younger son is on the autistic spectrum. When we moved to Pleasanton, we didn't have any children. We moved because we love the community. We liked the situation here and it was close to us for work. When my second son was diagnosed, we realized the amazing support we have from the school system. He studies at Pleasanton Middle School right now in special education and every time we go to the street fair, it seems like the entire community knows him. Somebody either works with him, they know who he is, they have had some interactions with him and so it is really a community bringing these children up together for us. That's how we feel and so what is proposed here with Sunflower Hill and the surrounding neighborhood, and Susan spoke to this—the affinity, the community feeling, this is a continuation of that for many of us and it is great to see this vision coming through. It's also a great environment to have and to continue the story of not just providing an education, but also helping them find a place to live and maybe work and have some skills in the community moving forward so they can contribute to the community, add value and also be independent in their lives. I think that's a great setup for us to have and a great message for Pleasanton to be able to bring forward. So I appreciate you considering this. From our end we're very excited and fully supportive of this. To your question, we would happily go into a partnership with other families to buy a place if we can't get into one of those spots. Thank you very much.

Commissioner Allen: Just to understand, if you were to buy a home in a shared situation, would there generally be an assistant living there with the young adults?

Paid: I think it depends on the group of children living there because these are children on a spectrum so some are very high functioning in certain areas and it's not a physical issue—it's more of whether they can stay independently or do we need to look for a care giver or somebody who could stay with them. So I think it depends, there's multiple ways to deal with that so we would look at that situation and say, do we need somebody or do we need somebody to check in everyday with them, so there are many ways we could deal with it. But yes, we will be happy to look at those.

Brock Roby (with son, Barrett Roby): This is my son Barrett. Actually, I'm on the Human Services Commission so it's nice to come and see you guys in your work here tonight, and Barrett is a young adult who's happy in the Down Syndrome community. How old are you now?

Barrett Roby: 24.

Roby: Barrett's 24 years old and we obviously appreciate you doing a workshop tonight. Obviously you've got your fill on Item number 6 or 7, questions about Sunflower Hill and I hope you're going to have enough time to talk about some of the other items, but we saw the opportunity to come down. I saw some of the public comments and people asking about Sunflower Hill, about the community for adults with special needs so we thought we would take advantage of the opportunity and come down and speak on behalf of how we are in favor of it. As Mr. Serpa pointed out earlier in all of his work in the development world, he has not seen a community like this and that is because there aren't communities like this. I think if you talk to Susan and the other board members from Sunflower Hill, they had to look far and wide across the United States to find other potential communities like this because it's a new idea and a much needed idea and I know, my wife Ann and I work hard right now to try and find housing options for Barrett. Barrett qualifies for the affordable housing units that come up, in some of the recent developments like St. Anton. There's another lottery right now and Barrett actually will qualify for the very low, but because of his special needs, he needs to find a roommate, a non-profit that will provide supportive living services, so it's not an easy thing. I know you'll ask some of the families who will come up and ask hey, will you be willing to buy a home nearby, and all of us are going to say yes because we think that sounds like the most supportive thing of the project. It's difficult because if we did get that place, we would have to also find roommates that would want to stay with our young adult. We'd also have to find services that could be provided. When you get a community like Sunflower Hill that gets taken care of.

Barrett, though he may qualify for low income housing, he needs the services, and the City of Pleasanton is to be commended. You're doing something that we will see all communities eventually do, all loving and caring communities provide housing for their seniors, for their veterans, for those with special needs. Pleasanton is that kind of community and so we are very much in favor of that. Thank you for talking about that this evening.

Chair Ritter: So we'll close the workshop to the public and bring it back to staff and Commissioners.

THE PUBLIC HEARING WAS CLOSED.

Chair Ritter: Do we have any questions for staff? I'll just start with an easy one. Is there any other non-profit or private and public similar to this in Pleasanton; not necessarily special needs that you know of?

Hagen: There really isn't anything similar to this. You know, we have a senior housing project; Kottinger Gardens, who has partnered with Mid Pen for senior housing, but outside of that, we do not have any other specialty group housing of any type, special needs, or anything like that. All the rest are affordable components of larger scale residential projects.

Chair Ritter: And I understand that that School of Imagination in Dublin did something similar but that was for younger kids. Does it compare with that at all?

Hagen: No.

Commissioner Nagler: Can we just go through, if it's appropriate, some of the comments that staff has made specifically about the development proposal because I think it's hard to answer this question—do we support the General Plan Amendment.

Chair Ritter: We're going to go through these and take any questions and then we'll go through the discussion points?

Commissioner Nagler: I'm actually going to ask staff to be more detailed about some of the conversations they are having with the applicant about architecture, density, and I would really like to have a detailed conversation about the traffic impacts if you could this evening. I'm sorry if that's not appropriate, but that's what I was trying to do.

Chair Ritter: Okay, I thought you were just starting off with number 1.

Commissioner Nagler: No, I'm saying, in order to answer number 1, I think we need to talk about some of the details.

Hagen: We had this discussion in the numbering of the questions, perhaps we need to answer number 1 last. I think the other questions that you have are all wrapped up in the other discussion points and obviously in order to determine whether you would be supportive of the overall project and General Plan Amendment, we need to figure out whether you could be supportive of the traffic, the design and so forth. We can kind of push this general question off to the conclusion if you want to start at question number 2.

Commissioner Allen: I'm fine with that but I still do think that we should know about traffic. I mean, that's just part of the normal concern.

Chair Ritter: Let's just do the traffic now because that's a general question we're all going to ask.

Commissioner Allen: Especially trips.

Chair Ritter: Okay, before we go there, Commissioner O'Connor?

Commissioner O'Connor: One thing that came up a couple of times is that I'm hearing back in 2012 when we were trying to analyze the various properties around town to make our RHNA numbers and zone for 30 to the acre, this property came out very highly rated. Why didn't we select it?

Hagen: Ultimately it went through the Housing Element Task Force that had a typical assessment of yes and no questions. They were things like, is it close to major transit? This was yes, off of Stanley Boulevard. Is it in walking distance from downtown or other major thoroughfares? This would be yes. So a lot of those straight-forward questions they answered very highly, but then the task force was tasked with then taking those generic question ratings and then put together with public input, and would this high density development be compatible if this location was in Downtown? The ones that we ultimately picked were more designated toward our transit-oriented development sites; the ones that were closer to BART or areas closer to the freeway; the Vintage site just down the street that didn't have residential directly across the street. So I think a lot of those played in, but it did score very highly on the actual rating score sheet. When it came to the actual task force in the end in deciding which of the 9 sites out of 17 would be chosen this was not one of them.

Commissioner Allen: Would it be okay if I added one item because I was very involved in almost every one of those meetings? I think this was either next on the list or right after that to be eligible. One of the other critical factors in deciding was the balance across the City was important in selecting spots and the spot that was selected which is almost right next door to this is the Auf de Maur property across from McDonalds....

Commissioner Nagler: ...that's being built?

Commissioner Allen: That's being built right now. That's just maybe a couple blocks away from this and that's about 350 units, and because that was being built, they said we don't also need one almost next door, so it got a higher priority.

I do have one just general question before we go into traffic that I wanted to clarify for my understanding. It has to do with the discussion you had with RHNA. So what I understand from the report and from what you said is that we've already met our RHNA requirements through 2022 and if we were to rezone this and it got built prior to 2022, it wouldn't help us meet any more numbers. Also my understanding is that if though we waited—just an if—if we were to wait and build this in 2022, rezone and let's say in 2022 we had the same kind of RHNA requirements we're getting now for 1,000 more units, would it count then most likely? Would it count then toward lower income and moderate assuming that we were required to have a certain amount of units if we waited?

Hagen: So when we do the Housing Element Update, what we are required to do is provide a site inventory of properties that are currently designated for residential uses. So, right now this currently would not qualify because it is not currently zoned residential, but to be eligible it had to have been zoned for residential to allow for residential development. Based on different formulas, based on the density we can calculate that if every single one of those properties within the inventory were to be developed with affordable housing at, you know, "x" rate, and then we could meet our RHNA numbers. We are not required to actually develop those properties. We just have to show that we have the capacity for it.

Right now since we do currently have the capacity, this would not benefit that capacity. Ultimately, HCD is going to look at the city at the end of our RHNA cycle and look at how many units we actually did develop and they are going to take that into consideration and look to see if there was anything that hindered properties that were already zoned residential from becoming affordable housing and so forth. If we can show there is nothing that we did to stand in the way, that it was just economics and the marketability, we would be fine.

For this to count for the next affordable housing cycle or the next RHNA cycle, it would have to be rezoned to allow for residential. It could be entitled "prior" but it could not be under construction until after we get our next RHNA numbers. If that were the case, then it would count towards our next cycle.

Commissioner O'Connor: So if it was built today, we wouldn't get any credit for the affordable inventory that we have that's already been built and occupied?

Hagen: It would be part of our annual progress report that we present to the state so it would be reported as new affordable units, but in our overall capacity, we don't get any bonus for increasing our capacity. But, you know, we will get credit for those affordable units in our yearly report that we report to the state saying that we did provide "x" amount of units each year. So as our end goal, it would look better but ultimately the State just looks at the fact we had the capacity and not that they are all constructed.

Commissioner Nagler: Let me just ask this follow-up question, Jennifer. What you're describing is for this current RHNA cycle, but I think what Commissioner Allen is asking is, how might it impact the next cycle and in looking at the next cycle, isn't it the case that the

calculation will take into account the actual number of affordable units we have built relative to the number of overall units in the community?

Hagen: No.

Commissioner Allen: No, it's all about zoning, so this is one of the questions we always have to grapple with as Commissioners, is the project a good project. But second is what the right timing to bring the project forward is? So my understanding in double-checking is whether this makes sense or not almost doesn't matter. The fact of the matter is that it is all about RHNA requiring us to make zoning available and we already have enough zoning available now so we've met our RHNA requirement in this cycle. In 2022, whatever is already built—if these get built before 2022, it doesn't help us with anything. It just helps us say that we built them but it doesn't help us in 2022 to meet any new requirements for providing 1,000 more units.

Commissioner Nagler: But doesn't it affect the calculation?

Beaudin: Can I jump in? So the housing element process is a planning and zoning exercise to make sure we have the ability in the community to build our RHNA allocation and the ability to build is that we've zoned the land appropriately. The RHNA calculation is complicated, but if you really want to boil it down to a sentence for the sake of simplicity, it is really jobs: housing is how it is looked at. So the breakdown of the type of housing in town is really an important detail but the real driver is the number of employees you have coming to work every day or going to work every day in your community and then that relates to a housing number that we then have to plan for. And we end up with an 8 year Housing Element cycle so in each 8 year cycle here in Pleasanton we had a number just over 2,000 which translates to about 235 units per year which we've taken in our growth management ordinance.

I think what's challenging about RHNA and the Housing Element is that there's a planning and zoning process and then there're projects that come through the City outside of what's been planned for in RHNA and that really is what this is. It certainly takes an important site; a site that was considered and was ranked fairly highly in the last cycle and to develop that outside of that RHNA process, it's a different set of benefits. There's meeting RHNA and addressing those State housing obligations and we still get credit for generating affordable housing. It's just that those units are not coming off of the sites that we had preplanned in our Housing Element process. So it's really a policy decision about how much housing you develop outside of your pre-zoned or zoned property for higher density or for RHNA housing numbers. I'm not sure if that helped clarify things or not, but really it is a discussion in Pleasanton about whether or not we should be rezoning property for residential purposes outside of the RHNA cycle because there's so much discussion in the community about housing.

I'll also say that in this particular case, the Sunflower Hill concept is part of the City Council work plan, so when this partnership formed, it gave us something else to think about in terms of this particular residential application and how we look at it from a policy perspective because this component of this project was identified by Council as something we should be trying to accommodate here in the City of Pleasanton.

Commissioner Brown: So a clarifying question—on top of page 10 in the staff report it states, "Although the project site was not included in the inventory, any affordable housing units constructed during this RHNA cycle as proposed as part of the project would still be

counted toward the progress in meeting RHNA goals.” So in other words, it counts towards the achievement of the goal but it doesn’t take away from the allocated inventory. Could you potentially go back and rezone back things within the inventory to take into account exceptions made to the baseline?

Beaudin: You could, but we wouldn’t. It’s a challenging thing to undo. It would be seen as a bad faith move from HCD.

Chair Ritter: So, maybe traffic’s everybody’s favorite topic. Mike, could you give us your insight on how this development will affect the rest of us driving around.

Commissioner Nagler: And in your comments Mike, could you remember to include the planned impact of the 350 units down the street?

Commissioner Brown: And I’ll add one other thing. The applicant mentioned that they are studying these three intersections mentioned, but he didn’t say that he expects it will improve circulation. So, we would like to understand that statement.

Mike Tassano: Sure, so I don’t have a presentation set up for you, but I can give you an overview of the trip generation because I heard that question. I also heard questions about the Sunol interchange, First Street, the three study intersections, I’ll touch on the 350 units and if I miss anything you can ask if you want.

So I’ll start with the trip generation. 95 single family homes; the easiest thing to remember is one in each peak. So 95 single family homes generates 95 trips. I call it 100 just to make it easier. So 100 in the p.m. peak hour and it’s actually .75 in the a.m. peak hour but we’ve looked at the p.m. and it’s just easier to go 1 each. So anyway that’s just the rule of thumb I use. 100 trips in the p.m. peak; we focused on that. There’s a distribution that it’s kind of in the middle of town and I know that from previous conversations with City Council and Planning Commission, there’s this vision of everybody that owns a home in Pleasanton drives I-680 south. Which isn’t actually true but it’s kind of that overall feeling, right? So even if we assume 50 percent drive to the south, of that 100 p.m. trips, there’s only 2/3 of them actually coming home, so there’s about 70 coming home. Sorry, there’s going to be a lot of math here. 70 trips are coming home. If half of them are coming from the Fremont area, that’s 35. So you have 35 p.m. trips driving First Street/Sunol. To kind of put that number in perspective, 35 trips in the p.m. peak hour, my traffic signals, you get 30 green lights in one hour. So if they’re coming up that road and it was an even distribution, you get roughly one new car for every cycle.

And so when we look at what the impact is once we take these 100 trips and start to distribute them out from the center of town, it doesn’t appear that any of the locations will really reach that next level of significance. What we do for the City is that we don’t really even look at projects unless they generate 100 trips. We don’t usually do a traffic study unless they reach that 100 trips because it distributes out so quickly. So this is kind of right on the border. It actually generated more when it was a commercial use or the 138 units that was studied. Those were multi-family so it’s a little smaller generation, so it’s kind of right on the border. But this project is also really close to First Street and so there’s a lot of congestion, a lot of concerns. I want to make sure we study those intersections. They talk about studying three intersections. We actually require them to study 11. It didn’t go through our process so because they happen to use Fehr and Peers which is a good firm, I said we would take a lot of their information but they would still be required to contract with us so

while Fehr and Peers answers all of my questions as opposed to answering all of the developer's questions, there will be a little additional analysis that they have to do.

Anyway, but they did study 11 intersections. Some of them are downtown intersections so they're actually exempt from our level of service D standard. The summary shows that in 2014 when they did this study, they passed. We've seen kind of an increase in some of the circulation. Some of it is due to construction on the freeway and things like that, but we didn't have them study the Sunol interchange. That was one of the questions. We know that that's a future project for construction. I already know that's going to be a future project for construction and I know they're going to put trips through and they're going to have to pay fees for that. That's the same thing that Lund Ranch had. There's going to be trips that go through there and the mitigation is to pay fees.

So we can study that intersection. We can identify that that intersection has a failing level of service. I could tell you that right now, and that the result would be for them to pay fees. If they pay fees, we don't include that one.

I want to talk about Nevada Street because the image that you saw up there with the three blue dots of the three intersections, those are the three intersections that stand to gain the most for the Nevada Street extension. You put Nevada Street kind of through the middle of Bernal and Vineyard and you get another route for some cars to go. So those two north and south intersections actually have a traffic reduction, and probably the easiest one for most residents to identify is the morning peak hour—we have a large number of vehicles that travel northbound on Bernal, make the left turn at McDonalds so most of them are going towards the high school. That left turn is pretty congested and it backs up pretty far. They now have an alternate route, right, so they'll be able to make a more direct path taking Nevada Street to get to Old Stanley which is kind of a direct line for them. So that helps one of our impacted intersections of Stanley/Valley/Bernal.

And then Vineyard Avenue, we all see Vineyard Avenue congestion in both the a.m. and p.m. peak at Ray Street right where we merge down to a single lane. It takes some traffic off of that left turn to head southbound. It puts it on a through movement which actually gets a lot more time. That intersection is just a re-distribution. The volumes stay about the same. The level of service stays about the same for all of them, but there's a reduction in a couple of the intersections. So that's what's meant by the Nevada Street extension makes improvements. It makes improvements but it really doesn't change the level of service.

Commissioner O'Connor: So Mike, you're talking about improving the intersections but now we're creating a lot more traffic within the residential neighborhood, right?

Tassano: I don't know if I'd qualify it as a lot more traffic.

Commissioner O'Connor: Well, whatever we relieve off of the intersection is going to come through the new development.

Tassano: So it will come through the collector road. There are no homes that are fronting it, so the Nevada Street extension is a minor arterial/residential collector road. It's actually where we want cars. What we see right now is, as that northbound left turn that I was talking about at McDonald's starts to back up in the morning, a lot of people actually take that left turn early by the Fire Station and then they'll drive through California and up to California and Reflections so they kind of drive through. It's not really a neighborhood. It's an industrial area and commercial area, but that would be more like cut-through traffic. That's where I don't really want them to filter through those smaller areas mostly because

when they get to my signal, then I have to turn it green for them and it stops the main flow of traffic. I'd rather have them on my collector streets. So it kind of goes through residential but no more than if they were on Valley Avenue going through residential. It's not really through-residential as I envision it.

Commissioner Allen: You talked about peak hours being around 100 and the rule of thumb. How about total daily traffic like on a Saturday? How many more trips for 100 homes will there be?

Tassano: We go 10 for single family homes, so 1,000.

Commissioner Allen: So I'm looking at the Lund Ranch traffic summary. Essentially, this is twice as much traffic as Lund Ranch, more or less?

Tassano: Yes, because they were about 43 and this is 95.

Commissioner Allen: So it's tough, I mean its more cars in a busy area.

Tassano: Yes, and I think one of the things that I look at as a traffic engineer is, it doesn't have to be developed, but we anticipate something to be developed. So even though it is zoned as agricultural—those two properties—I have no vision that that was staying as agricultural. So in my model that has been around since 2000 or so, we've always had it as commercial right, because that's what it's also zoned as, commercial. Is that right?

Hagen: The General Plan Amendment?

Tassano: Yes, and so I had commercial on there and when we went through and did the Housing Element, we switched that and we put the residential units on there, and that's what we had them do in study because it was 2014 and really close into the Housing Element. I think we had just approved it, but the volume is pretty much the same so we left it as that. So that's what we had them analyze it at. So, yes it is new trips, but it is not unanticipated trips.

Commissioner O'Connor: How many trips did you have when it was industrial?

Tassano: So it was commercial, which is retail, and it was 65,000 square feet which is a little over I think about 200 peak hour trips. It's a little over 300 for retail, but the distribution pattern has changed a bit so you have to kind of watch that.

Commissioner O'Connor: That was peak hour?

Tassano: Yes, it was p.m. peak hour.

Commissioner O'Connor: How many per day trips?

Tassano: I don't know. I don't memorize the daily stuff because....

Commissioner O'Connor: You don't have a number for square feet?

Tassano: You mean like a magic number for daily?

Commissioner O'Connor: No, like 10 per house and do you know how many per 100 or 1,000 square feet?

Tassano: Let me see if I can find it real quick. It might be in here. 20, so 65,000 square feet would be 2,100 trips.

Commissioner Nagler: Twice as many as anticipated.

Chair Ritter: But we get caught up in the difference. We say twice as many but if we're going to 95 homes versus developing this as a commercial/industrial lot, it's not twice as many as it would be if it were developed under your current zoning. It's a bit more. Is that correct?

Tassano: It's less.

Chair Ritter: It's less for 95 homes. That's what I wanted to clarify.

Tassano: 1,000 daily trips with residential and 2,000 with the retail.

Chair Ritter: Right, so with the current zoning there would be more traffic, but rezoning to 95 homes there would be less traffic.

Tassano: Yes.

Commissioner Nagler: So here's what I don't know enough to be able to get a picture in my head about, is we're constructing this high density housing across from McDonalds, and you've determined obviously the number of daily trips, total trips and peak hour trips at these various intersections, particularly the problematic intersection that you talked about at the top of Ray Street, and now we're adding another 100 peak hour trips plus a total of 1,000 trips per day. What I can't quite understand is or can't get a picture of, how do those two—even if they were anticipated theoretically, in real terms of someone sitting in their car, sitting at the intersection, waiting for their turn, how do these two projects together change the current traffic flow? That's my question.

Tassano: I can't give you definitive answers. I can bring that back, but the way we would look at it is, the easiest way to look at it, from a driver perspective is how much longer you have to wait at that signal. Do you currently wait 30 seconds and now you're going to wait 42 seconds? So 12 seconds is pretty significant. Our level of service standard where it's unacceptable is if you have to wait more than 55 seconds. That's an average so if you wait 110 and someone else waits zero, then we're dead even from the last time. The 350 units, because they're apartments, they generate fewer trips per day instead of the magic number of 10 for single family. Apartments are 6. They also generate in the peak hour. They don't generate 1. They generate .6 and so it's a little bit reduced. So it seems like, 350, oh my gosh, that's 3 1/2 times this development, right, but instead of 350 you go half which is 175 and a bit more or call it 200, so call it 200 trips. This one does 100 trips in the p.m. and you can see that roughly that 350 apartment complex which sounds huge and menacing generates 200 trips and this would generate 100 trips. You do that same distribution where you break out the in's and the out's and the directions they are going and then we look to see what that difference is, but I don't have the exact number of seconds. I'm not sure how much that is.

Commissioner Nagler: But based on what you said, it's going from maybe you wait ...even the combination of the two may result in waiting one or two additional light cycles, right?

Tassano: Yeah, so if we look at it from a small perspective, when I was saying, as you're driving back in and that development's there and you get one more car per cycle. So maybe when you pull up in line, instead of being the third car, you're the fourth car. That's almost like not noticeable, right? So, I'm the fourth car and I waited an extra 2 seconds before I actually got through that intersection. The combination of the two, you would be 3 cars back. Maybe you would notice it a little bit more instead of being the fourth car you're now the sixth car or the seventh car. So you would start to experience over time, as the City builds out, oh, this takes a little bit longer to get through here and what I want to make sure is that even though it takes you a little bit longer, you want to get through on that first light. If you guys don't stop at that red after the solid green then that's what we're going for and that's what this continues to be.

Chair Ritter: So this is a workshop, so would a traffic study be included in the planned proposal with this?

Tassano: Yes, they submitted a traffic study for our review last year in 2015 and then we're going to have them make some changes because they changed their site plans and some of their parking things, and we'll get to those later. We have some other analysis that we can do. We can have them add in...actually the Housing Element was another report, and it would be updated and I will have some other data for you as well.

Commissioner Brown: We heard the gentleman up here say he would be taking the bus and I don't want to focus just on car trips. How convenient is the bus route for this development?

Tassano: Route 10, the V-route which is what I would call it—that's pretty much the main route there and has been the entire time the LAVTA has been existence. It runs down Stanley Boulevard. I don't think you could choose a better location, even LAVTA that's going through and adjusting their routes and trying to streamline them and make them more efficient; they have taken out a lot of Dublin routes and other routes that just kind of run around the three cities and aren't really efficient, but Route 10 stays and it stays with the 15 minutes and it's their one route people are on. So I don't have any concerns that this will continue to be there.

Commissioner O'Connor: Would they change their stopping location based on the new development?

Tassano: They could. So their current stop in the westbound direction coming into town is actually right there at Stanley and Old Stanley. The bus stop is actually in the right turn lane. If you were coming from McDonald's and driving into town and you wanted to turn right to go onto Old Stanley like you were going to Amador High School, that right turn pocket, the back end of that right turn pocket is actually the LAVTA bus stop. I'm not entirely positive where the eastbound stop is at. I'm not sure there's a pull out, so that could be a potential improvement that's included.

Chair Ritter: Okay. Thank you.

Commissioner Allen: Okay, so what's on my mind is that I'm thinking about the application we had recently for Ponderosa Homes near Centerpointe Church. Centerpointe Church was part of the Ironwood development when Ironwood was developed and approved. The

deal was that the church would be an important part of that property and part of the deal for the development. I'm thinking of this in a similar way. This is background for my question and what we learned there was that over time in this case, the church decided that they were going to sell the property and find a less expensive property and profit. They were going to sell the property that they got semi-donated to them at a lower cost and ended up making money and buying another property and re-investing in their church. So I'm thinking about this because as Planning Commissioners, we're really supposed to look at zoning. As Chair Ritter always reminds us, look at zoning and not the occupant of the zoning.

So in looking at the zoning we're creating; high density, my question is what happens if whoever the occupant is, and in this case the occupant we're talking about. What happens if for some business reason things change and they decide that they want to sell this property that has been donated to them and move to a different place or consolidate more in Livermore?

Hagen: That's still part of the negotiations and terms of what the nature of the affordable housing agreement is. As we discussed, the developer of the Irby project will be donating the land to the City and then the question is, is the City going to—much what we did with Kottinger Gardens, perhaps there is a long-term ground lease or some other structure for the ownership of the 1.34 acres. That would still be an issue for negotiation.

Commissioner Allen: So this is new to me. The land is donated to the City and not to the non-profit? Is that what I heard you say?

Hagen: That could potentially be one option. There could be another option where it was a direct donation, so there are lots of different potential aspects for how the ownership could work.

Commissioner O'Connor: So we haven't decided on that yet?

Hagen: That hasn't been decided yet. That's correct.

Chair Ritter: It's a workshop. Thank you, great question. I like the idea of leaving this question for last also and maybe we'll go to discussion points. We have 8 topics. If we do 10 minutes a topic that's about 80 minutes. So, what I'm asking is that if we all agree on something, you don't have to repeat it. Just agree and we'll go down the line. We'll just kind of take turns going down the road. Would you mind, maybe less than a minute, help discuss this site plan?

Hagen: So the first discussion point we're going to talk about is that basically overall: Is the overall site plan and street/pedestrian design layout acceptable? We are looking for comments on the visibility, the connections between the green spaces, sidewalks on the site, the overall parking design and layout. Is this something you feel acceptable such as are there enough sidewalks, enough pedestrian access? When you drive by Stanley, can you see directly into the property? So we are looking for comments from you on that and whether you feel the current design is appropriate.

Commissioner Allen: So high level, I agree with everything that staff is putting here under their recommendations and changes under amenities, page 12 of 17. So just specifically, I agree that ideally there should be some kind of program, active space or enclosed active space for children.

Chair Ritter: Wait a minute—that's amenities. We're number 2, site plan.

Commissioner Allen: Oh, I'm sorry. I'm jumping ahead. Okay. All right, so I agree with staff's position on this too; that the overall pedestrian connections and views could be strengthened by providing enhanced landscaping, greater visibility through the project and they specifically cite where and I agree with that. Now, with that said, if I had a visual landscaping or a realistic visual, I could help feel better about that, but I'm really going with staff's feeling and looking at some of the drawings that makes sense to me.

Commissioner O'Connor: I agree with Nancy too. And staff, again I was concerned on the site plan where the parking was. As I went through this I didn't realize how little street parking there is. There's really only one side of Nevada Street, so we have no real driveway aprons for parking. We really have garages. Now, given that, I'm going to assume that not everybody's going to fill up their 2-car garage with stuff because there's not enough parking for everybody to park. You have to have at least one space I guess, but again, even with I think some people parking in visitor parking if you will, the open parking, I don't know that there's enough for people who come to visit or for the people who have the third car if there's a family living in some of these homes. It looks under parked to me and I don't know how staff feels about that. It feels under-parked.

Commissioner Allen: Do we want to discuss parking now or do we want to discuss it as part of number 4.

Commissioner O'Connor: Oh, I'm sorry; she mentioned parking when she said the site plan.

Commissioner Nagler: No, that's a good comment though.

Chair Ritter: Yes, if you could add a comment about parking. Let's just keep going. Regarding the site plan, I like the layout of it. I think we need to make sure we incorporate the trails and sidewalks in because I think it's a walking location to the downtown and I sense there will be a lot of walking if we have a special needs and group in there. So I think that's real important. Proper lighting on the trails and inter-connectivity, and the overall site plan: I like it. Personally I would like to see Sunflower Hill get a bigger pad, but I know we have to make all the numbers work for that, but I think there's a need for that down the road. That's my second point.

Commissioner O'Connor: I'm sorry but something that came up earlier—is staff at all concerned with Nevada Street, for lack of a better word cut-through traffic coming off of Bernal as an easier place to go? If this is really the walking path area between the residents and the Sunflower Hill portion, there's two ways in there. One's on the north side and one's on the south side, but that's going to be a fairly busy street.

Hagen: It will be a fairly busy street, but it's going to be a complete street. They are going to have the streets with bike lanes on it, as well as parking on the north side of the street, and on both sides of the street they also have landscape strips with trees and landscaping.

Commissioner O'Connor: Is the sidewalk going to be separated from the street?

Hagen: It will be a separated sidewalk from the street. So the sidewalk is going to be separated from the landscape strip, from parking, from a bike lane to the street. And then on the opposite side, the multi-use trail will have the landscape strip between the multi-use trail and bike lane as well.

Commissioner Brown: K Court, are you concerned that there's no sidewalks there?

Hagen: Correct, K Court is the newest part of the project and that's where the Sunflower Hill project was, so this was the first time we really discussed it. In looking at it, staff does believe it does need some type of sidewalk/pedestrian access there for K Court.

Commissioner Brown: Okay, yes, that would be a good improvement. You might want to consider whether or not you want...you're kind of encouraging people to cut through central green into the park space so I can see why you're concerned. Maybe a cross walk or something might help ease or identify, but you're going to have people crossing over I Street and I guess the other part of B Street between Central Green and the Tree Park. But other than that, the only other observation I had was that Nevada Street where it comes into First Street seems a little off kilter considering the opposing Old Bernal, or sorry, is that Old Stanley? The center lines might make it a little difficult for people trying to cross over to a jog just based on the angle. I'm going to trust the traffic engineers and designers better than me.

Hagen: Yes, that is something that we're still working on. The center lines don't match up right now. The plans that we have don't show the full complete design of that intersection. Most likely, there's going to be intersection improvements on the opposite side of Stanley on the Old Stanley side to have a better transition, but right now, that's something that we're going to look at as we get further with the incremental plans.

Commissioner Brown: Okay, perfect.

Commissioner Nagler: I agree with comments made and have just a couple of questions. First, when you're driving or walking down Stanley Boulevard, what will be your view of this neighborhood?

Hagen: Basically your view is going to be something similar to this. Going down Stanley, you will have the homes that are going to front Stanley. On Stanley, it's going to be two-story homes.

Commissioner Nagler: So the homes will front on Stanley and there will be a green space and then a sidewalk as there is today...okay.

Hagen: The homes on Stanley, actually they have a little bit larger setbacks than the rest of the homes within the development. This one here is supposed to represent the entry street. The entry streets typically I believe have about 8- to 15-foot setbacks on these entry streets, but on Stanley they can go up to 30-foot setbacks of the homes. So it will have a little bit more setback. Also, they're going to have private picket fencing around the front yards as well to create that private space.

Commissioner Nagler: So as cars are coming up Stanley going eastbound in front of this neighborhood, people are going to be putting on their brakes and turning into their driveways.

Hagen: There are no driveways facing on Stanley. The driveways are all on the back side.

Commissioner Nagler: Oh, that's right, Okay, I got that. And then one quick question and maybe this is already addressed, but your comment about K Street and D Street in your staff analysis, you're specifically referring to the lack of sidewalks?

Beaudin: Those two streets right now, those are rear loaded units for the most part which means the garages come in through the back and the front space fronts public streets. So some of these areas with garages on the lane don't have any pedestrian amenities, so K and D are two that we think particularly need some additional pedestrian amenity because right now your front door takes you onto a main street. If you come out of the back of the home, you're essentially in a lane with no sidewalk.

Commissioner Nagler: Okay, so say you're walking south on J Street, there's sidewalk on one side or both sides of the street?

Hagen: On J Street there are very little sidewalks at all. There are sidewalks on the entry court and sidewalks up until the park. On the south side of J Street there are some sidewalks, but there are no sidewalks on the north side.

Beaudin: I'm a really visual person, so sheet L-4 in the package will show that. If you get to L-4, see the pedestrian circulation at work? This largely shows where the sidewalks exist and the paths and sidewalks, but you can see how J Street has a dotted sidewalk presence on what would be....if J Street is running north/south it would be on the east side.

Nagler: Right, right. Okay, could we just go back to page L-3 for a moment? So again, just as an example, on J Street, on one side are driveways and garages, right? And on the other side of J Street I guess I'm confused about where the entrance to the homes are.

Commissioner O'Connor: They're on the front. They're on Stanley.

Hagen: Yes, so on the north side of J Street, the homes front Stanley and on the south side of J Street, the homes front the green park. So the homes on J Street, H Street and I Street all front the central park, and the same on G Street and F Street—they front the central green.

Commissioner Nagler: Got it. Thank you. That's what I was asking. Okay, thank you for bearing with me. So having gotten through that, I agree with everything that's been said. I agree completely with what staff is suggesting about K Court and D Street. I also have some trouble with, but understand that the size of the homes directly correlates to their affordability but I have some trouble over the density of the neighborhood. There are just quite a few homes being built in a relatively small space and it particularly plays out in my mind, given the fact that there is not much open space given the density of the neighborhood. So for example, the homes on D Street, E and C Streets and L Court have very little green space in order for their kids to play; again, my operating assumption is because these are more affordable homes, there may be a high propensity of families buying these homes; that in order for a kid who lives on the corner of D and C to play in a park, they and/or with their parents have to walk quite some distance to cross a few streets, find where the sidewalks are to get to central green. And so the density of the neighborhood it seems to me sacrifices a certain amount of open space and park space that would benefit this neighborhood a lot.

Linked to that is the fact that there isn't programmed play spaces, I believe flies in the face of the experience of most parents that kids like swings, kids like to climb, and that's what they do. And, to say that the modern world deems sufficient open space in which you can be creative and do whatever you want, just in my experience flies in the face of how kids behave at certain ages. And so to have structured play in open space somewhere in this neighborhood or maybe in several places I think is important.

Chair Ritter: So you're going right to discussion point 3; great segway there! I'm going to let you keep talking because this is number 3 and Jennifer, do you have anything you want to add at this point as to what you're looking for?

Hagen: On this one right now, similar to what you had just gone through we want to know whether you think the open space concept is appropriate or whether you would rather have programmed space similar to tot lots, as well as if you had any comments on the layout and concept for the amenities and community garden park as well.

Weinstein: And if I could just ask for clarification as well when you're talking about density and the relationship between the project density and the open space, if you could clarify to what extent are you talking about number of units versus the actual building mass because there are ways to extract more open space out of this project that would involve not necessarily carving off residential units from this site but reducing the size of houses or clustering them together. So, to the extent you can talk about those two options as well, I think that would be helpful as well in staff's view to work with the applicant.

Commissioner Nagler: So everything that's been said and then in response to how this, as I see it, to potentially create more open space, it is what I was referring to in fact is the number of units and so the obvious conclusion to me would be to ask for reduction in number of units in order to get green space. If instead, you can change the configuration of the neighborhood or change the lot sizes or keep the number of units, I probably would be open to that personally, although to do that it likely would make the neighborhood more compact, right?

Weinstein: Some of the houses may be more compact. There could be clustering of houses with larger amounts of open space and there are lots of ways.

Commissioner Nagler: That's fine, and I know there are public amenities and I'm sorry that I'm skipping around but just to be clear in going back to the site plan comment, I think the fact that these are more affordable homes and by definition therefore are smaller is a good thing. It's a real attribute of this project, so I just want to be clear that I say that.

So then on the public amenities, we should talk I guess later about the restoration or not of the historical home, but as it relates to the barn and that historic park, I think that the concept is great and it should definitely be supported. I obviously don't think that the number of public amenities is sufficient by virtue of my comment about the open green space and that more could be done and should be done.

Commissioner Brown: Okay, I actually want to go back to point 2 for a second. I just noticed Lots 8, 9, 10, 11, 12 and 13 off of D Street, there's really no way to get there by sidewalks which I find kind of odd and how do you get to Lots 14 and 15? I see how you get to Lot 16, but I'm presuming the front is facing to the right?

Hagen: Right, so that's one—we had a small section in the staff report about areas that we already identified that we want to work with the applicant. One of those specifically is the homes on D Street that front the wall basically and the homes on K Street that front the wall. We want to explore different options with the applicant potentially creating a fifth unit type that maybe has a front door entry on the same elevation as the garage or something that has a side entry so it's not necessarily facing the back wall. It's something we have identified as something we want to work with further.

Commissioner Brown: In terms of the open space and this kind of gets into how space is designed and so forth, I've got similar concerns as Commissioner Nagler in terms of the number of units and the spacing between the units. One of the questions...anyway, I'm digressing off number 3, but it does relate to the public amenities in that I think with less units you have better open space. I do have some skepticism much like Commissioner Nagler around the vision of re-creating the barn and the water tower and so on. I mean, it kind of comes down to what you expect the owners to be, right? So we heard tonight from a lot of people who said this is a really special project because this is the Sunflower Hill component and a lot of them would like to buy these two-story homes so that they can partner their adult children who will survive them from a life perspective and give them an opportunity to thrive and integrate into the community.

So, the reason I bring it up, it addresses multiple things. It was mentioned earlier that most of those folks will not be driving. So it touches on the parking. Right now, if my assumption is that other families purchase these then parking is insufficient. If families of special needs individuals are collaborating and buying these homes, then the parking is less of an issue and the open space component—and the reason I bring it up is that if the proponents of buyers of single family homes have children, then they're going to need a play area, right? They will try to climb that barn for recreation and not necessarily play in the greenhouse whereas if it's adult children that are living in that community, they're going to need and expect a different type of open space. So I'm kind of struggling with how you balance that because I'll be looking for quiet reflection type places versus playground spaces. And we can't control it because the 95 homes or whatever it ends up being would be priced at fair market price so you can't control it but it does affect all of those components and that's why I bring it up. From my perspective, once side will have insufficient parking; the other the wrong kind of open space, but what I see in the project is probably the right kind of open space and the right kind of parking depending on what the homes end up being. So those are my comments.

Chair Ritter: Thanks. With regard to public amenities, I think it depends on the target market we're going after for this. Workday came in here the other day and said they are looking for their young professionals for a place to live close to the downtown, so this might not be just a kid's area but it might be young professionals moving in there. But as far as getting density, I know the applicant put up a picture of rooftops where we could have single families and it looks less dense or you get townhomes with four in one unit and the rooftop sits denser. I think because the yards are kind of small, I think it's important to have more public areas so I would give up a little bit of density, make it a little more dense to get some more green space in my opinion and I'm going to leave that to the professional to decide, but this is just a workshop so just a general overview and those are my thoughts on amenities.

Commissioner O'Connor: I too think for me more open space and how to create that. So I would rather not see these go into a clustered or attached type of townhouse or condo. I'd rather see them stay single family and I would leave it up to the developer and the City to work this out, but I'm not necessarily thinking we have to have less units, but maybe the larger units could be smaller so there are two things—we create more space and we create more affordability because if they were all in that 1,600 to 1,800 square feet and we did not move up into the 2,400 square feet, they are going to be more affordable. Maybe in there we could save the space of two or three homes to create more green space. But, you know, we do have a tree park, a central green and a few things like that that I think would appeal to an older set of children and young professionals, but I still think we should have something. If this is more affordable and young families can afford this, I think we need to

have at least one area where younger kids can go. You know something like a jungle gym or monkey bars or whatever they are. Something and not necessarily something for two and three year olds, but maybe more something for the seven and eight year olds and the ones that really want to use this type of facilities. Anyway, I'd leave it up to the professionals but I would rather see smaller units to create this space than to eliminate maybe the single family homes.

Commissioner Allen: And I'm feeling the same way as all of you have said with just a couple little additions. I think it is too dense. It's 38 percent denser than what the norm would be. 38 percent or there are 26 more homes at this density than at an average density and that's a lot. And I am okay with smaller homes. I'm okay with the smaller home strategy, but I think we need more open space. I want to make sure we've got the right amount of sidewalks and then we're going to deal with parking later, but I think we've got to park this better or have more parking because I think it's under parked.

And in terms of target market this is kind of a challenge but I think the safest way to bet because this is a market based community and there will be a lot of buyers and there's lots of demand for lower cost housing. I mean it's not low cost, but.... \$700,000-\$800,000. We've got to assume it's the open market. You know its young families, there may be some special needs here, but I think we need to design it around what that market would generally buy it and then customize it later if needed.

And the only other thing is the barn and the historic houses. I would love to see those more visible from Stanley versus Nevada Street if possible because I think it's the character we're trying to create, is people coming down our First Street and at Stanley, what will they see. And so, I don't know, but if there was a way to preserve some of those somewhere more near a tree park or more open space that would be created somewhere in front near Stanley, to me that would be nice to have versus hidden away.

Chair Ritter: Save that thought for number 6.

Commissioner O'Connor: And keep in mind that Nancy brought up a very good point about the densities. When we do go over the mid-point, they are supposed to offer more amenities when we take extra density. So it's not uncommon to ask for this.

Commissioner Allen: And Commissioner Nagler brought it up which I agree with and I think we're all saying: adding 26 more homes is a lot more homes above the average and it deserves significant amenities in my mind. I mean, that's a significant increase and it does result theoretically in more traffic and water and load onto the community nearby.

Commissioner Nagler: And if I could just follow up on Commissioner Allen's comment, the challenge clearly for this development in this regard is that if I were the applicant listening to this conversation, I'd say, yeah, but they're ignoring the fact that we're giving this land to Sunflower and that is the biggest public amenity one could imagine as compared to what we're talking about as planners a neighborhood separate and apart from Sunflower and what's the quality of life, what's the appearance, what's the density of a development in and of itself ignoring the fact that there's also going to be this Sunflower component. So it makes it a bit of a challenge and I think that given we're considering a zoning change, its okay for us to say to this applicant, yes, it's true. We're asking you to go beyond what you had envisioned or penciled out to be the level of amenities even with the contribution of the Sunflower site because of the overall density of the neighborhood, our Commissions' and hopefully the Council's perspective about the quality of life living in the neighborhood, and

again the fact that you're asking for a rezone. But I just want to acknowledge it's a little bit of a challenge because we can't forget that the land's being contributed to Sunflower, but it's like two different projects all in one.

Commissioner O'Connor: Keep in mind too that the land donating for the Sunflower is the affordable component.

Commissioner Nagler: Maybe, but they're still going to talk about it.

Commissioner Allen: We'll get to that right?

Chair Ritter: Yes, we're on number 4, parking: Is the proposed parking sufficient and properly dispersed throughout the development?

Commissioner Allen: So my first thought here was that this happens to be a project where there appears to be less impact on our public streets and the residents using our public streets for parking so I'm not as personally concerned about if the development's under parked because it's not going to overflow in public streets. But with that said, if I was a buyer in the community, I think it's significantly under parked and I think that if I was buying here I would expect there to be a small driveway; an entrance, so if you have a one- or two-car garage, you've got an entrance so you can park there where you store things in the garage and you can have your guests park there. Or, if for some reason you didn't want to do that, at a minimum you have a dedicated car parked for every unit, and this is a model I've seen in Danville Oaks which is great because they have a garage, but they also have a dedicated carport nearby. Most people store things in the garage but they use the carports and the carports are all full. So I think it's really under parked if I was buying here and there isn't anywhere else for people to go. And, in the senior communities we've worked with recently, we actually had both of them come and ask for more cars and this is the community, the Continuing Life Care. You know, they just came to us and they parked at 1.5 and they just requested 2 parking spots. This is for seniors, and the same thing happened at Ironwood for those apartments that they designed at 1.5 parking spots and now they're really almost at 2 when the church area got redone. So I think it's really under-parked as a buyer.

Commissioner O'Connor: I'm re-thinking the parking. We do have 74 spots that would be visitor parking. You're right. They're not going to overflow on other City streets unless they're going to go further out Nevada and go into the industrial area. But, I think they're going to have to self-police themselves and keep their garages open. If you're going to buy in here, you're going to have to know that you need the one or two garage spaces that you require because otherwise you can park in your visitor parking but now you will have no visitors. So I'm not so concerned about the parking at this point. I think we're okay. I mean, the more the better but I'm not too concerned about it.

Chair Ritter: I think you need to have some on-street parking and make that available for visitors or friends and families visiting this area too.

Commissioner Brown: I'll reiterate my earlier comment. There are 74 spaces. So basically you have less than one visitor spot. I know I have a two-car garage and I can only fit one car in there at a time, so I'm skeptical on the parking. I do take Commissioner O'Connor's point that when you choose to buy you know what you're getting into. But, I'm still concerned.

Commissioners Nagler: I'm closer to Commissioner Allen's point of view and the only thing I would ask is that as the plans are finalized is that the distribution of the on-street parking is evenly distributed throughout the neighborhood and that the number of guest parking spots I would suspect is slightly but not substantially inadequate if you assume that a lot of residents will park on the street and use the guest parking. So I don't know what the magic number is, but the one thing I would be concerned about is to be sure that it's properly distributed throughout the neighborhood.

Chair Ritter: Okay, number 5; does the Planning Commission support the proposed building setbacks, building position, home design and massing?

Commissioner Brown: I will start. I had a question. How does the density and space in between homes compare to say, the Bernal Safeway?

Hagen: Currently, the Safeway project at Township Square is the only project in the City right now that's similar in scale in density that we have. Currently what they have at that site is they do have five-foot setbacks between each home.

Weinstein: While Jennifer's scrolling to the right slide, there's also an exhibit to your staff report; Exhibit C which shows the development standards for that project.

Hagen: So these are the development standards that we used for the Township Square. For the Township Square they do have two-car garages. They do have 18-foot driveways for the two-story units. But for the three-story units, they have similar driveways. They basically don't have any driveways. One of the differences though in this is that they do have more space in between buildings. They have a total of 10 feet between the buildings where the current proposed project has approximately six feet between buildings.

Commissioner O'Connor: So was these zero lot line?

Hagen: We're still in discussions right now with the way they've shown this project, is that one of them will be zero lot line and there will be six feet on the other side. That's the way they currently have shown it. Within our discussions we really haven't talked to them about how that works and what the easements are going to need to be and where the windows line up and whether there is going to be just passive open space or whether they're actually going to be fenced privately. So it is still something we are determining that we need to work out with the developer, but right now it is shown as zero lot line for the Irby Ranch development.

Commissioner O'Connor: And 6 ½ feet is in the table?

Hagen: Correct.

Commissioner Brown: So just to finish my point I guess, if there's one area to get kind of unsolicited feedback on it's the distance between homes there so that's why I was asking. I know this proposal is 5 feet on each or 10, and I also think you can take a tape measure and trespass to measure that, so it's just interesting to compare. From a public perspective it would look similar to that development. And so to the points made earlier, if you make the houses slightly smaller or maybe space them further apart, you get some more green space. You're not necessarily reducing the number of units, so those are the things to consider. That's my comment. Thank you.

Chair Ritter: Great—I'll just keep going. I agree with Commissioner Brown here. I think if you made the houses smaller there'd be more green space and you know, when you buy a house in California, you want to live outside and I think that if you don't give any outside space on your property, I think it's a disservice to the buyer because we're outside. We get 300+ days of sunshine a year so that's just my idea on the density proposal, but I know this isn't the most dense proposal and it's not the least dense, it's kind of in the middle for that area based on the Google images of that area.

Commissioner O'Connor: I agree with what you said and I know we should've talked about design earlier, but this is a different community because the front yards don't even face the other front yards so it doesn't look like neighbors are going to meet neighbors very easily here. But, yes, I do think if we make the homes a little bit smaller and the larger ones a little bit smaller, we will get green space and possibly space between homes, and I think that's a good point.

Commissioner Allen: And I agree with the comments made as well.

Chair Ritter: All right, number 6: Does the Planning Commission support the applicant's proposal to demolish all of the homes or should one or more of the homes be retained? If one or more of the homes should be retained does the Commission have a preference where on-site they should be retained and how they should be used?

Commissioner O'Connor: I support retaining at least the Irby home which is historic. I think it would be great to see it from Stanley, but the downside is, is that's where we create more green space? And I'm not sure that's the best place to hang out because it's going to be noisy and more pollution and all the rest of it. I was looking at where they had the historic park community garden and how that occurred and maybe it is less usable for home sites. I'm okay with using that area but again, I'll leave that up to the designers.

Chair Ritter: I agree with Commissioner O'Connor. I know this is kind of the entrance into Pleasanton which is bringing up First Street. I wish we could see the historic-ness from First Street or Stanley but I know it's hard to find that location there. And I do think that trying to preserve the Irby home is important and I know relocating that is not easy and it's important for the community.

Commissioner Brown: So I walk past the three properties today and I personally don't have an issue with the other two properties. I did have a question on the Irby home specifically. I don't know if it shows well in the picture, but I presume every home can be saved. I guess I had a question of is it structurally sound today and is it a worthwhile investment. If re-conditioning it to standards results in basically redoing the whole home, is it worth it.

Hagen: It is questionable whether it is structurally sound at this time. We haven't had our Building Official go out there but you know we have been out there. We know that they have sloping floors, rotting issues, electrical issues and things like that. So any relocation of this is really almost going to be a recreation of this. We can keep the architectural integrity and the historic presence of the home, but I'm not sure until we get a professional inspector out there and the Building Official to take a look and see actually how structurally sound this structure currently is in its existing state.

Commissioner Brown: Yeah, that was my hesitation and the way I described it, it looked fragile.

Hagen: Yes.

Commissioner Nagler: I think it absolutely should be a condition of this development that the home be preserved and you know there's a home as we know on Neal just above Third Street that the City owns and was donated and bids are now being taken. Some private party is going to fall in love with that place. As structurally unsound as that place may be and they're going to restore it. Okay, so it's already pending, and somebody's going to put another half a million or something dollars into that place and that barn, and more, okay, and restore it. So it is always possible. It just is a function of how much is it going to cost, right? And it just occurs to me that given the role that this home has played in the history of this community and the fact that we're allowing this piece of historical land to be rezoned for a development that at a minimum for the integrity and the history of our town, we ought to have this home preserved. And whether it's on the current site or moved somewhere else within this development as opposed to some place at the corner of, you know, something else and something else, I just think it ought to be imperative to have this development go forward.

Commissioner Allen: And I agree with David, plus our historic guidelines say we are required to preserve this, correct? This is an historic resource.

Hagen: There are different interpretations to it. Like we talked about earlier, there's no historic guidance outside of the Downtown Specific Plan which the Irby home is not within. There are also CEQA requirements for historic resources. When this property was evaluated as part of the Housing Element, the original CEQA document, the homes on the site were not evaluated at that time, but it took into consideration that at the time of the project that if these homes were evaluated and determined to be historic resources that it was a significant impact that would be mitigated with some of the mitigation measures which were recorded and documented.

Commissioner Allen: I understand. It's not in the Downtown Specific Plan and that's what makes it different. So anyway, given this is a rezone and what we would be looking at here I absolutely agree it should be preserved and Mr. Serpa told us how critical this is to the history and it has all the pictures so to not preserve it would seem irresponsible.

Hagen: Can I clarify whether anyone has any preference on how it should be used? On whether you're looking for it to be preserved as a community building as part of the park, whether you are looking for it to be preserved as a residential unit or whether this is something you are comfortable leaving up to staff and the developer.

Commissioner Allen: I think it should look nice and I'm comfortable leaving it to staff.

Chair Ritter: And I am too.

Commissioner Nagler: And I'm fine with that other than having it be a private residence.

Hagen: You do not want it to be a private residence?

Commissioner Nagler: No, but anything else you guys come up with would be fine.

Commissioner Allen: Could it be like a caretaker's unit potentially? I don't know if that would ever happen but when you say not a private residence, do you mean just not a regular house? It needs to be part of a group situation? Shared?

Commissioner Nagler: There needs to be some social benefit.

Commissioner Allen: Shared?

Commissioner Nagler: Yes.

Commissioner Allen: HOA.

Commissioner Nagler: Something.

Chair Ritter: Okay, number 7: Is the Sunflower Home development an appropriate use within the overall development and is the conceptual plan appropriate?

Commissioner Nagler: I'm just going to repeat what Commissioner Allen said. Again, what really drives this development I think is the real creative partnership that's been established between Sunflower and the developer. There is something really unique and unusual about this whole project given that partnership and if for some reason Sunflower isn't able to put together the non-profit partnership or the funding or the whatever, and they actually proceed with their part of the project, I think that ought to impact the opportunity to do the development as being envisioned.

Commissioner Brown: So similar kinds of comments. Obviously this is my first meeting and I'm actually quite pleased that I get to comment on something that could be a very meaningful project for the City. It's important that we address all aspects of the community and it certainly gives the potential for independence, pride of ownership. Something I didn't know coming into this meeting was the real legitimate need for children with special needs and potentially outliving their parents. That's always my wish, that my children outlive me, so I'm very flattered and honored to comment on such projects.

I agree with Commissioner Nagler in terms of the rezoning. My consideration of the rezoning would be very heavily tied to such a use because we really are talking about making an exception outside of the requirements to meet the state mandate to allow sort of a re-use of the land.

Commissioner Ritter: In my opinion, this project doesn't happen without the Sunflower Hill element which does support a need that's in our community. My only suggestion is that instead of creating an area where they could have 17 units, I wish it was 27 units. I just think there's a huge need for that in our area and if we could take a lead of being passionate in Pleasanton and carrying the burden of citizens, so I'm very much in support of it.

Commissioner O'Connor: I too think that if Sunflower Hill was going to be part of this project and this project moves forward, I would hope we could get more than 17 units. If they can get 22 to the acre in Livermore, these should have 1.3 or 1.4 acres then I'm really hoping we can get more than 17 in because there's such a need for it. When we ask if it's appropriate, I have to say I wasn't thrilled to see the Rezoning and the General Plan Amendment for this for a couple of reasons. We've been through the General Plan update.

Chair Ritter: You're going back to the first question.

Commissioner O'Connor: No, the question here was, is it appropriate.

Chair Ritter: But you're asking the first question too.

Commissioner O'Connor: So what I was trying to say that we had a General Plan update and some Housing Element updates. We didn't rezone this property and I thought for good reason. I'm very concerned about the loss of light industrial. We had so little of it here in town. There is a need for diversification so that any downturn in the economy or in the housing that we had before, the better we're diversifying the better. I certainly support Sunflower Hill though and that's to me the carrot that makes this work. I really wish we could do both. I wish we could leave this industrial and find a better home for Sunflower Hill maybe like at the back of north and south Valley Trails, back in there, when they're going to do something back there. But again, if Sunflower Hill like David said, if for some reason this doesn't come to fruition, I really don't think we should rezone and do a General Plan Amendment. That is definitely the carrot here that would get me to move in this direction.

Allen: So I think, and I'm not talking about timing of when this would be rezone; as answer on this. I do think the Sunflower Hill development is an appropriate use within the development. When this is developed, I would also ideally like to see more acreage because I just think it's going to be difficult to maintain 17 units and all of the overhead that goes with 17, you know, 2 buildings or dorm situations with the overhead for 17 versus something that would be 25 or 30. So you know if you ask me for a wish list that would be it.

I know pricing and costs are an issue, but I also know that in total, this project could be 95 plus 17 units so that's what, 112 units? And our inclusionary zone requirements are 20% for single family homes. So that would actually be 21. My back of the envelope says the requirement would be 21 low cost units in a development of this size would be required to provide. So, Mr. Serpa's choosing to donate the land instead of paying an in-lieu fee or do low cost housing.

Seto: I should mention, as part of the discussions there's also a discussion about making a monetary contribution to the lower income housing. All those details remain to be negotiated.

Allen: Okay, so I won't go there because that's not my expertise except for knowing that we've been hearing it's a donation of land but the bottom line is it's part of our inclusionary zoning to say that when you build a development of this size, you can choose to donate land or pay or actually build low cost housing and it all gets balanced out. So I don't view this as above and beyond.

All right, so let me get to my point. I fully support Sunflower Hill. In my family we have two disabled young adults and the parents fly to Arizona to go to a special camp when the mom's in the hospital or on vacation so I totally understand the need for that and I think it's the right thing. My bottom line on number 1 though, is this to me is primarily a project for building 95 homes and rezoning land for 95 homes that will add 1,000 cars a day, potentially will have an impact on schools, on water and is something that we don't get any units credit for RHNA. It would mean in 2022, we'll actually have to build 95 more homes because these will have never of counted against any allocation requirement in terms of state law that we had to meet. So I can't in all good faith right now say that it's the right thing for our community to rezone this and add 95 or so units of land. I don't consider that I could do that, not when our community and the recent client service survey says that growth, traffic and water are the top three issues that they have.

So that's where I sit now in this workshop. I would request because we didn't get a lot of feedback from the public on this because there was low awareness. I talked with about 20 people today that wouldn't have been notified; people that live near Santa Rita and

Valley in my development. They never heard anything about this. No one at the Downtown Association meeting that I attended yesterday had heard anything about this. I mean they heard a long, long time ago there was something in the housing element, but they didn't even know who the developer was and these are people that are the senior leaders in the Downtown Association who had no idea this was going on. So, I mean, 100 homes—I don't know when the last time we rezoned 100 homes that were not part of the RHNA requirement. I mean, do you guys know? That's a good question. This is like a mini-East Pleasanton Specific Plan project that we're talking about and I mean it could be 20 percent of what the East Pleasanton Specific Plan is. So I think about this like I think about the Council decision that was made to pause on that project and go to the voters and get input about whether the community wants 100 or so homes. So then it just brings me to Sunflower Hill and saying, is there another way because I think the need is here—is there another way to use our low cost housing funds that we already have, get creative or find money somewhere else to meet the Council priority which I think is right on about helping this community even if we start off with a day center like Susan discussed where we have the pool and recreational room and people from the community could come there. So anyway, that's how I think about. I can't support it now, but I could in 2022.

Commissioner O'Connor: One question for staff. You had mentioned there's also on-going discussion about maybe also a contribution to the...

Seto: To the lower income housing fund, yes.

Commissioner O'Connor: If that happened and if there was a contribution, could it be targeted to Sunflower Hill?

Seto: And that's also part of the discussion, yes.

Commissioner Nagler: I came into the discussion this evening with thoughts remarkably similar to Commissioner Allen. Let's focus on RHNA but just on the density of the project, the fact that we're building the number of units that we are a half a block away or whatever it is; that I felt like Sunflower Hill was being used candidly as a little bit of a Trojan horse to get the development. That's how I came into the discussion and what's been interesting to me about this evening have been a couple of things. One is that the traffic impacts are potentially not going to be as severe as I anticipated them to be. So I'm definitely concerned about the traffic impacts particularly at key intersections and again, how this interacts with the development going up down the street, but less concerned than I was before tonight's hearing. And while the community of interest of special needs kids have a particular point of view and they showed up to advocate obviously for this project, the construct that they described of having relatively affordable housing contiguous to and admittedly too small a development for their needs also struck me as being interesting. So having said that, I think this is way too dense, that there are way too many units being proposed for the piece of land; that the amount of open space being proposed is inappropriate to what is being requested; that if this project were built as proposed we are not representing the citizenry well in exchange for the rezoning, and that therefore, the project would need to come back in a pretty significant reconfiguration.

So I guess what I'm saying is the impact on RHNA is less important to me. I am sensitive to the fact that the people of Pleasanton are nervous about growth but I'm not sure that I should be the one making the decision about that as opposed to the Council and although I completely agree with what you're saying in that regard, but as a question of what is it that would be approvable, it would need to be for me a community that has houses that have

proper articulation which we really never talked about but I'm going to say as an aside—the difference between this and the homes that have been built next to Safeway—I don't mean to be critical. I wasn't around when that was approved—those are monolithic rectangles. These are more interesting articulated structures which won't have the feel and look of being as dense as those structures next to Safeway, but having said that, I'm also saying I think there's too many of them, right?

But just to be clear, I could probably surprise myself and vote for a project with less concern that has been expressed about the RHNA impacts, sensitive to the fact that there is an interaction between what the community represented by Sunflower Hill represents and the fact that these are relatively affordable houses, but it would have to be a substantially reconfigured development.

Chair Ritter: This is a workshop so we're exploring ideas and getting feedback and I don't think we have all the answers yet. In general, I'm not supportive of making amendments to the General Plan and Specific Plan in general because they spent a lot of time putting those together; however, I am supportive of filling a need in Pleasanton which I think is this special needs need and I think that outweighs my other concern of not doing an amendment. I do think there is a lot more to be studied on this. The traffic made me feel what we could have with current zoning would be worse. That's not good. Water is a big issue, but if they utilized this the way it is agricultural, there would be a lot more water usage for the number of homes.

There is a need for workforce housing as well from what I understand for Pleasanton. We're bringing Workday into town and there's just a lot of opportunities there, so I think there is a need. And then the other big one is the Nevada cut-through street. If we could get the developer to pay for some of this project that we're likely going to have to do because it's worn out and rotting, I'd rather have someone else pay for it than our taxpayer dollars. So that's why it moves up my chain of what I'm thinking is a priority because we have someone that yes, they are going to build some homes, but we need to get something out of it that's worth it for the City and the residents.

Commissioner O'Connor: So I feel the same way as David. I came in to this meeting thinking we really shouldn't be making a General Plan Amendment. I said it many times before. I don't think we should be rezoning for the benefit of the developer or for the project de jure. You know, right now housing is the most expensive thing going so it's the most desirable. We passed it over the General Plan before and the citizens of this town really don't want any more development, of houses at least. They made that clear. We lost the housing cap lawsuit, but the spirit is still there. They don't want to keep building and building and building more homes. I really want to support Sunflower Hill though and that's one of the reasons like David said, you might be able to support the project if it came back less dense and a little more amenity but I think I'm swinging a little closer to Nancy. I don't think I can support a General Plan Amendment. I know it's a great, great project for Sunflower Hill and I know it would be a great amenity to the City. I would hope we could find another home for it. I would hope we could find some of the dollars we used for senior housing to help our disabled housing. We've done a lot of senior housing and I'm not saying that's a bad thing. I'm saying we haven't done anything for the kids that need something and young adults and even older adults that are disabled and need a place. So I think that should definitely be a priority of ours because it's certainly a priority of the Council. But, right now, I don't even know in 2022, but right now I don't think I could support a General Plan Amendment.

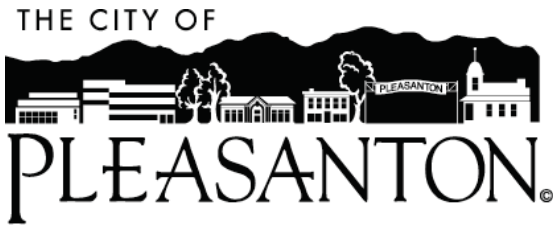
Commissioner Brown: I align a lot with what David said. I don't think it's fair for parents in the room to ask them to wait until 2022. I don't know what other opportunities there might be for Sunflower Hill. If it wasn't for Sunflower Hill, I wouldn't consider a General Plan Amendment. I'm on the same page as Nancy and Greg on that front. I'm still considering it in terms of the zoning. Like David I'd like to see something with less dense, more space between homes, better open space because as Greg pointed out it would be a very tough sell to the residents of the town to go beyond the state requirements that we have that already have been allocated. That's why I asked the question earlier in terms of can you do a trade-off and whether we can. So, I think it's a great use. I think the developer is being genuine and heartfelt. He spent 3 ½ years I think was the comment. There definitely is a need. I think you mentioned there are 900 families in Livermore and 700 in Pleasanton that have this need and we just don't have anything like this anywhere else in the City and I think it's a very interesting proposal that needs further refinement before I'd be prepared to make a decision.

Chair Ritter: All right, did staff get enough information or are there any other ideas to enhance the design of the project?

Commissioner Allen: I have an idea, sort of an idea. I'm wondering if we could do a community workshop of sorts around this project because sitting here, I'm hearing what both of you are saying. Maybe if there was....making this up, 20 single family homes and with a little larger Sunflower Hill community, I could buy into this. I mean that's extreme, but I don't know, none of us know, what is that range. I also don't want this to turn into another referendum. I mean Lund Ranch was 50 homes. It was a different issue but it's a little less. And a lot of our projects that have been at this size are getting a lot of initiatives against them. So I think it would behoove us no matter which way we go on this to have some type of community workshop and bring in folks that could have an impact on traffic and others like Valley, Santa Rita, and others that are within a mile or a mile and one half in the downtown area to provide some input so you all and we all could calibrate what is sort of the range of acceptability. Then certainly the developer has the pocketbook so the developer is going to need to be looking at their tradeoffs. But that's a suggestion because I have a feeling that as people start to learn about this, there's going to be more and more interest and I don't want to have it just be a problem later on saying we didn't know and why did we approve a project like this if it gets approved.

Beaudin: So we'll certainly take that into consideration. I appreciate the comment. I think what's interesting to me tonight is that it sounds like the Commission is leaning towards some pretty significant changes to the project. So what I'd like to do is go back and talk with the developer or the applicant here tonight and with Sunflower Hill and see if there is still a project, based on some of these comments, and then decide on our next steps, and certainly keep the Commission informed about those efforts.

Ritter: Okay, great. So we'll conclude the workshop. I want to thank Sunflower Hill for being here and we appreciate all your involvement and it sounds like we still have a lot of information to go through so no decision's been made tonight and we appreciate you coming tonight.



Housing Commission Agenda Report

July 14, 2016
Item 06

SUBJECT Review and Recommendation for an Affordable Housing Agreement with Irby Ranch, LLC for the Irby Ranch Development (“Irby Ranch”) Located Approximately at 3988 First Street, 3780 Stanley Boulevard, and 3878 Stanley Boulevard (PUD-110)

RECOMMENDATION

Review the Affordable Housing Agreement for Irby Ranch and recommend approval by City Council as part of the PUD approval process.

ATTACHMENTS

1. Draft Affordable Housing Agreement (AHA)
2. Inclusionary Zoning Ordinance (PMC Ch. 17.44)

BACKGROUND

Irby Ranch, LLC, on behalf of the property owners (the “Applicant”) has submitted applications to develop 93 single-family homes and to plan for an affordable residential community on the approximately 15.06 acre site located approximately at 3988 First Street, 3780 & 3878 Stanley Blvd (PUD-110).

Site Location Map



To meet the project’s affordable housing requirement, the Applicant proposes to contribute a portion of the site (approximately 1.35 acres) and secure land use approvals necessary to develop the special needs housing concept proposal presented by Sunflower Hill. Sunflower

Hill is a Pleasanton based non-profit organization, established in 2012, that works to develop housing options and activities to help those with special needs, including persons with autism and developmental delays, to better integrate vocationally and socially within society. City Council identified support for Sunflower Hill's housing concept and facilitating construction of special needs housing in Pleasanton in their 2015/2016 Work Plan Priorities. Sunflower Hill provided a presentation at the May 19, 2016 Housing Commission meeting regarding the organization's mission and housing development goals for both Pleasanton and Livermore.

The properties currently have General Plan Land Use Designations of "Retail/Highway/Service Commercial, Business and Professional Office as well as Open Space – Public Health and Safety with Wildland Overlay" and zoning designations of "Agriculture and Service Commercial," all of which (except Agriculture) do not allow residential uses. The General Plan designation of Open Space would remain over the Arroyo, while an amendment to "High Density Residential" would be required for the rest of the parcels. The site would also be rezoned to Planned Unit Development - High Density Residential and Open Space. In addition, the Zia property is located within the Downtown Specific Plan Area with a Downtown Commercial land use designation which will also need to be changed to High Density Residential.

The properties were analyzed for rezoning to High Density Residential uses in 2011 as part of the Housing Element process. At the conclusion of the process which considered 17 sites, the project site was not one of the nine sites chosen for rezoning to accommodate High Density Residential development. As a result, the subject properties are not currently included in the 2015-2023 Housing Element Housing Sites Inventory, which discusses the availability of sites for future residential development and the adequacy of these sites to address Pleasanton's Regional Housing Needs Assessment (RHNA) needs for the current RHNA cycle. Although the project site was not included within the inventory, any affordable housing units constructed during this RHNA cycle, including the units proposed as part of this project, would still be counted towards our progress to meeting our RHNA goals. However, rezoning the site to allow for residential development would not be necessary to meet the City's current RHNA obligation.

On April 17, 2015, the Applicant submitted General Plan Amendment, Planned Unit Development Rezoning and Development Plan, Specific Plan Amendment and Tentative Map applications to consolidate and develop the three properties. The original proposal has been reduced in density and modified to relocate the Sunflower Hill project to better accommodate Sunflower Hill's operational needs. On April 27, 2016, the Planning Commission held a workshop to review, comment and provide direction on the applications. The Applicants have made some adjustments to their proposal as a result of that workshop and intend to present the project for a Planning Commission recommendation to City Council on July 27th. As part of that process, the Housing Commission is tasked with providing a recommendation on the Affordable Housing Agreement prior to the Planning Commission meeting. Both recommendations will be forwarded for a final decision by the City Council which is tentatively scheduled for September 6, 2016.

DISCUSSION

Irby Ranch

As previously noted, the market rate development consists of 93 single family, two and three-story detached units with four proposed home model types ranging in size from 1,843-square-foot to 2,359-square-foot. Elevation examples for both Irby Ranch and Sunflower Hill's project are shown in Attachment 2 for informational purposes only. As part of the development, the Applicant will conserve and recreate some of the existing historic resources on site which will be incorporated into a small historic community park on the south side of Nevada Street. Various other public open space areas will also be included throughout the development including an approximately 12,124-square-foot great park and 8,789-square-foot tree preservation park. Programming for the Sunflower Hill site would be considered separately and is discussed later in this report.

Site Plan: Irby Ranch PUD-110



The City's Inclusionary Zoning Ordinance (IZO) requires new single-family residential projects of fifteen (15) units or more to provide at least 20% of the dwelling units as affordable to very low, low, and/or moderate income households, or to satisfy the requirement through an alternative means. The alternative means may include the dedication of land for the purposes of affordable housing development, so long as the property is appropriately zoned, is large enough to accommodate the number of inclusionary units required, is improved with infrastructure, and adjacent utilities, and fees are paid. A copy of the IZO is included as Attachment 2. Under the ordinance, the proposed market rate project would be required to provide 19 affordable units.

As described in the Affordable Housing Agreement, the Applicant has proposed in lieu of providing on-site units within the single family development, and consistent with the City's ordinance, to support the Sunflower Hill special needs housing concept by: 1) assisting with the application for land use approvals necessary to develop the Sunflower Hill concept proposal, including basic site plan drawings and necessary studies to develop the site; 2) providing 1.35 acres of the site dedicated for multi-family affordable housing to the City with utility connections constructed to the site; and, 3) providing \$1,000,000 to the City to support the development of affordable housing. The draft Affordable Housing Agreement is included as Attachment 1.

Staff has evaluated the financial contribution of the project as compared to the inclusionary value of providing on-site units. The estimated affordable housing contribution, based on information provided by the Applicant on the value of the land, improvements, studies, costs for entitlement, and the additional \$1,000,000 housing fee is \$44,085 per market rate unit. This fee per unit contribution is significantly less than if the developer were to provide on-site units (based on an estimated market value of the units starting at around \$900,000), however the per unit fee amount is significantly higher than the in-lieu fee currently in place for single family development of \$11,515 per unit and is generally consistent with fees which have been more recently negotiated for other detached single family projects. Most importantly, the project dedicates a developable site and funds for affordable housing.

Development of the Irby Ranch project is likely to commence in advance of the Sunflower Hill project due to the timing constraints of applying for affordable housing financing. Under the terms of the proposed agreement, the Applicant would retain ownership until such time as the property is needed for the Sunflower Hill development. In any case, the land will transfer to the City no later than prior to the issuance of the final Certificate of Occupancy for the final building permit in the market rate project.

Sunflower Hill at Irby Ranch Concept Proposal

Sunflower Hill seeks to develop residential communities (also referred to as "intentional communities") which provide social, vocational and educational enrichment for residents in a setting which is similar to a senior housing model. This model, which Sunflower Hill is venturing to develop in both Pleasanton and Livermore, would be the first of its kind to be available in the Tri-Valley, although over 80 similar communities operate nationwide. The Sunflower Hill concept proposal consists of approximately 19 units (one bedrooms, two bedrooms and 'junior suites') that will be affordable for extremely low and very low-income, special needs residents. The number of units proposed by Sunflower Hill does not exceed the minimum inclusionary requirement of the Irby Ranch project based on Sunflower's desire to be comparable with other similar developments which accommodate similar densities and to allow space for amenities on site (such as a recreation center and pool). These amenities are proposed to serve the residents of the development and other families associated with Sunflower Hill who would have an option to purchase homes in the neighboring market rate project.

Sunflower Hill at Irby Ranch Project Concept Site Plan



IRBY RANCH | PLEASANTON, CA
SUNFLOWER HILL
DAHLYN GROUP ARCHITECTURE | PLANNING



SITE PLAN
JOB NO. 19-007-001
DATE: 03-25-2019
1800 Cowan Drive
Pleasanton, CA 94566
925-261-7200
A.1

Project amenities have been determined through community meetings held by Sunflower Hill to input on the proposed design for both their Pleasanton and Livermore housing sites. The actual number of units, type and size of facilities on site will be evaluated as part of the project feasibility studies that are being conducted by Sunflower and their selected development partner, SAHA Homes (Satellite Affordable Housing Associates), an experienced non-profit housing developer. Residents will utilize individualized Supportive Living Services (SLS) through the Regional Center of the East Bay, a state agency that provides support and assistance to individuals with developmental delays. Residents will choose their own appropriate day program, educational or work programs and work with their own Regional Center case managers to ensure the correct level of assistance. Sunflower Hill plans to provide an overlay of appropriate social, recreational and on-site activities similar to programs found in senior living communities. SAHA Housing will serve as the property manager with full-time, on-site staff.

It is anticipated that the project will need additional financial support from a variety of local, County and Federal sources to enable the project to develop. Possible sources of financing may include Federal Low Income Housing Tax Credits and private debt. Because the project will serve persons with very low and extremely low incomes (typically between 30% - 40% of Area Median Income), a significant permanent funding investment will be needed to allow rents to be affordable for the residents. The project will seek Project Based Section 8 Vouchers from the Housing Authority of Alameda County to assist with rent affordability. The estimated subsidy required from other public sources, including the City, County and Federal funds is approximately \$150,000 per unit. Sunflower will work with their selected project developer during the term of the Exclusive Negotiating Rights Agreement to prepare pro forma development budgets and a financing plan which will be feasible and attractive for other public funders.

If the project is approved by City Council, the City would likely enter into an exclusive negotiating rights agreement (“ENRA”) with Sunflower Hill which would establish a timeline for Sunflower to identify an experienced and capable partner that would be responsible for developing and operating the project, finalize the development proposal and obtain design approvals, and submit a financing and operating plan to the City for approval as a condition of accessing the land and further financial support from the City. While Sunflower intends to work through the development process as quickly as possible, the ENRA will likely include a development timeline that allows the project to obtain design approvals within a 12-24 month timeframe and secure final funding commitments within five years of the date of the agreement in order to allow the project to have sufficient time to compete for tax credit financing. While unlikely, if Sunflower is unable to complete the project as intended, then the City will still retain the land and evaluate other future affordable housing purposes that would be appropriate for the site, such as an affordable homeownership project, etc. Consideration of an ENRA for the Sunflower Hill project will likely be concurrent with Council’s consideration of the project approval.

Conclusion/Staff Recommendation

As described in the IZO, the Housing Commission’s role at this time is to recommend the City Council accept, reject or amend the terms of the attached Affordable Housing Agreement. Should the Commission reject the terms of the AHA, staff recommends that it provide detailed feedback to the City Council for consideration as part of its development review. A request for specific amendments may also be discussed and forwarded to the City Council. Overall, Staff’s opinion is that the Applicant’s affordable housing proposal does meet the requirements of the IZO as an alternative means of compliance, will address an unmet housing need in the community, supports the goals established in the City’s Housing Element, and fulfills a City Council priority and therefore, recommends approval of the AHA.



Board of Supervisors

Nathan A. Miley
Supervisor, District 4

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August 5, 2016

City of Pleasanton
Planning Commissioners
123 Main Street
Pleasanton, CA 94566

Dear Planning Commissioners:

I am in full support of residential community housing developments for adults with special needs like Sunflower Hill's proposed residential building project off of Stanley Boulevard in Pleasanton. Housing is essential in order for a person to maintain a high quality of life.

As you may know, the entire Bay Area is facing an affordable housing crisis. At the June 28th, Alameda County Board of Supervisors meeting, all five County Supervisors voted in favor of placing the Alameda County General Obligation Housing Bond on the November 2016 ballot. If passed, this bond will help relieve the crisis. However, housing for special needs adults is another challenge that local elected and community leaders must address. Though a drop in the bucket, the Sunflower Hill project is exactly the type of project that should be supported and funded.

I appreciate the efforts of Sunflower Hill's staff and board members, and the community members who seek to include special needs adults into the community by giving them an opportunity to live independently. Independence is something that the majority of us take for granted. Pleasanton has a history of embracing individuals with special needs through the City of Pleasanton's Recreation for Adults with Developmental Disabilities Program (RADD) and R.E.A.C.H., a non-profit organization. Please support and approve the Sunflower Hill project.

If you have questions or comments, please contact Paul Sanftner from my office at 510.670.5967 and/or paul.sanftner@acgov.org.

Thank you,

A handwritten signature in black ink that reads "Nate Miley".

Nate Miley, Supervisor
Alameda County, District 4

August 2, 2016

Jennifer Hagen
City of Pleasanton
Via email --jhagen@cityofpleasantonca.gov



Re: Irby Ranch and Sunflower Hill at Irby Ranch

Dear Pleasanton Planning Commissioners and City Council members:

Four years ago, the founding board members and advisors of Sunflower Hill made a decision to locate our organization within the city of Pleasanton. Many of us were either current or former residents of the city and we knew, first hand, how we would be embraced as both a new nonprofit and community member. We were not disappointed. Over the past four years, we've witnessed what it means to be a part of a 'community with character' and we're extremely grateful.

Whether it is through local service clubs and newspapers or via community leaders, staff and other nonprofits, our mission and vision is warmly embraced. We were honored when the City Council identified supporting Sunflower Hill and finding a site for us as a Council priority (on 5-0 vote, no less!). We know that you recognize what we were trying to create in Pleasanton and what it might mean for the more than 700 individuals with special needs and their families who live here. Thank you for that.

And now, the Irby Ranch subdivision represents an incredible opportunity for Sunflower Hill. The donation of land, and additional support via the city's Housing Fund are critical to the success of our vision. I would urge you to think beyond any RHNA numbers and to focus on the 700 individuals with special needs in Pleasanton who need housing today. Quite frankly, they probably don't know and – and more importantly - don't care if any type of quota has been met. They just need a place to live.

John F. Kennedy once said, "If not us, then who...If not now...then when?" Sunflower Hill at Irby Ranch is a chance to move the needle forward and to say YES! It is an opportunity to illustrate to the East Bay, Northern California and the entire State of California that Pleasanton is setting an example and that creating a community like this is the right thing to do.

Warm Regards,

Susan Houghton
President, Board of Directors



August 2, 2016

City of Pleasanton Planning Commission,

The Board of Directors and Downtown Vitality Committee of the Pleasanton Downtown Association (PDA) have carefully reviewed the proposed Irby Ranch Development. Even though this project is outside of our Business Improvement District we want to offer our full support. We believe this well thought out, in-fill project is the best use of this land and will be a wonderful addition to our community. By providing affordable, single family homes near our Downtown we hope the future Irby Ranch residents will become frequent visitors to our downtown. Additionally we believe the new Nevada Street connection and trail connections will be extremely beneficial to our greater downtown area. And, finally, we are incredibly impressed by the inclusion of Sunflower Hill in this development. We are excited that Pleasanton could be a model for this type of special neighborhood and we are thrilled to have it located so near our commercial district.

We strongly encourage approval of this project.

Best Regards,

Jim DeMersman
President
Pleasanton Downtown Association

Laura Olson
Executive Director
Pleasanton Downtown Association



August 5, 2016

Planning Commission, City of Pleasanton
123 Main Street
Pleasanton, CA 94566

RE: Proposed Irby Ranch Development

Dear Commissioners:

On behalf of the Pleasanton Chamber of Commerce I hereby request your unanimous approval of the proposed Irby Ranch development. We have followed the thoughtful refinement of this project for nearly two years and believe Concentric Development has demonstrated high regard for a variety of community interests and we are pleased to endorse this project.

Irby Ranch improves the City's infrastructure by completing Nevada Street for better traffic circulation, and making important sewer and water connections for the area.

Irby Ranch offers both social and economic benefits for the community and is regarded by many as a model for responsible growth.

The Pleasanton Downtown Association endorsed Irby Ranch because it will enhance downtown's 'within walking distance' customer base.

Irby Ranch offers resource efficient, workforce ownership housing needed in our community.

Irby Ranch completes a critical regional pedestrian trail segment along Arroyo Del Valle.

Irby Ranch will help Sunflower Hill fulfill its mission of creating housing for adults with special needs.

We urge your support of the proposed Irby Ranch development.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Raty". The signature is fluid and cursive, written over a light blue horizontal line.

Scott Raty
President/CEO

www.pleasanton.org

777 Peters Avenue • Pleasanton, CA 94566 • Phone: (925) 846-5858 • Fax: (925) 846-9697

Springdale Ave.
Pleasanton, CA

July 15, 2016

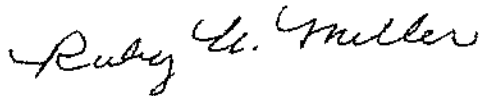
Jennifer Hagen
Associate Planner
City of Pleasanton
200 Old Bernal Road
Pleasanton, CA 94566-0802

Re: Irby Ranch Project Proposal

Dear Mrs. Hagen;

I have been a homeowner in Pleasanton for thirteen years. I am in support of the Irby Ranch project proposal. The city should change the zoning from agricultural to residential. When viewing this property it is clearly no long agricultural since it sits amid a residential area. The General Plan should be changed from Service Commercial to residential as well. The project plan looks beautiful with all of the amenities, market rate housing along with a special needs affordable housing neighborhood. The homes will be within walking distance to downtown, facilitating shopping and dining, a plus for our town's restaurants and merchants. This project should be recommended by the Planning Commission for approval by the City Council.

Sincerely,



Ruby U. Miller

From: Imran Azimi [REDACTED]
Sent: Monday, August 01, 2016 11:44 AM
To: Jennifer Hagen
Subject: PUD-110, Irby Ranch

Hello,

Writing this email in response to Planning Commission Notice of Public Hearing for regarding zoning changes to Irby Ranch. We are homeowner/resident across the street on Reflections Dr. We are completely against any kind of high density housing in the Irby Ranch. Traffic on Stanley Blvd / First street is getting worse every year. AFAIK, there are no plans to address traffic issues, and we don't know how much bad it will get after more people move in to high density housing @ Bernal/Stanley. Traffic to/from First st and Stanley is already a mess specially in the morning and in the afternoon. Additional housing would only add to this traffic problem.

I suggests planning commission look at the possibility of re-zoning that area for recreational use. What we need is a public park with children play area, basketball courts etc. We do not have real public park in walking distance!

Looking forward to your response.

Regards,

Imran Azimi & Sadaf Zaman
[REDACTED] Reflections Dr.

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From: Ellen Holmgren
Sent: Wednesday, August 03, 2016 4:19 PM
To: 'Scott Anderson'; Mayor and City Council
Cc: Jennifer Hagen
Subject: RE: High density vs. lower density

Dear Scott Anderson,

Thank you for your email regarding PUD-110, Irby Ranch.

This email acknowledges receipt of your email to the Mayor and City Council and the City Manager.

Thank you again for your interest in the City of Pleasanton.

Sincerely yours,

Ellen Holmgren, Administrative Assistant
City of Pleasanton

From: Scott Anderson [mailto:scott@cityofpleasantonca.gov]
Sent: Wednesday, August 03, 2016 2:13 PM
To: Mayor and City Council <citycouncil@cityofpleasantonca.gov>
Subject: High density vs. lower density

Just wanted to let you know that while I support new development in Pleasanton, I am not in favor of high density housing anywhere, particularly on Stanley boulevard. The city council has done a good job of balancing development with the concerns of it's citizens to preserve the unique flavor of Pleasanton. High density housing seems more like a Dublin project. Please ask the developer to modify development plans to include parking and driveways. at a minimum.

Regards,

Scott

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From: Ellen Holmgren
Sent: Wednesday, August 03, 2016 2:22 PM
To: 'Lou Astbury'; Mayor and City Council
Cc: Gerry Beaudin; Adam Weinstein; Jennifer Hagen; Kendall Rose
Subject: RE: Irby Ranch Project

Dear Lou Astbury,

Thank you for your email regarding the Irby Ranch Project.

This email acknowledges receipt of your email to the Mayor and City Council and the City Manager.

Thank you again for your interest in the City of Pleasanton.

Sincerely yours,

Ellen Holmgren, Administrative Assistant
City of Pleasanton

From: Lou Astbury [REDACTED]
Sent: Tuesday, August 02, 2016 12:11 PM
To: Mayor and City Council <citycouncil@cityofpleasantonca.gov>
Subject: Irby Ranch Project

Dear City Council Members,

With regard to the Irby Ranch project, I think it is a great opportunity for Sunflower Hills and for Pleasanton to have a facility for special needs people. However, I think that the 93 house development is not in line with the desires of the citizens of Pleasanton to preserve the small town charm of downtown Pleasanton. This is a design better suited to a more urban vision. As I drive around the Township Square project which is very similar, I don't think this is a good fit for this area near our downtown area. It appears the housing is even more dense with houses facing busy Stanley with only 8 to 15 feet setbacks. With no yards, driveways, or adequate parking and 3 story houses, it will be an over crowded development and will cause serious traffic and circulation issues for the area. This is not to mention the fact that it does not fit in architecturally with our downtown area and the agricultural heritage of the area.

The 93 home design on the 15.3 acres is not in keeping with the vision for downtown Pleasanton that most citizens of Pleasanton desire. A downsized project is more in line and why not wait until this project can be used against the 2022 RNIA requirements for affordable housing?

Thank you for your consideration!

Lou Astbury
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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From: Lou Astbury [REDACTED]
Sent: Tuesday, August 02, 2016 12:01 PM
To: Jennifer Hagen
Subject: Irby Ranch Project

Dear Ms. Hagen,

Thanks for the time you spent yesterday going over the plans for the Irby Ranch project. I think it is a great opportunity for Sunflower Hills and for Pleasanton to have a facility for special needs people. However, I think that the 93 house development is not in line with the desire of the citizens of Pleasanton to preserve the small town charm of downtown Pleasanton. This is a design better suited to a more urban vision. As I drive around the Township Square project which is very similar, I don't think this is a good fit for this area near our downtown area. It appears the housing is even more dense with houses facing busy Stanley with only 8 to 15 feet setbacks. With no yards, driveways, or adequate parking, it will be a over crowded development and will cause serious traffic and circulation issues for the area. This is not to mention the fact that it does not fit in architecturally with our downtown area and the agricultural heritage of the area.

The 93 home design on the 15.3 acres is not in keeping with the vision for downtown Pleasanton that most citizens of Pleasanton desire.

Best Regards,
Lou Astbury

[REDACTED]
[REDACTED]
[REDACTED]

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From: [REDACTED]
Sent: Wednesday, August 03, 2016 2:13 PM
To: Mayor and City Council; Jennifer Hagen
Subject: Proposed 2 and 3 story houses on Stanley

To be honest, I don't even know where to begin. First of all, the schools in Pleasanton are IMPACTED. Developers say they are giving \$1.2 million to the schools and that is a joke. The traffic is horrible at this point so I can't imagine what it will be like should this pass. Not to mention the drought we are in and will continue to be in for some time. STOP building in Pleasanton. Our roads, schools, water system, and residents can't handle much more.

Sharon Beckley

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From: Rande Spicka [REDACTED]
Sent: Tuesday, July 26, 2016 1:35 PM
To: Jennifer Hagen
Subject: Irby Ranch/Sunflower Hill

Dear Ms. Hagen,

I am nearly a lifelong resident of Pleasanton and my life has been touched by a member of my family being diagnosed with autism. He is a wonderful young man who is currently attending Foothill High School. Although he has much family support now, myself, his parents and my other sibling are middle age and rapidly approaching our golden years. We love this young man with all our hearts and want to give him every opportunity to live the best, most productive, and safe life that we can. As you can imagine, one of our biggest fears is what happens to our beloved family member when we are not here to care for him? Of course, this concern is not just for him but for all the adults with special needs that will require a safe place to live should family members no longer be able to care for them. Sunflower Hill and the development at Irby Ranch will certainly be a step in the right direction. The city of Pleasanton has been my safe place since we moved here in 1965 and I want to make sure it is a safe place going forward for the next generations of individuals who we need our help. Pleasanton has an opportunity to do a great thing by continuing to support Sunflower Hill and the Irby Ranch development. Please lend your support of this great initiative.

Kind regards,

Rande Spicka Bennett

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July 13, 2016

Ms. Jennifer Hagen, Associate Planner
City of Pleasanton
200 Old Bernal Avenue
Pleasanton, CA 94566

RE. Irby Ranch Project

Ms. Hagen;

My name is Linda Bottarini and I am President of the Zia Corporation. We own the land at 3988 First Street. This land has been in my family for over 100 years and I am proud of the people to whom it once belonged.

During the time my family has owned this property, we have been through a lot with the city of Pleasanton. At one point, we were threatened with eminent domain and then in a swing of fates in 2012, the planning department was interested in rezoning our land for high density multi-family housing.

Over the years, we have been approach by many people interested in building on this land, but the city has always stood in the way for one reason or another. We have a collection of outdated, old dilapidated buildings that we can no longer rent do to their poor condition and safety risk.

This project is one that appears to meet all the requirements this city could ever envision. As I understand, the city wide outreach identified our property as scoring among the highest for residential use. We are close and walkable to downtown and are a gateway to the city.

This project is all encompassing. From the inclusion of the affordable special needs housing at the low and very low affordable level and the proposal of taking on the creek and open space, to the building of a multi-use creek trail and re-creating a farmstead using materials from our barns, you couldn't ask for more. The whole community will benefit from this development.

Pleasanton also stands to get their much needed sewer line and road extension. For the last 25 years, the property owners have been told both of those improvements are critical and necessary. Now is the chance for Pleasanton to make the decision to really do what they have been saying they want to do all these years.

This project will bring many accolades from not only the people who live there but the community as a whole. It provides for the whole community from the residents of Sunflower Hill to the residents of the city who would like to use the newly developed creek trail. The city needs to provide housing for the average citizen and younger people and not just the very wealthy and this project provides for that.

There is no more time to go back to the drawing board requesting more from this developer. He has put forth a good faith effort and his efforts need to be rewarded. Please see the many benefits this development brings to the city of Pleasanton and approve this plan.

Thank you for your time

Linda Bottarini
President of the Zia Corporation

From: Brandes Lori [REDACTED]
Sent: Wednesday, August 03, 2016 8:35 AM
To: Jennifer Hagen
Subject: Stanley Project

Ms. Hagen,

I am extremely concerned about the size of this project and it's location. Traffic is already quite congested in the area of Stanley, Valley and Bernal Ave. There is the current project, not yet completed, on the corner which will already be increasing the density in this area. I am against a project of this size! Not only congestion, but we are in a drought!!! Is no one considering how this will affect the residents w/ traffic congestion? First Street has been a nightmare recently! Completely stopped and backed up already. The Valley Bernal apartments are not even completed!!! I have lived in Pleasanton for almost 55 years - I do NOT want to live in a Dublin like setting. Please keep Pleasanton Pleasanton and avoid resembling the Dublin sprawl.

Please reconsider.
Sincerely,
Lori Brandes

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<https://www.mailcontrol.com/sr/09r2rsPdZjXGX2PQPomvUvmldA89nuwleOwo9ECWkVtdsHyZgp+fghp2YEQ!!!InfaZqe+BI7XNfN+NdwfdFw==> to report this email as spam.

From: Janeen Rubino Brumm [REDACTED]
Sent: Wednesday, August 03, 2016 10:36 AM
To: Jennifer Hagen
Subject: Support for Sunflower Hill at Irby Ranch

To: Jennifer Hagen, City Planner

Subject: Support for Sunflower Hill at Irby Ranch

Jennifer -

I'm writing to indicate my support for the Sunflower Hill at Irby Ranch project which is coming up for review on the August 10th Planning Commission and the September 6th City Council Agendas. As a resident of Pleasanton and parent of a special needs adult, I think it is vital to provide housing opportunities for all who wish to live in our community - and to do so at affordable rental rates and housing prices. This project presents that possibility in an innovative and creative way and I hope you will lend your support! My husband and I are interested in buying a home in the new development so that our son can live there and take full advantage of all the social amenities that Sunflower Hill will provide.

The number of individuals with special needs and developmental delays is increasing rapidly. More than 700 individuals in Pleasanton alone need housing. My husband and I fully support what Sunflower Hill is proposing at Irby Ranch. Please don't let this opportunity to create such an innovative residential community pass us by.

Thank you for your consideration.

Sincerely,

Janeen Rubino Brumm
[REDACTED] Regency Drive
Pleasanton, CA 94588
janeenrubino@gmail.com

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From: Russell Davis [REDACTED]
Sent: Friday, July 29, 2016 4:39 PM
To: Jennifer Hagen
Subject: Irby Ranch Development

Resident of Pleasanton
[REDACTED] Tessa Place, Ca 94566

During the morning hours on most days families of deer are seen in the open field where the 93-95 houses are to be built, a family of Fox also occupies the grounds. Often, a flock of Turkey can be seen scouring the grounds for bugs. If Pleasanton continues on its expansion projects where does the wonders of nature go? Nature needs a voice. The Del Val Creek waterway contains fish, there are Bass and Bluegill that live in those waters, what happens when they too are disturbed?

Notwithstanding the above negative impact to nature mentioned above, an increase of cars is more congestion and additional burden on the schools.

With the increases of the building and occupants from the Valley Ave construction will already place stress on the environment, not to mention increased burden on our schools.

Russell Davis

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From: Deanne VanKirk [REDACTED]
Sent: Wednesday, August 03, 2016 3:38 PM
To: Jennifer Hagen
Subject: Weigh In on 2 and 3-Story High-Density Homes on Stanley Blvd.

Please stop the madness with all of this building. It is ruining the small town feeling it had. Why does it always have to be about MONEY! Why don't the citizens of Pleasanton and our quality of life matter? The traffic would be unbearable. What about over crowding in our schools. What about our children and their education. Class sizes will get bigger. Enough is Enough!! Say NO to additional housing!!!!!!!!!!!!!!!!!!!!

Deanne (Pleasanton Resident of 11 Years)

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From: Ellen Holmgren
Sent: Wednesday, August 03, 2016 4:32 PM
To: 'Fred DeKlotz'; Mayor and City Council
Cc: Jennifer Hagen
Subject: RE: Hi Density Apartment Project

Dear Fred DeKlotz,

Thank you for your email regarding PUD-110, Irby Ranch.

This email acknowledges receipt of your email to the Mayor and City Council and the City Manager.

Thank you again for your interest in the City of Pleasanton.

Sincerely yours,

Ellen Holmgren, Administrative Assistant
City of Pleasanton

From: Fred DeKlotz <mailto:reddeklotz@gmail.com>
Sent: Wednesday, August 03, 2016 3:33 PM
To: Mayor and City Council <citycouncil@cityofpleasantonca.gov>
Subject: Hi Density Apartment Project

We have all too many hi density apartments in the City of Dublin right next door! Let's preserve Pleasanton and vote NO.

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From: Kelly Errigo [REDACTED]
Sent: Wednesday, August 03, 2016 11:55 AM
To: Jennifer Hagen
Subject: Sunflower Hill at Irby Ranch

To: Jennifer Hagen, City Planner (jhagen@cityofpleasantonca.gov)

Subject: Support for Sunflower Hill at Irby Ranch

Jennifer –

Please pass this along to Pleasanton's Planning Commissioners and City Council members.

I'm writing to indicate my passionate support for the Sunflower Hill at Irby Ranch project which is coming up for review on the August 10th Planning Commission and the September 6 City Council Agendas.

As a longtime Pleasanton Resident, and PUSD parent board member for many years, I think it is vital to provide housing opportunities for all who wish to live in our community – and to do so at affordable rental rates and housing prices. This project presents that possibility in an innovative and creative way and I hope you will lend your support!

The number of individuals with special needs and developmental delays is increasing rapidly. More than 700 individuals in Pleasanton alone need housing.

We support what Sunflower Hill is proposing at Irby Ranch. Please don't let this opportunity to create such an innovative residential community pass us by.

Thank you for your consideration.

Sincerely,

Kelly Hewitt Errigo

 Foothill Road, Pleasanton



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From: James.MewLing Fong [REDACTED]
Sent: Wednesday, August 03, 2016 10:22 PM
To: Jennifer Hagen
Subject: 93 + 19 dwellings on Stanley Blvd.

To the Pleasanton Planning Commission members and City Leaders:
I am out-of-town and unable to attend the meeting on Aug 10.

1. I don't believe that this development should proceed if "Lacking driveways, homeowners may not have sufficient parking for themselves and their guests. About 30% of the homes closely face Stanley Boulevard." {which is a busy street}.
2. I believe that, if approved, "the market-rate and low-cost housing should be constructed in tandem so the low-cost property is not vacant until funding is found."

Thank you.

James Fong, Pleasanton resident

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From: [REDACTED]
Sent: Wednesday, August 03, 2016 7:39 PM
To: Jennifer Hagen
Subject: Irby Ranch Development

Dear Ms Hagen,

Please consider my comments for the upcoming August 10 meeting regarding the proposed development of the Irby property.

While I certainly support the development/building of units for the developmentally disabled adults associated with the Sunflower Hill foundation, I am very concerned about the number of residential units currently proposed for the rest of the property. To completely fill an area of land that has been open and empty (at least since I have lived in Pleasanton, Silver St., [REDACTED] almost next to a "small city" of residential/commercial units soon to open on the Valley and Bernal site, seems too much for this already traffic impacted area to handle. Putting hundreds more cars directly on to Stanley Blvd. will negatively impact an already very busy thoroughfare, as witnessed by the morning and afternoon commutes. We already know that this is a dangerous area for cyclists without the opening of either new development.

A second area of concern with this proposed large development is the impact on the surrounding schools, whether it be Alisal, Vintage Hills, Valley View, Harvest Park, and/ or Amador HS. As we know, the school district no longer provides school bussing throughout the city. The traffic to each of these sites is already almost gridlock in the mornings and afternoons during the school year. The impact on traffic of the activation of the 2 new traffic signals on Santa Rita has yet to be measured since the school year has not yet started. I envision traffic at almost a standstill on Bernal, Valley, Santa Rita, Stanley, and Old Stanley Blvd. as driving age students attempt to arrive at school on time and parents drop off students at their assigned schools.

I wonder if the City of Pleasanton has enough traffic enforcement officers on staff to manage the impact of this upcoming barrage of traffic in just this part of the city. As a resident of Silver St. which is near both Alisal and Amador, I have witnessed both "creative" and dangerous driving on a daily basis during the school year, much of which is not related to entry and exit from the Amador parking lot.

In closing, please consider significantly reducing the number of units being proposed for the Irby site, at least until the full impact of the occupied Valley/Bernal "city" has been observed and managed by the significant changes that will soon occur there.

Respectfully submitted,

Pat Fullmer

Sent from my iPad

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From: Ellen Holmgren
Sent: Wednesday, August 03, 2016 4:25 PM
To: 'Rick's E-Mail'; Mayor and City Council
Cc: Jennifer Hagen
Subject: RE: Stanley housing project

Dear Rick Giusti,

Thank you for your email regarding PUD-110, Irby Ranch.

This email acknowledges receipt of your email to the Mayor and City Council and the City Manager.

Thank you again for your interest in the City of Pleasanton.

Sincerely yours,

Ellen Holmgren, Administrative Assistant City of Pleasanton

-----Original Message-----

From: Rick's E-Mail [mailto:rickgiusti@att.net]
Sent: Wednesday, August 03, 2016 2:44 PM
To: Mayor and City Council <citycouncil@cityofpleasantonca.gov>
Cc: [redacted]
Subject: Stanley housing project

Hi. I live in Pleasanton at [redacted] Sanderling Way. I am out of town when the city meets about this upcoming new housing project. I am totally against it because it does not serve the community at all. It creates more traffic, congestion and overcrowding. The city needs to work on more open space, better school programs, more firefighters and police and better services for the elderly and handicapped. Thank you, Rick Giusti. [redacted]

Sent from my iPad

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<https://www.mailcontrol.com/sr/0dBDtMC4SdvGX2PQP0mvUgEBY15Clgt17BP5n2VUYWLYA0UXq14K1wXGAtNgASFazjNiQPe+zcoKRuEdgZyEA==> to report this email as spam.

From: Michael Grossman [REDACTED]
Sent: Wednesday, August 03, 2016 3:20 PM
To: Jennifer Hagen
Subject: Stanley High Density housing

I am a Pleasanton resident.

I am against the **93** two and three story high-density homes and **19** affordable apartments on Stanley Blvd. near the junction of Old Stanley Blvd.

You and Zone 7 are sucking so much groundwater out of the basin our home foundations are sinking, Pleasanton is sinking, as you have no water to supply existing residents and commercial enterprises. The sucking out of water from the groundbasin, is damaging our homes and commercial businesses and you are to blame, as you continue to sucker, sink the city and cause damage that your residents pay for out of their pocket.

We have so much traffic not that commuter traffic is 24/7. It is impossible to make a left turn from Sutter Gate to North Santa Rita, as the traffic keeps flowing and forces residents to travel south to Mhor where there is a traffic light, - going out of their way, - going south, when they want to go north.

If you keep taking existing groundwater from existing residents, causing subsidence, you will have consequences.

Traffic accidents will increase.

Take responsibility and put a stop to this.

Michael Grossman

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From: vishal gupta [REDACTED]
Sent: Wednesday, August 03, 2016 3:23 PM
To: Jennifer Hagen; Mayor and City Council
Subject: My objection to proposed high-density homes on stanley blvd.

Dear Pleasanton planning commission and city council,

My name is Vishal Gupta and I am resident of Pleasanton. It came to my notice that city is planning to add more high density homes on stanley blvd. I am not in favor of adding new residential construction in our city. Since i moved here, I am ready feeling the congestion and strain on city infrastructure and resources. Adding more houses will destroy the "laid back", "relaxed" , "peaceful" , "greenery", character of our city. I consider our city as an oasis in middle of the hustle-bustle, stack-n-pack and crazy housing jungle out there. By creating more dense housing, we are destroying the very character of city which makes it unique.

Also, as I understand,we don't have any regulatory obligation to build more houses, we already have met regional housing requirements (RHNA)

Therefore I request you to re-consider your decision to build more houses.

Thanks,
Vishal Gupta

ps: I can provide my home address and contact information if you require.

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From: jim hague [mailto:jimhague1948@hotmail.com]
Sent: Wednesday, August 03, 2016 2:05 PM
To: Jennifer Hagen
Subject: Downtown

The building in every back yard lot and the lack of parking downtown is a disaster. The traffic on 1st street is terrible, my friend and I walk every morning and when school starts the traffic is backed up on Bernal, First and Main streets. The lack a downtown parking garage is a sure way to kill off Pleasanton's downtown businesses and tourism. Affordable housing is a thing of the pass in Pleasanton. Our community's loss.

Jim Hague

Sent from my iPhone

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From: Jodi [redacted]
Sent: Wednesday, August 03, 2016 1:21 PM
To: Jennifer Hagen
Subject: Re: Stanley and first st

To whom it may concern,

I can't believe the city would consider building more homes. The ones added at Bernal and Stanley look like a cluster. I just moved here 2 years ago and the traffic has gotten worse. Once the units are filled with family's it's going to be more of a drain on our streets. Now days, they're more adults living in one home which means more drivers per household. Don't these planners realize how crowded things are now. Stop overcrowding this small town.

Thanks for listening,

Jodi

Click

<https://www.mailcontrol.com/sr/SokVALY8nJrGX2PQP0mvUihCLhWP7Wj9wbeaA+zFZops!qJBVZSh5nYfPi8h!cmdzvjiQPe+zeiyla!1rT5xQ==> to report this email as spam.

Ms. Jennifer Hagen
City Planner
City of Pleasanton, CA

August 2nd, 2016

Re: Support for Sunflower Hill at Irby Ranch

Ms. Hagen,

At the August 10th Planning Commission meeting, the Sunflower Hill at Irby Ranch project is on the agenda for review by the Planning Commission. This project is also scheduled on the agenda for the September 6th City Council meeting.

As a resident of the city of Pleasanton since 1991 and a grandmother of a special needs teenager, I want to express my support for this project. Our community is desperately in need of a community like this for our special needs residents in the Tri-Valley area. The number of special needs adults is growing rapidly in our area (over 700 currently in need of housing) and we need to be progressive for how to solve this challenge at the city level.

Just as senior living communities have come to be part of planning in every city and community across the country, residential communities like Sunflower Hill need to be viewed in the same way – an essential part of every community to provide dignity to our special needs population and to enable them to live and work independently, surrounded by friends, within the bounds of their financial limits and mental abilities.

My grandson will never take a bus by himself or drive a car. He won't manage a checking account, buy a house or get married. To look at him, you wouldn't know that he is developmentally disabled. He is very social, active in Special Olympic sports and loves to be around his friends so this type of housing community is a perfect solution for him and every friend like him to provide independence from his family, living with his friends and care givers in a safe and affordable environment. His family will still be involved but his life will be enriched by his experience with living in a community with friends, with activities and programs tailored to their interests and skills.

Please support this project and enable Pleasanton to be a leader in establishing a creative solution that will be admired and copied by other cities across the country. At some point in the future, we will see every city have a special needs residential community – maybe even a combined community for seniors and special needs individuals. This is the first step to that vision.

Please share my letter with the Planning Commissioners and City Council members. Thanks for listening and hope it has provided some insight into what we as grandparents and parents worry about for when we are gone and what we hope and envision about a place for our special needs family members to continue to live their lives in a supportive community where they will thrive and be safe.

Sincerely,

Kathryn Layman

[REDACTED]

Pleasanton, CA 94588

[REDACTED]

Member of the Sunflower Hill Board of Directors

From: [REDACTED]
Sent: Wednesday, August 03, 2016 10:22 PM
To: Mayor and City Council; Jennifer Hagen
Subject: More high density housing!

Dear Pleasanton City Council members,

My husband and I have lived in Pleasanton for 48 years! We have loved Pleasanton for 38 of those years. For the past 10 years, your city planning has left us wondering if we can still live in Pleasanton.

What don't you realize about the following issues facing Pleasanton and it's residents:

- 1.) Water
- 2.) Traffic
- 3.) Population increases that make an already crowded community severely compromised
 - schools
 - parking
 - water
 - air quality pollution - vehicles
 - crime increases - Stoneridge Mall is not safe anymore
- 4.) **Too many high-density housing units** (where will the water come from if we have another drought winter?)
- 5.) Costco off Stoneridge? The traffic from Costco entering the freeway will severely impact the merging 680/580 overpass going towards Livermore. This is a recipe for disaster/accidents waiting to happen.
- 6.) Lack of enough parking for Bart

What happened to slow-growth? What happened to smart planning? Where is downtown parking? We have voted, but politicians find a way to change the laws we voted for, i.e Measure K. We are so disappointed in the direction our city is growing.

Soon there will not be a plot of land undeveloped in Pleasanton, worse gridlock on our city roads, because the freeways are already gridlocked, no parking for people who want to use Bart. We are so disappointed in our community leaders with the

exception of one person! We are so very sad for our city and
it's residents. **Enough is enough!**

Gordon and Susan Lund

Click [here](#) to report this email as spam.

From: JoAnna Marquart [REDACTED]
Sent: Wednesday, August 03, 2016 1:24 PM
To: Jennifer Hagen
Subject: Apartments

I am against any more apartments in this area. The traffic congestion in this area is already terrible especially during rush hour. We're still in a drought and adding more homes is just going to increase water usage. Please vote against it.

Jo Anna Marquart

Click

<https://www.mailcontrol.com/sr/yzv8yyk1cCTGX2PQPOMvUihCLhWP7Wj9jclx4bDfEGgZ1GXR64ifunYfPi8h!cmdzvJNiQPezeylala!1rT5xQ==> to report this email as spam.

Subject: ContactUs Form Submission

From: noreply
Sent: Thursday, August 04, 2016 9:42 AM
To: Kendall Rose
Subject: ContactUs Form Submission

A user has submitted information feedback regarding the website.

Name: Lisa Miller

Address: [REDACTED] Brooktree Way

City: Pleasanton

State: CA

Zipcode: 94566

Phone: [REDACTED]

Email: [REDACTED]

Select Recipient: City Community Development Department

Comments & Questions: Sunflower Hill is an absolute MUST for our community... I'm not so sure about all the others, but the 1.3 acres to Sunflower Hill for up to 19 apartment units and a common area for special-needs residents is a no-brainer.

From: Rick Fedick [REDACTED]
Sent: Wednesday, August 03, 2016 1:31 PM
To: Jennifer Hagen
Cc: 'citycouncil@cityofpleasanton.gov'; 'pleasantonvoters@comcast.net'
Subject: 2 & 3 Story High Density Homes and low cost housing
Importance: High

Good afternoon

I live at [REDACTED] Palmer Dr. 11+ years now
2 years in a condo within a half mile
And rented an apartment for 3 years
All in Pleasanton

I \ we love Pleasanton

The traffic has increased dramatically, as we all know

I am concerned about the infrastructure with all the current and perhaps proposed new construction in the pipeline
I don't see or hear anything about increasing capacity of the roads, the schools (space available?) – has this all been
though through?

What about our water supply? What is its maximum capacity and when will that be reached?

Developers want to build for one and only one reason – profits for them!

I know, as Nibbi is a general contractor in the Bay Area, and we deal with these people daily.

Yes, there are some who build for the community, and yes we support them 100%

If we have already met any required non-profit or low cost housing units, why build anymore?

Dose Pleasanton treasury need the money? Hopefully not!

What do the residents of Pleasanton want vs. need?

What do we want our community to truly be? A diverse group of individuals loving the City of Pleasanton

Sincerely

RICK FEDICK

Chief Financial Officer

415.287.1550 (direct) 415.533.3342 (cell)



415 863 1820
415 863 1150
www.nibbi.com

1000 Brannan Street, Ste 102
San Francisco, CA 94103

562 14th Street
Oakland, CA 94612




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July 8, 2016

ACHF Kaplan L. P.

P. O. Box 36 - Danville, CA 94526

925-683-7959



Jennifer Hagen
Associate Planner
City of Pleasanton
200 Old Bernal Road
Pleasanton, CA 94566-0802

RE: Irby Ranch Project Proposal

Dear Mrs. Hagen;

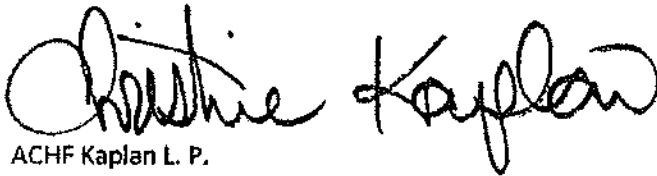
The Kaplan Family Sisters are in support of the Irby Ranch Project for a number of reasons. We have compiled a short list below, for your review.

- The project provides quality well planned residential infill development which includes ample open space, special needs affordable housing, parking, and beautiful pedestrian paths.
- As the long time property owners our family sees the Irby Ranch Project as the highest and best use of the property. Our parents, Al & Ann Kaplan would be proud of the Sunflower Hill non-profit, affordable, special needs enclave within the project.
- The Developer has designed a modern project that will retain its value over time and provide long term benefits to the Downtown Association, the School District, the surrounding neighborhoods and importantly, the new homeowners.
- The new Sewer and Water lines fulfill the long time need to upgrade these key utility systems.
- The development provides a lovely multi-use path along the Arroyo Del Valle and an easy walk on into Downtown Pleasanton.
- Our property located on the Stanley Blvd gateway area into Pleasanton will be a pleasant reflection of what The City of Pleasanton has to offer.
- The Kaplan Sisters have settled the Family Estate and are currently in a position to transfer the property to the Developer without further delay.

- The City of Pleasanton Planning Commission and City Council finally have a well thought through project worthy of approval on three properties , with three property owners in agreement, that might remain as is, if current development efforts are delayed.

We urge the City of Pleasanton Planning Commission to seriously consider the many benefits the Irby Ranch Project provides to the community and the City in addition to the short list we have provided above and change the zoning from Agricultural to Residential and change the General Plan designation from Service Commercial to Residential and advise the City Council to approve the Irby Ranch, Stanley Blvd Project in September 2016.

Most Sincerely,

A handwritten signature in black ink that reads "Christine Kaplan". The signature is written in a cursive style with a large initial "C".

ACHF Kaplan L. P.

Christine Kaplan

Haley Mathews

Freda Kaplan

██████████

Evelyn J. McKinney
██████ Appian Street
Pleasanton CA 94588
████████████████████

July 22, 2016

Mrs. Jennifer Hagen
Associate Planner
City of Pleasanton
200 Old Bernal Avenue
Pleasanton CA 94566

Dear Mrs. Hagen:

My name is Evelyn Irby McKinney, and I am writing on behalf of my brother Rick and for our Irby family.

Since the late 1800s, continuously for the past 129 years, our family has owned the 9 acre property at ██████ Stanley Blvd near downtown Pleasanton. In 1887, my great grandfather Jeremiah Husted bought the first six acres with gold coins and in 1892, my grandfather Truie Husted bought the adjoining land. My grandfather Truie, part of our family's second generation in Pleasanton, worked with early mechanized farming equipment with Henry Mohr. There is a large photo mural of Truie and Henry at the Pleasanton Museum and Wells Fargo Bank on Hopyard. The same picture is featured in the book, *Pleasanton Bicentennial Edition*.

My mother, Jeanette (Husted) Irby was a third generation Pleasanton resident. My mom attended Pleasanton Elementary School and graduated from Amador Joint Union High School in 1938. She married our father Richard Irby in 1942. As fourth generation Pleasanton residents, my brother Rick Irby and I also attended Pleasanton Elementary and Amador High, members of the classes of 1962 and 1963. We are proud to be descendants of these pioneers, and we greatly appreciated the City's actions 30 years ago in 1986 when the City recognized our family with a Proclamation declaring ours to be a "heritage family" due to the several generations' contribution to the development and cultural enrichment of the City.

We ask for your support in approving the residential and the special needs community included together in the proposed development of the Irby Ranch property. We have been on this journey for many years, and it was the dream of my mother Jeanette Irby that our family property would soon be home to other families and young people who would make their own contributions to the Pleasanton community.

We were very sad that the residential designation of our property didn't occur while my mom was still alive. We shared Mom's disappointment in 2012 when despite a high ranking, our property was not selected as part of the housing inventory. Mom passed away in April 2013, but we have continued to work hard in this effort to honor Mom and to achieve her dream. We thought it would be achieved in 2014 when we were given every reason to believe that our property would be added to the city's housing "inventory", again with many positive comments.

In the last year, our property has been studied further, including a "study session" of the planning commission. In that session, every speaker spoke highly of the proposed project, now a combination of Sunflower Hill's special needs community and Mike Serpa's single family homes, which also provides the city with traffic improvements by the extension of Nevada Street along with a sewer easement that the city's engineer had identified as important to the city more than five years ago. The only negative comments that we heard at the study session were from commissioners that liked the project but advanced the idea that the project could be delayed 5 years to the next "housing element cycle". We implore you to reject that idea that further delays should be imposed on what everyone has recognized to be a well-designed and needed project with numerous community benefits

It is imperative that the City move as quickly as possible. Our property has been vacant for a number of months and has been vandalized multiple times. We've tried to secure the property but the police have told us that they suspect the growing homeless population in the creek may be the cause. We cannot rent the house because it needs major repairs and is uninhabitable.

Clearly, by the City's consideration of our property for the 2012 and 2014 Housing Element, the City believes this property should be rezoned to residential. Now is the right time to approve Mike Serpa's project and complete the road and pipeline improvements the City needs. Again, we respectfully request your approval of this project.

Very truly yours,


Evelyn J. McKinney

From: Ellen Holmgren
Sent: Wednesday, August 03, 2016 4:26 PM
To: 'Kimberly Moss Williams'; Mayor and City Council
Cc: Jennifer Hagen
Subject: RE: high density housing in Pleasanton and surrounding areas

Dear Kimberly Moss,

Thank you for your email regarding PUD-110, Irby Ranch.

This email acknowledges receipt of your email to the Mayor and City Council and the City Manager.

Thank you again for your interest in the City of Pleasanton.

Sincerely yours,

Ellen Holmgren, Administrative Assistant
City of Pleasanton

From: Kimberly Moss Williams <kimberly@cityofpleasantonca.com>
Sent: Wednesday, August 03, 2016 3:22 PM
To: Mayor and City Council <citycouncil@cityofpleasantonca.gov>
Subject: high density housing in Pleasanton and surrounding areas

I have been informed that Pleasanton's Planning Commission will be considering the final draft of 93 two and three story high-density homes and 19 affordable apartments on Stanley Blvd near the junction of Old Stanley Blvd and I want to voice my opinion to the city council. I am completely against this building for the following reasons:

1. In the last few years City Council has approved way more building than most Pleasanton residents want and their job is to run the city in accordance with what the people of Pleasanton want for their city
2. We are in a severe water shortage situation in the state and cannot continue to build without taking this into consideration
3. Money is not the most important thing for our city. Quality of life is very important and we are not in a situation where we need more tax revenue. If the city is running out of money then they need to make cuts elsewhere
4. Our surrounding cities have no regard for the environment and are building high density housing like crazy. Unfortunately this affects our quality of life with regards to traffic and water usage. As a Pleasanton resident I cannot vote in their cities but I do vote in ours and I will not vote for anyone who is for all this building that is out of control

Sincerely
Kimberly Moss

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From: Ellen Holmgren
Sent: Wednesday, August 03, 2016 4:18 PM
To: [REDACTED] Mayor and City Council
Cc: Jennifer Hagen
Subject: RE: Low density house

Dear Knut Ojermark,

Thank you for your email regarding PUD-110, Irby Ranch.

This email acknowledges receipt of your email to the Mayor and City Council and the City Manager.

Thank you again for your interest in the City of Pleasanton.

Sincerely yours,

Ellen Holmgren, Administrative Assistant
City of Pleasanton

From: [REDACTED] [mailto:[REDACTED]]
Sent: Wednesday, August 03, 2016 2:07 PM
To: Mayor and City Council <citycouncil@cityofpleasantonca.gov>
Subject: Low density house

Dear friends at the council,

Regarding:

Pleasanton's Planning Commission will be considering the final draft of **93** two and three story high-density homes and **19** affordable apartments on Stanley Blvd. Near the junction of Old Stanley Blvd.

1. I vote against low cost affordable housing, as this frequently brings more crime to our city.
2. Due to water restriction, we don't need more high-density homes. I vote against this.
3. It is bad enough that high-density homes and low cost housing id being built behind Safeway.

We are completely against this. I vote against it all.
Regards,

Knut Ojermark

Kenmark International
President

<http://KENMARK.US>

[REDACTED] Buckeye ct
Pleasanton, CA 94588

 [REDACTED] 925-461-8240

 [REDACTED] 925-922-3785

Click [here](#) to report this email as spam.

From: Ellen Holmgren
Sent: Wednesday, August 03, 2016 4:23 PM
To: 'Chris Payne'; Mayor and City Council
Cc: Jennifer Hagen
Subject: RE: High density housing - Is Stanley Blvd really next?

Dear Christopher Payne,

Thank you for your email regarding PUD-110, Irby Ranch.

This email acknowledges receipt of your email to the Mayor and City Council and the City Manager.

Thank you again for your interest in the City of Pleasanton.

Sincerely yours,

Ellen Holmgren, Administrative Assistant City of Pleasanton

-----Original Message-----

From: Chris Payne [mailto:cpayne7@gmail.com]
Sent: Wednesday, August 03, 2016 2:17 PM
To: Mayor and City Council <citycouncil@cityofpleasantonca.gov>
Subject: High density housing - Is Stanley Blvd really next?

We are at the cusp of yet another economic downturn and an exodus of people from the Bay Area due to traffic, rat warren living conditions and a lack of city and housing planning. Pleasanton can't afford more people without a radical change in infrastructure and the addition of schools and classrooms. Outside of people wanting to move in no one but the developers thinks adding clustered, depression era nearly yard-less row housing is a good economic and quality of life improving decision.

The city's residents are watching how you vote and whether or not you're in the developers' pockets. Your jobs depend on both how well you do them and subsequently on your constituency's votes. Everyone that lives in Pleasanton is seething over the declining, overpopulated schools, the traffic and the growing eyesores around town while they watch you unabashedly creating these problems.

Please choose wisely or your voters will judge you in the voting booths.

Christopher Payne
Pleasanton resident

Click

<https://www.mailcontrol.com/sr/OQa+DDbeCJXGX2PQP0mvUqW!RI4xIDLrkWUJERIGu6pK5At!YcJRS!6loEbECZo7zvjiNiQPe+zcoKRuEdgZyEA==> to report this email as spam.

From: Glen Petersen [REDACTED]
Sent: Wednesday, August 03, 2016 8:03 AM
To: Jennifer Hagen
Subject: Support for Sunflower Hill at Irby Ranch

Dear Ms. Hagen,

I am writing in support of the Sunflower Hill at Irby Ranch project. I would like to express to the Pleasanton Planning Commission and City Council my emphatic endorsement for the plans and the project to move forward.

As a father of a 28 year old son with a severe developmental disability and as a community leader who has lived in the East Bay for 34 years, I have experienced first hand the suffering of individuals and their families wrestling with the care needs of the afflicted individuals initially as children, then as adults. As time passes, the onus of future care needs looms large, as does the expense. I have spent years studying the problem, initially as a parent. Then as a Board member of the Housing Consortium of the East Bay, where various housing and care options were provided. Then as an advisor to Sunflower Hill. I have concluded that the model that Sunflower Hill has chosen is the best to meet the needs of this population of developmentally disabled adults. From the perspective of building a community and at the same time doing so economically with a plan for perpetual sustainability, the Sunflower Hill Model is the best I have seen.

The need for affordable housing for this population grows every day. We ask for, and need your support now.

Thank you for your consideration.

Glen W. Petersen, MD
[REDACTED] Woodcrest Drive
Orinda, Ca 94563

[REDACTED]

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From: Dorothy Philipovitch [REDACTED]
Sent: Monday, August 01, 2016 9:09 AM
To: Jennifer Hagen
Subject: Support for the Irby Ranch Project

Good morning. As a resident of California Reflections, I support the Irby Ranch Project. Housing is needed and the location on Stanley Blvd. is an ideal location. We certainly don't need any more commercial developments in this area. Across from Arco is enough or maybe too much.
Thank you for your consideration.

Dorothy Philipovitch

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July 27, 2016

Mrs. Jennifer Hagen, Associate Planner
City of Pleasanton
200 Old Bernal Avenue
Pleasanton, CA 94566

RE. Irby Ranch Project

Mrs. Hagen;

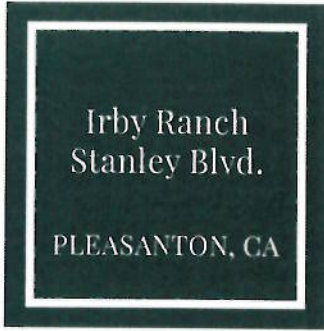
My name is Cheryl Quilici and I am a shareholder in the Zia Corporation. Our family has owned the property at [REDACTED] First Street for over 100 years. As a young girl growing up in San Francisco, summers spent in Pleasanton were a very important part of my childhood. My sisters and I spent many hours outside in the sunshine playing on the farm, swimming at the high school pool, visiting the Alameda County Fair and experiencing country life. Because of these very positive childhood memories, I feel a connection to the City of Pleasanton.

Currently, the property contains several rundown buildings that we as a family cannot rent nor afford to maintain and repair. While a part of me will mourn the loss of the family property, I am very excited with the proposed use of the land and the knowledge that this development will not only bring life back to the farm but will also become a valuable asset to the City of Pleasanton. The proposed development will provide not only much needed sewer lines and road extensions, but will also provide a multi-use trail along the creek and affordable housing.

This project has the potential to be a model development that other cities will want to emulate as the scope of work brings together divergent groups and purposes all with a common goal—to improve the quality of life for those who live in Pleasanton.

Thank you for your time.

Sincerely,
Cheryl Quilici



Jennifer Hagen
Associate Planner
City of Pleasanton
200 Old Bernal Road
Pleasanton, CA 94566-0802

RE: Irby Ranch Project Proposal

Dear Mrs. Hagen;

We are in support of the Irby Ranch project. Please approve Irby Ranch project now, before the tide changes and we end up with more mismatch commercial, creating traffic chaos and pollution. I have seen the project plan and it offers ample open space, quite a bit of parking, and beautiful pedestrian paths along with a creek trail connection, and a special needs affordable housing neighborhood, along with market rate housing. The proposed plan also creates city infrastructure that is sorely needed. The property is close to downtown where the residents can walk to downtown and shop and dine at the restaurants. It is a strong project plan and should be recommended by the Planning Commission for approval by the City Council.

Sincerely,

Paul Renker

██████ Bernal ave

Pleasanton Ca 94566

From: Thiru Sam [REDACTED]
Sent: Wednesday, August 03, 2016 5:13 PM
To: Jennifer Hagen; Mayor and City Council
Subject: Request to stop any new residential buildings

To

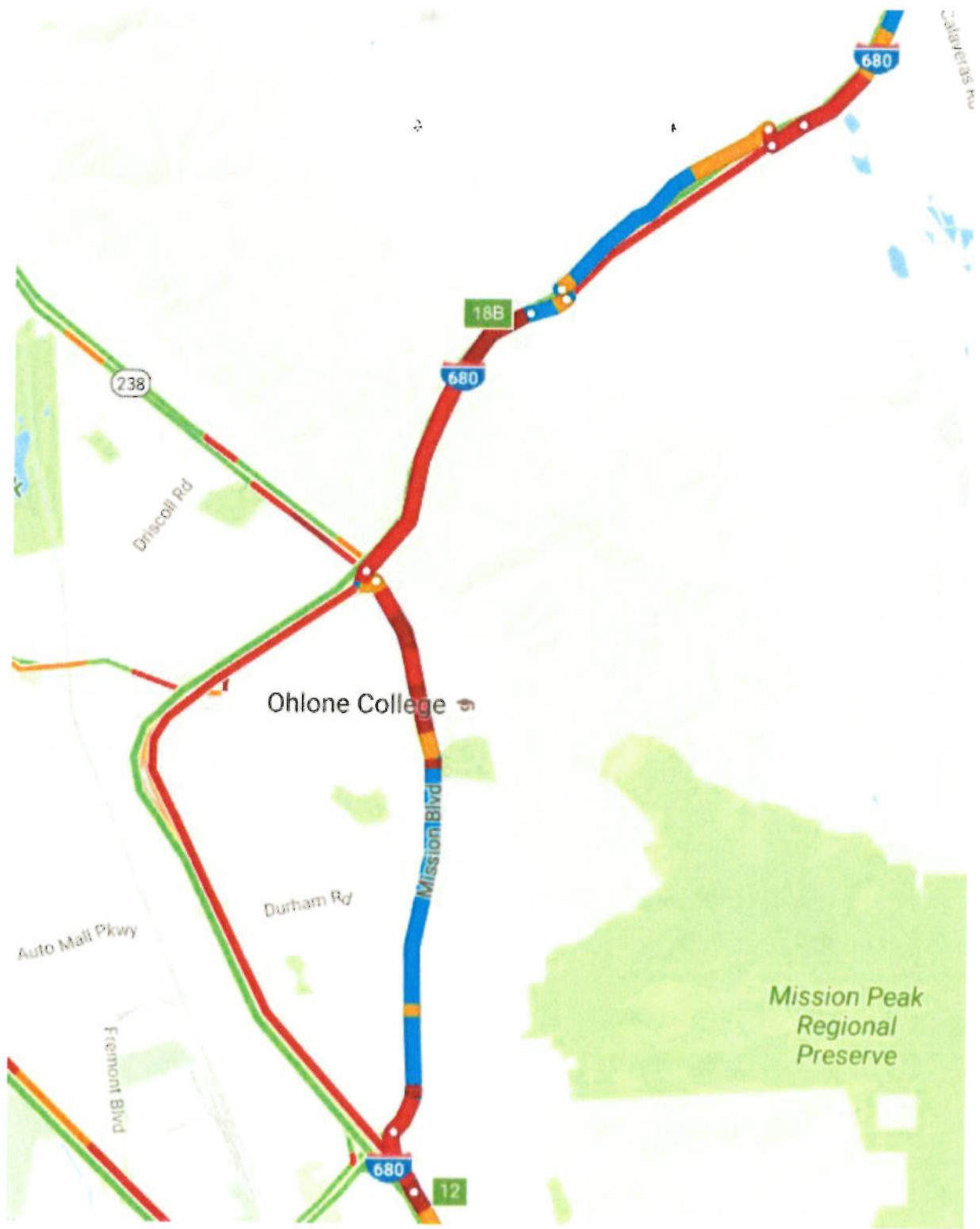
To the Planning Commission and the Pleasanton City Council

Regarding :

Pleasanton's Planning Commission will be considering the final draft of **93** two and three story high-density homes and **19** affordable apartments on Stanley Blvd. near the junction of Old Stanley Blvd.

Dear planning commission and the city council members and executives,

If you are really interested in the welfare of Pleasanton residents , **kindly do not allow / approve for any new residential buildings in the Pleasanton** area until you find a way to **extend the number of lines in the CA680 freeway** or add another freeway in addition to 680 that connects Pleasanton to San Jose on both ways.



Thanks,
Thiru

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Jennifer Hagen
Associate Planner
City of Pleasanton
200 Old Bernal Road
Pleasanton, CA 94566-0802

RE: Irby Ranch Project Proposal

Dear Mrs. Hagen;

We are in support of the Irby Ranch project. With homes surrounding the Irby Ranch property, it makes sense to build homes on the property. The city should change the zoning from agricultural to residential and the General Plan from Service Commercial to residential. I have seen the project plan and it offers ample open space, quite a bit of parking, and beautiful pedestrian paths along with a creek trail connection, and a special needs affordable housing neighborhood, along with market rate housing. The proposed plan also creates city infrastructure that is sorely needed. The property is close to downtown where the residents can walk to downtown and shop and dine at the restaurants. It is a strong project plan and should be recommended by the Planning Commission for approval by the City Council.

Sincerely,

Chris and Debbie Scott

Reflections Dr.

Pleasanton, CA.

From: Ellen Holmgren
Sent: Wednesday, August 03, 2016 4:30 PM
To: 'Pete Staat'; Mayor and City Council
Cc: Jennifer Hagen
Subject: RE: NO MORE PEOPLE

Dear Pete Staat,

Thank you for your email regarding PUD-110, Irby Ranch.

This email acknowledges receipt of your email to the Mayor and City Council and the City Manager.

Thank you again for your interest in the City of Pleasanton.

Sincerely yours,

Ellen Holmgren, Administrative Assistant
City of Pleasanton

From: Pete Staat [mailto:pstaata@sbglobal.net]
Sent: Wednesday, August 03, 2016 3:28 PM
To: Mayor and City Council <citycouncil@cityofpleasantonca.gov>
Subject: NO MORE PEOPLE

Attn. City Council

I want to express my thoughts to you regarding this insane growth Pleasanton has continued to do regardless of what we all vote for. Have you tried to drive anywhere in this valley? How about parking, it's ridiculous... When is it enough? What you don't seem to realize is who ends up living in these homes, Not just a single family anymore, multiple family members are consuming these homes and using the resources. Try and get your child enrolled into a school around here!

I'm being charged overage fees for my water and trying to conserve with everything we do at home yet there seems to be enough water to go and build hundreds of homes and install hundreds of showers and toilets for all these new homes...what's up with that!! Who cares about the low cost housing, it's still just more housing we don't need. Your creating a LA traffic mess in our small town. I'm not going to stop taking showers just to see this town waste tens of thousands of gallons of water flushing every new home owners s**t down the drain.

It's time to step back and think about it!

Sincerly,
Pissed off

From: [REDACTED]
Sent: Wednesday, August 03, 2016 8:11 PM
To: Jennifer Hagen
Subject: Housing development proposal

Dear Ms. Hagen,

I am writing in regard to the proposal to build 93 two and three story high-density homes and [19 affordable apartments on Stanley Blvd](#). I appreciate the demand for housing in Pleasanton, but do not believe the proposal for high density homes is in line with what has made Pleasanton a great place to live. Two story homes with front and backyards are a staple within our community. I fear the recent push for high density homes will change Pleasanton for the worse. I ask you to please deny the proposal or require it be revised to conform to the one and two story homes prevalent throughout Pleasanton.

Kind Regards,

Eric

Click [here](#) to report this email as spam.

From: Amy Tessler [REDACTED]
Sent: Wednesday, August 03, 2016 2:04 PM
To: Jennifer Hagen
Subject: Support for Sunflower Hill at Irby Ranch

Jennifer –

Please pass this along to Pleasanton's Planning Commissioners and City Council members.

I'm writing to indicate my support for the Sunflower Hill at Irby Ranch project which is coming up for review on the August 10th Planning Commission and the September 6 City Council Agendas.

As a resident of the East Bay with a special needs son approaching 21, I think it is vital to provide housing opportunities for all who wish to live in our community – and to do so at affordable rental rates and housing prices. This project presents that possibility in an innovative and creative way and I hope you will lend your support!

The number of individuals with special needs and developmental delays is increasing rapidly. More than 700 individuals in Pleasanton alone need housing. This development would be a dream come true for parents who are desperately seeking a community for our adult children.

My family and friends totally support what Sunflower Hill is proposing at Irby Ranch. Please don't let this opportunity to create such an innovative residential community pass us by.

Thank you for your consideration.

Sincerely,

Amy Tessler

[REDACTED] Parkridge Drive
Oakland, CA 94619

[REDACTED]btessler@comcast.net

Click [here](#) to report this email as spam.

From: [REDACTED]
Sent: Thursday, August 04, 2016 8:24 AM
To: Jennifer Hagen
Cc: Mayor and City Council
Subject: No on 93 high density homes

I am opposed to the proposed development of 93 high density home on Stanley Blvd. Traffic, water, and schools will be adversely impacted by the addition of these high density homes. Another concern is parking--how can the City allow the development of homes without adequate parking for residents and guest? Please vote no on the August 10th meeting. Thank you.

Sue Vigars
[REDACTED] Elliott Circle
Pleasanton

Click [here](#) to report this email as spam.

From: Earl L. Whetstone [REDACTED]
Sent: Wednesday, August 03, 2016 1:59 PM
To: Mayor and City Council; Jennifer Hagen
Cc: 'Pleasanton Voters'
Subject: 93 two and three story high-density homes and 19 affordable apartments on Stanley Blvd. near the junction of Old Stanley Blvd

PLEASANTON CITY COUNCL AND PLANNING COMMISSION,I STRONGLY REQUEST THAT PLEASANTON DOES NOT DO THIS PROJECT. THIS WILL TAKE A BEAUTIFUL RURAL LOOKING COMMUNITY AND BEGIN TO BRING IT TO LOOK LIKE SAN JOSE AND SAN FRANCISCO, RUINING OUR LOVELY TOWN. I'M NOT SAYING WE DO NOT HAVE A FEW AREAS LIKE THIS ALREADY BUT I AM STRONGLY AGAINST INCREASING THIS TYPE OF DEVELOPMENT IN OUR STILL BEAUTIFUL TOWN. I STRONGLY HOPE THIS PLAN IS REJECTED.

EARL WHETSTONE
[REDACTED] CROSBY DR
PLEAANTON, CA 94588
[REDACTED]

Click [here](#) to report this email as spam.

From: Walt Wriggins [REDACTED]
Sent: Monday, August 01, 2016 1:18 PM
To: Jennifer Hagen
Cc: Karla Brown; Susan Wriggins
Subject: PUD-110 Irby Ranch

Jennifer,

As a resident at [REDACTED] Vineyard Ave., I have a strong interest protecting the quality of life in my neighborhood as well as other residents who may be affected by the Irby Ranch project.

My comments and concerns I would like to see addressed in the August 10 planning meeting include:

- Traffic on Stanley/1st Street is already very heavy even in the off hours. The addition of 350 residents in the Valley/Bernal project, the 180 new senior housing and 93 at Irby ranch would put another 800-900 cars in this vicinity. What did the traffic studies determine about this influx?**
- What did the environmental impact study determine about the effect on the Arroyo Del Valle Creek?**
- Why does the District School Board support this project?**
- When will the special needs housing be built at the Irby Ranch? Only 1 lot is for special needs? This seems like a disingenuous play to make the whole project seem a philanthropic aid for special needs.**
- Aside from the obvious business & developer interests why do we need more high density housing?**

Regards,

Walt Wriggins
[REDACTED]

Click [here](#) to report this email as spam.

From: [REDACTED]
Sent: Thursday, August 04, 2016 7:13 AM
To: Jennifer Hagen; Mayor and City Council
Subject: High Density Housing on Stanley

At a time when we have more than met our housing needs and there is no requirement to build more; and at a time where traffic, water, and school, capacity may be of concern, why are we continuing these large building projects?

I support the Sunflower Project but feel the city could assist by buying land and donating it , such as other cities have done.

I encourage that we slow down, if not "take a pause" in building in Pleasanton. We need to review our strategy to determine what we want our city to look like and how we want it to be.

I am appalled by that monstrosity on that has been authorized and being built in downtown off St Peters. I encourage that we rethink where our building program is headed.

LaVonne Youel

[REDACTED]
[REDACTED]
[REDACTED]

Click [here](#) to report this email as spam.

Developmental Spectrums ♦ Optimal Health Spectrums ♦ Optimal Brain Center

Phone: (925) 846-6300 ♦ (925) 846-8000 ♦ (925) 846-3600

Fax: (925) 846-6323

4463 Stoneridge Drive, Suites A, B, C ♦ Pleasanton, California 94588

Lynne R. Mielke, M.D.

Certified by the American Board of Psychiatry and Neurology

8/3/16

To Whom It May Concern;

I am writing this letter to strongly voice my support for the Sunflower Hill Project in Pleasanton. I am not able to be there in person for the Planning Commission meeting, but wanted to be sure to be heard. I was on the original board for Sunflower Hill, and am now on the Advisory Board. I have lived and worked in Pleasanton as a physician in private practice for almost 25 years, and have raised two boys here – one of whom has moderate autism, and will never be able to live on his own.

My husband and I are both deeply concerned about the current lack of available special needs housing for adults in Pleasanton. Our son needs Sunflower Hill, here, in the town that he grew up in and is comfortable in. We know that we cannot take care of him forever. We want to be as close to him as we can, and we don't want to have to move out of the town that we love in order for him to have the intentional community that he needs.

As a mental health professional, I am acutely aware of the need for social connection and a sense of community for mental health and wellness. Our son is very loving and social, and he needs a stable place to live, and caring people in his life that he can count on. He needs a place where he can be with individuals like himself, in a community that will become his family when we are gone. I know that Sunflower Hill is that place. And we need it to be built here in Pleasanton, our home. Please make this dream come true, for us, and for many other Pleasanton families with the same need. Thank you.

Sincerely,



Lynne R. Mielke, M.D.

Jennifer Hagen

From: Ellen Holmgren
Sent: Thursday, August 04, 2016 10:16 AM
To: 'Kip Anderson'; Mayor and City Council
Cc: Jennifer Hagen
Subject: RE: housing on Stanley

Dear Kip Anderson,

Thank you for your email regarding PUD-110, Irby Ranch.

This email acknowledges receipt of your email to the Mayor and City Council and the City Manager.

Thank you again for your interest in the City of Pleasanton.

Sincerely yours,

Ellen Holmgren, Administrative Assistant City of Pleasanton

-----Original Message-----

From: Kip Anderson <[REDACTED]>
Sent: Wednesday, August 03, 2016 6:04 PM
To: Mayor and City Council <citycouncil@cityofpleasantonca.gov>
Subject: housing on Stanley

Have you driven along Santa Rita, Valley, Hopyard, Hacienda lately even in the middle of the day? There is always a lot of traffic and at rush hour times it is crazy how many cars are trying to navigate those corridors. They say Pleasanton is a "city of planned progress" but I see no infrastructure improvements that would help manage the thousands of new houses, cars and residents already here and soon to come because of the building near the BART station, near Bernal and Stanley, on W. Las Positas and Stoneridge - I could go on and on. 580 and 680 in both directions are often under gridlock conditions and except for HOV lanes, nothing else seems to have changed.

And, don't forget Dublin because all of those cars and people come to Pleasanton as well. We need larger streets and better signal management because all of those cars are causing major headaches for all of the residents. Drive times have increased significantly over the past several years, even to go just a few blocks or over the freeway!

It is time to get serious about good public transportation that will help get some of the cars off the streets. We also need a big parking lot at the end of the line in Pleasanton so that people who want to use BART during the day have a place to put their cars if they want public transportation to the city. Right now the city council chose "transit village" housing instead of parking. Not a bad idea but we need the parking lot as well. There is no parking anywhere around the BART station except in the lot because of all the commercial buildings.

This is very important!

Also, I think some lovely single-family housing along Stanley would be an improvement over a ramshackle outbuilding and empty, weed-filled fields, but provision needs to be made as follows: provision made for park or open space, low (not high) density should be built, provision for Sunflower should be made or find some other way to assist lower-income residents of Pleasanton, houses should have front and back yards although they don't need to be large, and every house needs at least two parking spaces so residents and guests don't have to worry about finding parking when they come home from work or come to visit!

Jennifer Hagen

From: John Carroll [REDACTED]
Sent: Thursday, August 04, 2016 1:19 PM
To: Mayor and City Council; Jennifer Hagen
Subject: Please do NOT approve high density developments along Stanley

Mayor Thorne & Members of the City Council, and Planning Commissioners,

Pleasanton already has 2000 plus housing units under construction or approved for construction. I think it is unconscionable to be considering adding more housing until we have had a chance to digest what is already on our plate. Pleasanton needs to put a pause on any more multi unit developments until we have seen the affect that all the current construction is placing on our roads, water, schools, etc. Proper planning should absolutely include some kind of time table that does not permit any large projects until we can determine that our infrastructure is well capable of handling even more stress.

I do NOT want a General Plan amendment to allow for higher density housing along Stanley Boulevard. With Measure K barely passing just a short time ago, it seems inconceivable that the city is considering another large development so soon. We have already satisfied our RHNA requirement, and there is simply too much development happening already.

Stanley is a gateway into Pleasanton, and we should not be considering a high density, zero lot line development where there is very little offset from the street. We want people to know they are entering Pleasanton; not Dublin. There should be a great many changes to this plan before the City Council or the Planning Commission considers moving forward.

I urge all of you to vote down this development. Insist the developer come back with a lower density plan and give Sunflower Hill time to get their financing in order. Any development coming forward should guarantee that the low cost housing is built in tandem with the market rate housing.

Thank you for considering my comments!

John Carroll

[REDACTED] Moreno Ave
Pleasanton, CA 94588

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Jennifer Hagen

From: Tyler Chernack [REDACTED]
Sent: Thursday, August 04, 2016 11:11 AM
To: Jennifer Hagen; Mayor and City Council
Subject: Weigh In on 2 and 3-Story High-Density Homes on Stanley Blvd.

Hi-

My wife and I bought a house in the Shadow Cliffs community off Vineyard about a year and a half ago. We bought here because we loved the small town neighborhood feel, we loved the fact that traffic wasn't really an issue except maybe getting to Santa Rita rd during the morning commute, and we knew there was a cap on homes that could be built in this area. We were pretty sad when a neighbor told us that the cap on housing had been lifted and immediately there were builders all over Pleasanton. It seems like there are 5 or 6 new condo/apartment/townhouse communities being built and it all started at the same time. We are extremely frustrated at the pending traffic situation with the new high-density homes on Stanley. We were really hoping it would just be retail and restaurants. It's hard enough to get to Santa Rita from Vineyard and now there is not only another stop light in the way, there are hundreds of people that will likely be adding to that traffic during the commute. Needless to say, the high-density homes has not been well received in our community. In fact, our neighbors are dreading it. We also noticed that they've put the siding on the houses along Bernal and they are a HIDEOUS yellow color.

Thanks for listening,
Tyler Chernack

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August 5, 2016

Pleasanton Planning Commission
200 Old Bernal Avenue
P.O. Box 520, Pleasanton, CA 94566

Re: PUD-110, Irby Ranch

Dear Pleasanton Planning Commission,

In March of this year, my husband and I purchased our first home on First St. in Pleasanton in order to be closer to the communities where we have worked for many years. Our intention was to buy a home in a charming and safe downtown area – in walking and biking distance to city services, parks, shopping, restaurants, public transportation and other amenities.

We are pleased to see that the Planning Commission and City of Pleasanton are being intentional about addressing underserved communities, in this case a development for adults with special needs. We also see this component of the project as a way to bring employment opportunities to the community. However, we are deeply concerned about re-zoning the land under consideration for high-density residential use and the addition of single family residences. Pleasanton's quality of life and many of its unique and desirable attributes are at risk under this proposed development. Specifically we are concerned about:

- **Increased Traffic on First St. and Stanley Blvd.**
 - First St. experiences heavy traffic during commute hours and is a main route throughout the day, every day of the week. Adding approximately 93 single-family residences, to an already congested thoroughfare, only adds challenges to Pleasanton and the surrounding Tri-Valley.
 - As our region continues to grow, we all need to be more mindful in tackling transportation issues locally and regionally. This project does not demonstrate that Pleasanton is actively working towards improving transportation for its residents, commuters and visitors to its community.
 - Many residents and visitors walk and ride bikes to frequent businesses and enjoy the many activities offered at Lions Wayside Park, visit the Farmer's Market and admire the historic homes in the area. We want residents and visitors to continue to be safe, while doing so.
 - Many residents and visitors drive to the aforementioned activities. We want them to continue to feel as though Pleasanton's downtown is accessible and enjoyable.
 - Increased traffic, at any level, contributes to noise pollution, risk of accident and frustration.

- **Responsible Development**
 - A key factor in our decision to move to Pleasanton was the desire to avoid the proliferation of high-density layouts, as seen in neighboring cities and the larger Bay Area.
 - Maintaining historic property and landmarks requires consciousness of the character you are trying to protect and rebuild. Proposed and planned high-density housing in close proximity to Pleasanton's downtown area does not reconcile itself with that pursuit.
 - Preserving historic downtown Pleasanton supports economic development by attracting businesses, visitors and residents to the larger community.

- **Impact on Education**
 - Adding approximately 93 single family residences will have an impact on area schools both in the short-term and long-term.

- **Loss of Open Space**
 - Pleasanton has maintained open space large (Pleasanton Ridge) and small (Parks). Since living here, we have seen abundant wildlife in this area including red fox, deer and a variety of birds. We support the protection of open space in this area.

We look forward to being a part of productive conversations around the impact of the proposed zoning changes, and solutions moving forward.

Sincerely,

Adam and Ashley Georgian

Jennifer Hagen

From: [REDACTED]
Sent: Thursday, August 04, 2016 8:51 AM
To: Jennifer Hagen; Mayor and City Council
Subject: Proposed housing on Stanley

As a homeowner in Pleasanton in Danbury Park and as a member of the Danbury Park Homeowner's Association, I would like to express my concern and opposition to the current plan for 93 two and three story homes and 19 affordable apartments on Stanley. An entire high density project is just now being developed on the corner of Stanley and Bernal; this project as well as numerous other projects currently being completed all over the city (including the huge complex directly across from the Bart Station which eliminated traffic lanes on Owens) should be allowed to mature to see how the city will absorb these new developments in terms of traffic, schools, city services, etc.

Now is not the right time for another high density project. Perhaps it should be postponed until after 2022 when the city can get a RHNA credit? At the very least the project should be scaled back to fewer homes that would be single family units. With the apparent rush to develop every open space with high density, several story units, the family character of Pleasanton is at serious risk of being eliminated.

Robert Gonella

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Jennifer Hagen

From: Ellen Holmgren
Sent: Friday, August 05, 2016 8:20 AM
To: 'Trudi Hartley'; Mayor and City Council
Cc: Jennifer Hagen
Subject: RE: Planned housing on Stanley Blvd.

Dear Trudi Hartley,

Thank you for your email regarding PUD-110, Irby Ranch.

This email acknowledges receipt of your email to the Mayor and City Council and the City Manager.

Thank you again for your interest in the City of Pleasanton.

Sincerely yours,

Ellen Holmgren, Administrative Assistant City of Pleasanton

-----Original Message-----

From: Trudi Hartley <trudi.hartley@sbglobal.net>
Sent: Thursday, August 04, 2016 6:14 PM
To: Mayor and City Council <citycouncil@cityofpleasantonca.gov>
Subject: Planned housing on Stanley Blvd.

I am opposed to the 93 two and three story homes and 19 apartments planned for Stanley Blvd. near Old Stanley. There is already way too much traffic now in Pleasanton and it is just getting worse. The City Council doesn't seem to get the message. You cannot fix this situation. You can only make it worse, which you seem intent on doing. I suggest scaling this project way back, or forgetting it. We will soon look like Dublin, which is ugly. Does every little piece of space have to be filled with high density housing? No!

Trudi Hartley

Click

<https://www.mailcontrol.com/sr/luPHbaDVtnLGX2PQPOMvUq6rRgRshdaJpgaif7x7JfJBZ37WbOmvYRp2YEQ!!!InwuRHuVIQnc35pl0FDW8fzw==> to report this email as spam.

Jennifer Hagen

From: Ellen Holmgren
Sent: Friday, August 05, 2016 8:55 AM
To: [REDACTED], Mayor and City Council
Cc: Jennifer Hagen
Subject: RE: No more new houses.

Dear Peggy Hsu,

Thank you for your email regarding PUD-110, Irby Ranch.

This email acknowledges receipt of your email to the Mayor and City Council and the City Manager.

Thank you again for your interest in the City of Pleasanton.

Sincerely yours,

Ellen Holmgren, Administrative Assistant
City of Pleasanton

From: [REDACTED] [mailto:pwhsu@lunc.com]
Sent: Friday, August 05, 2016 7:31 AM
To: Mayor and City Council <citycouncil@cityofpleasantonca.gov>
Subject: No more new houses.

Please do not build any more houses in Pleasanton. It took me 15 min to go 2 exit on 680 yesterday at 3 p.m. I've been here for 10 years and this is the worst it has ever been. Standley Blvd will be compacted with so much traffic with the new planning for houses. Let's continue to make Pleasanton a great place to live.

Thank you,

Peggy Hsu

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Jennifer Hagen

From: Michelle Hughes [logcgr100@hotmail.com]
Sent: Thursday, August 04, 2016 11:52 AM
To: Jennifer Hagen
Subject: Support for Sunflower Hill at Irby Ranch

Jennifer –

Please pass this along to Pleasanton's Planning Commissioners and City Council members.

I'm writing to indicate my support for the Sunflower Hill at Irby Ranch project which is coming up for review on the August 10th Planning Commission and the September 6 City Council Agendas.

As a concerned resident of Pleasanton, I think it is vital to provide housing opportunities for all who wish to live in our community – and to do so at affordable rental rates and housing prices. This project presents that possibility in an innovative and creative way and I hope you will lend your support!

The number of individuals diagnosed with special needs and developmental delays is increasing rapidly. More than 700 individuals in Pleasanton alone need housing. I support what Sunflower Hill is proposing at Irby Ranch. Please don't let this opportunity to create such an innovative residential community pass us by. Thank you for your consideration.

Sincerely,

Michelle Hughes
[REDACTED] Mendenhall Court, Pleasanton, CA 94588
[logcgr100@hotmail.com]

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Jennifer Hagen

From: Ellen Holmgren
Sent: Thursday, August 04, 2016 10:21 AM
To: 'Jeff Jones'; Mayor and City Council
Cc: Jennifer Hagen
Subject: RE: High Density Housing

Dear Jeff Jones,

Thank you for your email regarding PUD-110, Irby Ranch.

This email acknowledges receipt of your email to the Mayor and City Council and the City Manager.

Thank you again for your interest in the City of Pleasanton.

Sincerely yours,

Ellen Holmgren, Administrative Assistant
City of Pleasanton

From: Jeff Jones <mailto:jones.jeff@comcast.net>
Sent: Wednesday, August 03, 2016 9:16 PM
To: Mayor and City Council <citycouncil@cityofpleasantonca.gov>
Subject: High Density Housing

Dear City Council Members,

Before you approve one more housing project, and particular a high density project, I invite you to leave Pleasanton at 1-2pm on 680, effectively make a U-turn at South Mission (or even Auto Mall) in Fremont, and enjoy your drive back to the Tri-Valley. Livermore overbuilt in the absence of infrastructure, and they destroyed the quality of life of many people in the Tri-Valley that commute to the South Bay for jobs that allow us to afford to live here. 84 needed to be widened before that development happened. You're thinking about putting more people on that major artery. Don't do it without working with the state and federal governments to put the necessary infrastructure in place first. We don't have the jobs in the Tri-Valley to support the population that can afford the high cost of living. You need to depend on jobs in other areas.

Before you say that these people will work in Oakland or San Francisco, I invite you to take a ride on BART from SF or Oakland to Pleasanton during commute time in the evening. People are pressed into the trains like sardines. Once again, quality of life.

Pleasanton used to be a great place to live. Now it's a lot of work to live here, and it's almost nothing more than a bedroom community for a lot of us.

Sincerely,
Jeff Jones

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Jennifer Hagen

From: Jessica Layman [REDACTED]
Sent: Friday, August 05, 2016 8:53 AM
To: Jennifer Hagen
Subject: Sunflower Hill Community at Irby Ranch

Ms. Jennifer Hagen
City Planner
City of Pleasanton, CA

Dear Planning Commission and City Council members,

I am the mother of a special needs teenager and I want to express my support for the Sunflower Hill development at Irby Ranch that is coming up for discussion in upcoming Planning and Council meetings.

There is a desperate need for housing for adults with developmental disabilities beyond the family home. While these adults may have some mental disabilities, they still should have an option to live an independent life, have close friends they can associate with and enjoy and be productive in society. This community provides that to them at a cost they will be able to afford which is key since many will have low paying jobs in our community. As a single parent, one of my biggest worries is what will happen to my child when I am gone. Who will care for him? Communities like Sunflower Hill can provide that support and provide a sense of family for him after I am gone. My son is a very social guy and would thrive in the supportive environment that Sunflower Hill could provide. The challenge of meeting our adults with developmental delays needs is growing and will continue grow, which is why supporting Sunflower Hill project is so important.

Please share my letter with the Planning Commission and City Council Members. The residents of the Tri-Valley community with special needs desperately need a community like Sunflower Hill.

Sincerely,
Jessica Layman
[REDACTED] Driftwood Way
Pleasanton CA 94588
[REDACTED]

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Jennifer Hagen

From: [REDACTED]
Sent: Friday, August 05, 2016 12:39 PM
To: pleasantonvoters@comcast.net; Jennifer Hagen; Mayor and City Council
Subject: Two and 3-Story High-Density Homes on Stanley Blvd.

I am strongly OPPOSED to 93 high-density homes and 19 apartments on Stanley Boulevard. Pleasanton's building spree is turning the city into a Dublin look-alike which resembles a cement city. Dublin looks awful, and I am AGAINST new development which destroys the Pleasanton landscape.

Elaine Lusher

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Jennifer Hagen

From: Ellen Holmgren
Sent: Friday, August 05, 2016 8:59 AM
To: 'Cece McCarthy'; Mayor and City Council
Cc: Jennifer Hagen
Subject: RE: Housing Proposal on Stanley Blvd

Dear Cece McCarthy,

Thank you for your email regarding PUD-110, Irby Ranch.

This email acknowledges receipt of your email to the Mayor and City Council and the City Manager.

Thank you again for your interest in the City of Pleasanton.

Sincerely yours,

Ellen Holmgren, Administrative Assistant
City of Pleasanton

From: Cece McCarthy <<mailto:lovetobeachit@gmail.com>>
Sent: Friday, August 05, 2016 8:27 AM
To: Mayor and City Council <citycouncil@cityofpleasantonca.gov>
Subject: Housing Proposal on Stanley Blvd

Dear City Council,

I would like to express my concern over the proposed housing project on Stanley Blvd on 15.03 acres of Irby, Kaplan and Zia land. I do not see any benefit to Pleasanton residents only more traffic and impact to city services. I strongly urge you to postpone these plans until Pleasanton at least receives RHNA credit.

Thank you,

Cece McCarthy
Pleasanton resident

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Jennifer Hagen

From: Ellen Holmgren
Sent: Thursday, August 04, 2016 10:19 AM
To: 'BARBARA PROCTOR'; Mayor and City Council
Cc: Jennifer Hagen
Subject: RE: New Proposed housing

Dear Barbara Proctor,

Thank you for your email regarding PUD-110, Irby Ranch.

This email acknowledges receipt of your email to the Mayor and City Council and the City Manager.

Thank you again for your interest in the City of Pleasanton.

Sincerely yours,

Ellen Holmgren, Administrative Assistant
City of Pleasanton

From: BARBARA PROCTOR <barboproctor3@sbglobal.net>
Sent: Wednesday, August 03, 2016 8:21 PM
To: Mayor and City Council <citycouncil@cityofpleasantonca.gov>
Subject: New Proposed housing

We don't need the extra traffic!!
Thanks.
Barbara Proctor

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Jennifer Hagen

From: Sandy Richert [REDACTED]
Sent: Thursday, August 04, 2016 11:59 AM
To: Jennifer Hagen
Subject: SUPPORT for Irby Ranch development
Attachments: Irby Ranch support letter 8-4-2016 signed.pdf
Importance: High

Dear Mrs. Hagen,

I have attached my letter in SUPPORT of the Irby Ranch development plan. I have reviewed the proposed project, and it is a well thought out plan. As a resident of Pleasanton I am in support of the single family homes and Sunflower Hill development at Irby Ranch. We do not need more commercial buildings or apartments on that site, and this will bring much needed single family homes in an affordable price range to Pleasanton.

Thank you in advance for getting my letter to the Pleasanton Planning Commission members.

Respectfully,

Sandy Richert

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Jennifer Hagen

From: Andrea Sadler [mailto:andreasadler5@gmail.com]
Sent: Thursday, August 04, 2016 4:46 PM
To: Jennifer Hagen
Subject: Support Irby Ranch

Juanita,

I am in support of Irby Ranch. As a Vintage Hills resident, I'd like to see homes that our community members can afford rather than more apartments. I've looked over the plans and I believe it's a great spot for housing. Homes within walking distance to downtown is a huge positive. We and many community members are excited about the Sunflower Hill development. What a great addition to Pleasanton.

Thank you,
Andrea Sadler

Sent by Andrea's phone

Sent by Andrea's phone

Click

<https://www.mailcontrol.com/sr/0apTuV3k4NjGX2PQP0mvUlhe+RbjMF0H2YRPhVPhf1ugO9v5!q6WzRp2YEQ!!!InlPAqCMtRfhOJRcEN0paP7A==> to report this email as spam.

Irby Ranch
Stanley Blvd.

PLEASANTON, CA

Jennifer Hagen
Associate Planner
City of Pleasanton
200 Old Bernal Road
Pleasanton, CA 94566-0802

RE: Irby Ranch Project Proposal

Dear Mrs. Hagen;

I am in support of the Irby Ranch project as long as it includes the proposed 40 residential units for individuals with special needs. I have seen the overall project plan and if it helps those individuals with their lifelong struggles the community and city should support this. Pleasanton could be an example of how to get projects done working with developers for the needs of the people.

Sincerely



Paul Terschuren

Pleasanton CA 94588

Jennifer Hagen

From: Heather Truro [REDACTED]
Sent: Thursday, August 04, 2016 2:06 PM
To: Jennifer Hagen; Mayor and City Council
Subject: Concentric Development Group plan for 93 +19 - homes/apts.

Dear Planning Commissioner & City Council,

I request that you/we not allow The Concentric Development Group's request for a General Plan Amendment and rezoning from agricultural and service commercial to allow the development of housing the Irby, Kaplan and Zia land. The 93 homes and the 19 apartment buildings are not a good idea at this time or in this location.

We have not yet realized the impact of the massive housing construction already in that area (Bernal/Stanley/East Side).

Also our schools and roads are over crowded as we speak. We benefit from the value of our homes because of the good schools in our area. However, with the level of crowding at each of our public schools we can not continue to deliver the quality of education to our current residents let alone future residents. For example, are you aware that at Amador Valley High School there are not enough seats for student to sit while eating lunch? Not just tables - but not enough seats! Children have to eat while sitting on the ground. That is a disgrace.

Developers are keen on capitalizing on the value of our land because of the lovely community created here but that community is already changing due to traffic congestion and over crowded schools. Our water constraints and continued price increases will continue to be an issue that will continue to grow with the increased density of our population.

For those who wish to have multistory high density housing, they can go choose one of homes that plague the hills in Dublin. Please do not inflict that on people who live in Pleasanton to avoid the suffocating feel of being closed in with endless housing units on every square inch of land.

As appointed and elected officials of Pleasanton, it is your sworn duty to make decisions that reflect the wishes of the people you represent and I assure you that the residents of Pleasanton do NOT wish to add structures such as these at this time and in these locations.

Do you really wish to further polarize the citizens of Pleasanton in another battle.

Let's wait until the current development at Stanley/Bernal is completed and we have a few years to see how that affects the traffic and the demand on the schools and water resources.

There is a reason we have a master plan. Lets stick with it and not keep trying to amend it and chip away at the lovely long term design of our community.

Thank You,
Heather

Heather Truro
Pleasanton Resident and Business Owner

Jennifer Hagen

From: Andrew Wong [REDACTED]
Sent: Thursday, August 04, 2016 9:58 AM
To: Jennifer Hagen
Subject: In Support of Irby Ranch

Jennifer,

I am writing this e-mail in support of the proposed Irby Ranch project. I am a long time resident of Pleasanton and have a strong interest in providing diverse housing alternatives while maintaining the character and charm associated with the City.

Pleasanton is in need of new housing stock to meet the growing number of jobs in the area, and the location of Irby Ranch is ideal. The infill location is walkable to the downtown area, does not impact any of the open space that surrounds Pleasanton and is consistent with what exists in the immediate area. The proposed development is efficient and will create a nice community of 93 homes that will be integrated within the City of Pleasanton. The parks and open space within Irby Ranch will draw residents out of their homes and foster interaction, the creek trail will connect residents to Shadow Cliffs Regional Recreation Area and the inclusion of Sunflower Hill will create a magnet for families with special needs.

I am in support of smart development within Pleasanton and am in support of the proposed Irby Ranch development.

Thank you,

Andrew Wong
[REDACTED]

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Jennifer Hagen

From: Steve Dunn [REDACTED]
Sent: Friday, August 05, 2016 12:40 PM
To: Jennifer Hagen
Subject: Irby Ranch & Sunflower Hill

To: Jennifer Hagen, City Planner (jhagen@cityofpleasantonca.gov)

Subject: Support for Sunflower Hill at Irby Ranch

Dear Jennifer:

Please pass this along to Pleasanton's Planning Commissioners and City Council members.

I'm writing to convey my support for the Sunflower Hill at Irby Ranch project that will be reviewed at the [August 10th](#) Planning Commission and [September 6th](#) City Council meeting.

As a lifetime East Bay resident and owner of a significant portion land in east Pleasanton, it's important to see new housing get built that serves a more diverse population. A project like Irby Ranch provides a unique benefit to the community by providing traditional housing as well as a wonderful new housing option for individuals with special needs and developmental delays. This is a rapidly growing population, both regionally and within Pleasanton, whose needs are not currently being met.

I strongly support what Sunflower Hill is proposing at Irby Ranch. This is a well-designed project and a great opportunity to create an innovative new residential community. Please don't let a vocal few residents opposed to any new housing stop what will be an exemplary and beneficial project.

Thank you for your consideration.

Sincerely,

Steve Dunn
Steelwave, LLC
Property Owner, [REDACTED] [Busch Road, Pleasanton CA 94566](#)
[REDACTED]

Click [here](#) to report this email as spam.

From: Dave Muller
Sent: Sunday, August 07, 2016 12:21 PM
To: Jennifer Hagen
Subject: Irby Ranch - Sunflower Hill

SUPPLEMENTAL MATERIAL
Provided to the Planning Commission
After Distribution of Packet

Date Distributed: 8/8/16 @

Dear Ms. Hagen -

I am writing to you to express my strong support for the Irby Ranch development project, now under consideration by the Planning Commission and City Council. My wife Renee and I have been residents of Pleasanton for 18 years, raising our 3 children in this wonderful city. We are so thankful that we have had the opportunity to be part of Pleasanton.

With one of our children (16 year-old son, Blake) having autism, we have gone through the many hurdles of finding appropriate support and education to ensure we were giving Blake the best opportunity to eventually be an independent, contributing part of society...here in Pleasanton. We have had good results, working with the Pleasanton schools and the Alameda County Regional Center to accommodate and enrich his educational experience.

The one area that has consistently been troubling for us: how do we get Blake to that next step after he ends his schooling and looks to become independent? Outside of living with us, or finding a group home, there really are no options. Add to that the uncertainty of how long my wife and I will be around, and the concern becomes very serious.

Sunflower Hill, as part of the Irby Ranch development, provides us (and many other parents with children like Blake) with a great option as our son matures into adulthood. Providing a safe, inclusive housing option within Pleasanton, Sunflower Hill fills a large gap for those special needs individuals. And with life-skills and social programs, it's easy to see how the Sunflower Hill concept will be such a beneficial development for the special needs community, the city of Pleasanton, and, we are hopeful, for our son Blake.

Again – I and my family express our complete support of the Irby Ranch / Sunflower Hill development proposal, and we ask that the Planning Commission find a way to support the project as well. Thank you for your consideration.

Dave Muller
[REDACTED] Camino Casa Buena
Pleasanton, CA 94566

Dave Muller | Managing Director

Phone: +1 (925) 224-7800 | Mobile: +1 (925) 200-2651 | dave.muller@alsbridge.com | www.alsbridge.com

From:
Sent: Monday, August 08, 2016 9:35 AM
To: Jennifer Hagen
Cc:
Subject: Support of Sunflower Hill at Irby Ranch !!

SUPPLEMENTAL MATERIAL
Provided to the Planning Commission
After Distribution of Packet

Date Distributed: 8/8/16 

Dear Jennifer,

Please pass this along to Pleasanton's Planning Commissioners and City Council members.


I'm writing to indicate my support for the Sunflower Hill at Irby Ranch project which is coming up for review on the August 10th Planning Commission and the September 6 City Council Agendas.

As an 18 year East Bay Resident and Community leader in Lafayette, I think it is vital to provide housing opportunities for all who wish to live in our community – and to do so at affordable rental rates and housing prices. This project presents that possibility in an innovative and creative way and I hope you will lend your support!

The number of individuals with special needs and developmental delays is increasing rapidly. More than 700 individuals in Pleasanton alone need housing. We support what Sunflower Hill is proposing at Irby Ranch. Please don't let this opportunity to create such an innovative residential community pass us by.

Thank you for your consideration.

Sincerely,

Robert and Carla Combi
 Panorama Drive
Lafayette, Ca 94549

Rob Combi
Managing Director
BridgeStreet Consulting Group, a division of Wells Fargo Insurance
1350 Treat Blvd. Suite 550
Walnut Creek, CA 94597

p.925-280-2742
m.925-382-6850
f. 877-302-0158
rcombi@bcg-ins.com
rcombi@wellsfargo.com
<https://wfis.wellsfargo.com>

George Wineinger
Vice President
California BRE License No. 00878573
george.wineinger@colliers.com

3825 Hopyard Road, Suite 195
Pleasanton, CA 94588
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MAIN +1 925 463 2300
DIRECT +1 925 227 6214
FAX +1 925 463 0747



August 8, 2016

SUPPLEMENTAL MATERIAL
Provided to the Planning Commission
After Distribution of Packet

Date Distributed: 8/8/16 

Ms. Jennifer Hagen
Associate Planner
CITY OF PLEASANTON
200 Old Bernal Road
Pleasanton, CA 94566-0802

RE: IRBY RANCH PROJECT PROPOSAL

Dear Ms. Hagen:

I am in support of the Irby Ranch project. With homes surrounding the Irby Ranch property, it makes sense to have residential zoning on this property. I recommend the City of Pleasanton change the zoning from "Agricultural" to "Residential" and the General Plan from "Service Commercial" to "Residential" to help ease the extremely tight residential housing market. I have seen the project plan, and it offers ample open space, quite a bit of parking and beautiful pedestrian paths with a creek trail connection, and a special needs affordable housing neighborhood and market rate housing. The proposed plan also creates city infrastructure that is sorely needed. The property is close to downtown so residents can walk to shops and dining. It is a strong project plan and should be recommended by the Planning Commission for approval by the City Council.

Sincerely,

**COLLIERS PARRISH INTERNATIONAL, INC.,
dba COLLIERS INTERNATIONAL**

A handwritten signature in black ink, appearing to read "George Wineinger".

George Wineinger
Vice President
(925) 227-6214
E-Mail: george.wineinger@colliers.com
California Bureau of Real Estate License No. 00878573

GAW(lthag808-e)lc



VIA EMIL

Jennifer Hagen
Associate Planner
City of Pleasanton
200 Old Bernal Road
Pleasanton, CA 94566-0802

SUPPLEMENTAL MATERIAL
Provided to the Planning Commission
After Distribution of Packet

Date Distributed: 8/8/16 @

RE: Support for Irby Ranch Sunflower Hill project

Dear Mrs. Hagen;

We are in support of the Irby Ranch project. We have lived in Pleasanton for a many years and we are not in support of rapid growth in our city. We support measured and smart growth. The high density apartments going up all over town is not smart growth. And as I understand it, if we don't approve the Irby Ranch project we could end up with more apartments like the ones that we see going up around town. Or worse, a big warehouse or commercial center. We don't need more of either.

We have seen the project plan and the way that the homes integrate and interrelate to the special needs community is outstanding. I particularly like that the main center park connects to the special needs community. The market rate homes embrace the special needs neighborhood instead of turning their back on them, which is what you will be doing if you do not recommend approval of this project.

Please vote yes on this project and do not delay it.

Sincerely,



Sheryl Anderson
Rose Avenue
Pleasanton, CA 94588

From:
Sent: Monday, August 08, 2016 7:27 AM
To: Jennifer Hagen
Cc: Mayor and City Council
Subject: Stanley Blvd and Old Stanley Blvd development

SUPPLEMENTAL MATERIAL
Provided to the Planning Commission
After Distribution of Packet

Date Distributed: 8/8/16 

Dear Planning Commission and City Council:

I am opposed to the planned development for the apartment complex and currently designed. Given the construction of the large apartment complexes in the business park, and the large complex being constructed very close to this proposed development, I think we need to slow down and consider the way we want development to proceed. This project combined with the project very close by at Stanley and Bernal, will have a huge impact on traffic. It is already a problem to drive down First Street in the mornings and afternoons. Additionally, this development will impact traffic on Valley, Vineyard and the still incomplete Highway 84 area.

As proposed, there appears to not be adequate parking being built in and there is clearly no on-street parking available. It just seems to me that this project is not the right fit for the area. We all know parking downtown is a problem anytime, not to mention when events take place, why increase the traffic and problems that already exist? Additionally, why is the City still asking residents to conserve water, then approving these types of projects?

In addition to the above outlined concerns, I think one only needs to drive down I-580 and look at the large three story developments in Dublin and ask if that is what we want in this area, near our downtown.

Thanks for taking the time to consider my opinions, and thanks for serving our City.

Chris Carmine
 Trimmingham Drive
Pleasanton

From: Karen
Sent: Monday, August 08, 2016 9:29 AM
To: Jennifer Hagen
Subject: Proposed development - Stanley Blvd and Old Stanley Blvd

Planning Commission and City Council:
RE: Proposed development at Stanley Blvd. and Old Stanley Blvd.

I am opposed to this planned development for an apartment complex at Stanley Blvd. and Old Stanley Blvd.

The city of Pleasanton has already allowed for two large apartment complexes in the Hacienda Business Park, which can be justified by its closeness to BART. We now have another large complex under construction at Stanley Blvd. and Bernal.

These developments have already served to change the complexion of our city and we do not need more of the same at this time.

We have always been proud to show off our city to friends and relatives and love to hear their comments of praise as to the wonderful job we have done to preserve our downtown and the difference and comparison to other downtowns, such as Livermore or Dublin.

I would hate to see our quaint city of Pleasanton, make more changes in its residential capacity that would increase traffic on First Street and Main Street, affecting our downtown as well as increasing traffic on Valley Avenue, Vineyard, Stanley Blvd. and even Hwy. 84.

I know traffic studies have been done, but at a minimum, we should wait to see what impact the development, that is currently under construction at Stanley Blvd. and Bernal, will actually have when it is done.

Dublin has its large 3-story buildings along I580, which have changed our view of the hills. However, they were able to expand and extend Dublin Blvd. to allow for the additional traffic.

Our city currently has an issue of inadequate parking downtown, especially for the very events that make our city unique. This added complex, with its limited parking and lack of on-street parking, will only serve to increase this problem.

I do not understand why the residents of Pleasanton are still being asked to conserve water due to a drought and yet we continue to build. Not just houses but large complexes that allow for many residents.

Again, I oppose this planned development because I do not believe it is good for the city of Pleasanton, especially at this time.

Thank you for your time and service to keep our city a place that we can all be proud of.

Karen Carmine
[REDACTED] Trimmingham Drive
Pleasanton

SUPPLEMENTAL MATERIAL
Provided to the Planning Commission
After Distribution of Packet

Date Distributed: 8/8/16 



5000 Hopyard Road, Suite 205 Pleasanton, CA 94588
D +1 925 621 3840 F +1 925 621 3841

August 8, 2016

SUPPLEMENTAL MATERIAL
Provided to the Planning Commission
After Distribution of Packet

Date Distributed: 8/8/16 (16)

Jennifer Hagen
Associate Planner
City of Pleasanton
200 Old Bernal Road
Pleasanton, CA 94566-0802

RE: Irby Ranch Project

Dear Mrs. Hagen;

I wanted to go on record in support of the Irby Ranch project. While the City does need more industrial product I feel that this particular site makes more sense as a relatively affordable, lower density residential development. The city should change the zoning from agricultural to residential and the General Plan from Service Commercial to residential.

I have seen the project plan and the inclusion of the special needs facility is a significant amenity for the Tri Valley region. In addition, the proposed plan also creates city infrastructure that is sorely needed.

The property is close to downtown where the residents can walk to downtown and shop and dine at the restaurants. It is a strong project plan and should be recommended by the Planning Commission for approval by the City Council.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Dowling', written in a cursive style.

Mark Dowling
Senior Vice President

From: Ellen Holmgren
Sent: Monday, August 08, 2016 9:44 AM
To: 'Carol Fellman'; Mayor and City Council
Cc: Jennifer Hagen
Subject: RE: More high density housing on Stanley Blvd.

SUPPLEMENTAL MATERIAL
Provided to the Planning Commission
After Distribution of Packet

Dear Carol Fellman,

Thank you for your email regarding PUD-110, Irby Ranch.

Date Distributed: 8/8/16 

This email acknowledges receipt of your email to the Mayor and City Council and the City Manager.

Thank you again for your interest in the City of Pleasanton.

Sincerely yours,

Ellen Holmgren, Administrative Assistant
City of Pleasanton

From: Carol Fellman
Sent: Sunday, August 07, 2016 1:45 PM
To: Mayor and City Council <citycouncil@cityofpleasantonca.gov>
Subject: More high density housing on Stanley Blvd.

I understand that the Concentric Development Group is interested in building houses on Stanley Blvd. similar to the high-density housing near the new Safeway on Bernal. I don't think this is a good plan for our city,

Perhaps there isn't a lot of room on that parcel of land, but building homes without front or backyards or driveways, doesn't strike me as a very pleasant way to live. Some of the houses will actually abut Stanley Blvd.


Traffic on Stanley is already terrible and building more houses would seriously increase that traffic.

We are still in a drought, and our water needs should also be a consideration before we build more housing.

As far as the Sunflower Hill apartments are concerned, I think those should be built closer to downtown where the residents would feel more part of the community instead of on such a busy street.

I've learned that the city has met it's regional housing requirements until 2022. Wouldn't it be a better idea to wait until then to build more houses? Perhaps by then, someone will come up with a better idea.

Thank you for your consideration.

Carol Fellman
 Pleasanton Avenue
Pleasanton

Sample Letter of Support to Planning Commission

August 7, 2016

Jennifer Hagen
Associate Planner
City of Pleasanton
200 Old Bernal Road
Pleasanton, CA 94566-0802

RE: SUPPORT for Irby Ranch Project

SUPPLEMENTAL MATERIAL
Provided to the Planning Commission
After Distribution of Packet

Date Distributed: 8/8/16 

Dear Mrs. Hagen;

I support this project. I am a former builder/developer and I wish that I had had the opportunity to do something like this. I have been in the business more than 3 decades and I don't know of any project anywhere like this one with market rate housing and affordable special needs in the same neighborhood.

I know Pleasanton is a difficult, no growth, oriented town because I have worked there. It isn't fun. The no growth crowd is an illogical group because it is their fault that the city lost the lawsuit back in 2011 and they are the very reason that there are high density apartments going up all over town.

This project should absolutely happen.

Sincerely,

Mark Garcia

From: Spencer Gowey
Sent: Friday, August 05, 2016 1:24 PM
To: Jennifer Hagen
Subject: Sunflower Hill

SUPPLEMENTAL MATERIAL
Provided to the Planning Commission
After Distribution of Packet

Date Distributed: 8/8/14 

City of Pleasanton,


I'm writing this letter to show my deepest support for the non-profit organization Sunflower Hill in Pleasanton. Having grown up in Pleasanton with an autistic brother, I know how hard it is for these kids to find suitable places to live as they enter adulthood. The current lack of adequate special needs housing is exactly why this organization was started and is continuing to grow to enormous heights. Please allow Pleasanton families with disabilities to access a safe and adequate special needs community.

Thank you,

Spencer

From: Major Hill
Sent: Sunday, August 07, 2016 5:08 PM
To: Jennifer Hagen

SUPPLEMENTAL MATERIAL
Provided to the Planning Commission
After Distribution of Packet

Date Distributed: 8/8/16 

Sent from [Mail](#) for Windows 10

5d ago

Not only is this project suspicious, We are at the point we can't handle any more housing. We don't have the water, We don't have the streets to handle hundreds of more cars, we don't want the feeling

From: Bridget Kovacs
Sent: Monday, August 08, 2016 1:23 PM
To: Jennifer Hagen; Mayor and City Council
Cc: James Kovacs
Subject: 2 and 3-Story Homes on Stanley Blvd.

SUPPLEMENTAL MATERIAL
Provided to the Planning Commission
After Distribution of Packet

Date Distributed: 8/8/16 (HW)

Dear Planning Commission, Mayor, and City Counsel,

The purpose of this e-mail is to express my concern with the rezoning of the Irby, Kaplan, and Zia land off of Stanley Blvd. I am very concerned by the proposal. We have complied with the states housing need allocation. If we were to consider rezoning, I think it would be best to wait until at least 2022.

Pleasanton doesn't need more housing right now. My daughter will be school age soon and I am very concerned with overcrowding of the Pleasanton public schools. (The schools being a key reason we purchased here in 2015.) Further, traffic is already really bad on Stanley. Especially once it turns to first street near downtown. 112 homes may not seem like too many, but incrementally this adds to the overcrowding of public schools and the traffic. And for what purpose? We are already in compliance with the RHNA and state requirements.

Additionally, I think the high density homes do not help the aesthetics of Pleasanton. I believe it hurts the home values of all Pleasanton.

Please do not rezone the land on Stanley boulevard. I will not be able to attend the upcoming meeting but I will closely be following the discussion.

Thank you,

Bridget Kovacs
Pleasanton Resident of Birdland

SUPPLEMENTAL MATERIAL
Provided to the Planning Commission
After Distribution of Packet

Dear Jennifer

Date Distributed: 8/8/16 (TL)

Please pass this along to Pleasanton's Planning Commissioners and City Council members.

I'm writing to indicate my support for the Sunflower Hill at Irby Ranch project which is coming up for review on the August 10th Planning Commission and the September 6 City Council Agendas.

As a long time resident of Pleasanton I think it is vital to provide housing opportunities for all who wish to live in our community – and to do so at affordable rental rates and housing prices. This project presents that possibility in an innovative and creative way and I hope you will lend your support!

The number of individuals with special needs and developmental delays is increasing rapidly. More than 700 individuals in Pleasanton alone need housing. We support what Sunflower Hill is proposing at Irby Ranch. Please don't let this opportunity to create such an innovative residential community pass us by. Thank you for your consideration.

Sincerely,

Tanya Ludden
[REDACTED] Portsmouth Court
Pleasanton, CA 94588

From: Heidi Massie
Sent: Friday, August 05, 2016 5:36 PM
To: Jennifer Hagen; citycouncil@cityofpleasanton.ca.gov
Subject: No to Concentric Development Group plan for 93 +19 - homes/apts

Planning Commission, City Council Members

I am opposed to the proposed plan by The Concentric Development Group's request for a General Plan Amendment and rezoning from agricultural and service commercial to allow the development of housing on the Irby, Kaplan and Zia land. The 93 homes and the 19 apartment buildings are not a RHNA need and a bad idea for the city.

The east side is already adversely impacted and soon will be worse once the Auf de Mur property and housing is completed. It is yet unknown the true level of impact it will have on roads and schools in the east side area.

Schools and roads on the east side are already over crowded. All must flow through the Stanley/valley/Santa Rita roads and old Stanley to get to area schools. Amador was over limit last year for student capacity. And yes it's true that there are not enough seats for student to sit while eating lunch. My boys tell me that it's very crowded and when it rains the MU room isn't big enough to hold everyone so many stand outside in the rain under umbrellas or just get wet while eating lunch.

Infrastructure such as water and roads are not prepared for that degree of high density housing and homes in the area.

Most of all the development is not required to meet RHNA requirements as the city has already done that through 2022. Let's not cram more people into homes with more cars in an area that is already plagued by traffic jams and over crowded schools.

Again I oppose any amendments to the general plan and rezoning in the Old Stanley area that would allow for the Concentric Development Group plan for 93 +19 - homes/apts.

Heidi Massie
Hall Ct

Parent
Communications Consultant
Pleasanton Civic Arts Commissioner

SUPPLEMENTAL MATERIAL
Provided to the Planning Commission
After Distribution of Packet

Date Distributed: 8/8/16 (H)

Sent from my iPhone

SUPPLEMENTAL MATERIAL
Provided to the Planning Commission
After Distribution of Packet

To: Jennifer Hagen, City Planner

Date Distributed: 8/8/14 (10)

Subject: Support for Sunflower Hill at Irby Ranch

Jennifer –

Please pass this along to Pleasanton's Planning Commissioners and City Council members.

I'm writing to indicate my support for the Sunflower Hill at Irby Ranch project which is coming up for review on the August 10th Planning Commission and the September 6 City Council Agendas.

As a resident of Pleasanton, I think it is vital to provide housing opportunities for all who wish to live in our community – and to do so at affordable rental rates and housing prices. This project presents that possibility in an innovative and creative way and I hope you will lend your support!

The number of individuals with special needs and developmental delays is increasing rapidly. More than 700 individuals in Pleasanton alone need housing. We support what Sunflower Hill is proposing at Irby Ranch. Please don't let this opportunity to create such an innovative residential community pass us by. Thank you for your consideration.

Sincerely,

Wai W. Moy

[REDACTED] Streamside Circle, [REDACTED], Pleasanton, CA 94599

[REDACTED]

From: Ellen Holmgren
Sent: Monday, August 08, 2016 10:08 AM
To: 'Dan Wiley'; Mayor and City Council
Cc: Jennifer Hagen
Subject: RE: Planned development on Stanley Blvd

SUPPLEMENTAL MATERIAL
Provided to the Planning Commission
After Distribution of Packet

Date Distributed: 8/8/16 (P)

Dear Dan Wiley,

Thank you for your email regarding PUD-110, Irby Ranch.

This email acknowledges receipt of your email to the Mayor and City Council and the City Manager.

Thank you again for your interest in the City of Pleasanton.

Sincerely yours,

Ellen Holmgren, Administrative Assistant
City of Pleasanton

From: Dan Wiley
Sent: Saturday, August 06, 2016 4:46 PM
To: Mayor and City Council
Subject: Planned development on Stanley Blvd

Just a note to express my vote against the 93 home high rise development, etc. on Stanley Blvd. When will we allow the infrastructure to catch up with the egregious and seemingly unending over crowding on our roads, in our schools, on our hills and especially on I-580??

Dan Wiley
[REDACTED] Trailside Cl., Pleasanton

From: Dave Wright
Sent: Sunday, August 07, 2016 12:14 PM
To: Jennifer Hagen
Subject: Sunflower Hill Support

SUPPLEMENTAL MATERIAL
Provided to the Planning Commission
After Distribution of Packet

Date Distributed: 8/8/16 (14)

Dear Jennifer Hagen,

Please pass the letter below to the Planning Commission members.
Roz and Dave Wright

To: Jennifer Hagen, City Planner

Subject: Support for Sunflower Hill at Irby Ranch

Dear Jennifer Hagen,

We're writing to support the Sunflower Hill at Irby Ranch project which is coming up for review on the August 10th Planning Commission and the September 6 City Council Agenda.

We believe that Pleasanton should embrace Sunflower Hill, a project which provides much needed living, support facilities, and staff for our citizens who need extra help. Pleasanton has always exhibited a spirit of cooperative support for those in need.

Many community volunteers and the City have given of themselves over the years to insure that those in need are cared for. Witness the Meals on Wheels Program, the Open Heart Kitchen, the Assistance League of the Amador Valley's support for kids through Operation School Bell, the Senior Support Program, the YMCA programs for kids, and all the recreational facilities which the City of Pleasanton has supported.

We are long-time citizens of the City of Pleasanton (46 years) and have watched it develop its spirited and caring Community of Character. Now let's ensure that we continue to demonstrate that we are, indeed, what we say we are.

The number of individuals with special needs and developmental delays is increasing rapidly. More than 700 individuals in Pleasanton alone need housing.

We believe a vital and caring community provides housing opportunities for those who have special needs in our community. The Sunflower Hill project presents that possibility in an innovative and creative way-- and we hope you will give it your support!

We support Sunflower Hill at Irby Ranch. Please don't let this opportunity to create an innovative residential community pass you by.

Thank you.

Sincerely,

Roz Wright and David Wright,

██████████ Northway Rd., Pleasanton, CA 94566

From: Ellen Holmgren
Sent: Monday, August 08, 2016 9:46 AM
To: 'Karen Billbrey Zengel'; Mayor and City Council
Cc: Jennifer Hagen
Subject: RE: new proposals for Old Stanley apt. bldgs.

SUPPLEMENTAL MATERIAL
Provided to the Planning Commission
After Distribution of Packet

Date Distributed: 8/8/16 @

Dear Karen Billbrey Zengel,

Thank you for your email regarding PUD-110, Irby Ranch.

This email acknowledges receipt of your email to the Mayor and City Council and the City Manager.

Thank you again for your interest in the City of Pleasanton.

Sincerely yours,

Ellen Holmgren, Administrative Assistant
City of Pleasanton


From: Karen Billbrey Zengel
Sent: Monday, August 08, 2016 12:28 AM
To: Mayor and City Council
Subject: new proposals for Old Stanley apt. bldgs.

To whom it may concern,

I understand that our city must provide more low-cost housing but, I'm very concerned that this proposed location cannot handle the traffic that would be involved in such a development. I'm also concerned about the environment because there is a creek that runs not too far away and the wildlife could be impacted.

Karen Billbrey Zengel
Murals by Karen from Tableau Couture

SUPPLEMENTAL MATERIAL
Provided to the Planning Commission
After Distribution of Packet

Date Distributed: 8/8/16 

LAW OFFICE
PETER MACDONALD
400 MAIN STREET, SUITE 210
PLEASANTON, CALIFORNIA 94566-7371

(925) 462-0191
FAX (925) 462-0404
pmacdonald@macdonaldlaw.net

August 8, 2016

Planning Commission
City of Pleasanton
P.O. Box 520
200 Old Bernal Avenue
Pleasanton, CA 94566

Subject: Item 6a, August 10 Agenda: Irby Ranch Project

Dear Chair Ritter and Members of the Commission,

I have worked with Mike Serpa on behalf of Irby Ranch LLC to finalize the School Mitigation Agreement for the Irby project. That School Mitigation Agreement was approved on June 28, 2016 by the Board of Trustees of Pleasanton Unified School District. The District will be providing a letter of support, in light of the agreed contribution of \$1,533,832 in school mitigation funds, not including the mitigation funds to come from the Sunflower Hill Project, and the much needed housing for special needs students to age into. (Fully executed School Mitigation Agreement attached).

I notice that there is a last minute flyer handed out in the neighborhood calling for major modifications to the proposed project, after the applicant worked for a year with Planning Staff and all affected parties, and went through many studies and redesigns. Any significant modification at this late date will probably cause unanticipated outcomes that are not to Pleasanton's or the neighborhood's benefit. The other alternatives for development of this site are 1. Commercial 2. Apartments, or 3. Much lower density million plus dollar homes.

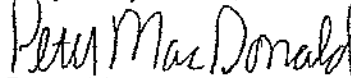
The neighbors do not want commercial for good reasons, starting with traffic, and the commercial would compete with downtown Pleasanton. As to apartments, that is a realistic prospect should this project get derailed, but would not be as neighbor friendly as the project proposed. The well-meaning citizens who derailed the Home Depot Center at Stanley and Bernal caused that corner to slide to apartments, the next most feasible use, and now many of those citizens bemoan their short-sightedness.

As to low density large lot development at this location, I question the feasibility and planning desirability trying to force Pleasanton Valley low density on this small triangular

Planning Commission: Irby Project
August 8, 2016
Page 2

site between two busy streets, and this near to downtown Pleasanton. In any event, the Housing Element findings for substantially reduced density could not be made with substantial evidence, which would provide convincing proof to the State Housing and Community Development Department that Pleasanton still cannot control its proven tendencies to exclusionary zoning.

Very Truly Yours,


Peter MacDonald

Enclosure: School Mitigation Agreement with PUSD

Cc: City Planning Department
Mike Serpa

Delivered as pdf

SECTION 1

(This Agreement is a part of the contract between the contractor and the District, and it is a condition of the contract.)

The District hereby certifies that it is:

STATE OF CALIFORNIA

SECTION 1

SECTION 1

1. Object

- a. The District hereby certifies that it is:
- b. Developing a...

2. Hardware/Software

- a. The District hereby certifies that it is:
- b. Developing a...

3. Access to Information

The District hereby certifies that it is:

SECTION 1

- 1.1 Access to Information
- 1.2 Hardware/Software

SECTION 1

2.2 Acknowledgments.

- a. The parties acknowledge and agree that the amount of project materials required to be paid pursuant to this Agreement shall be in lieu of the fees which would otherwise be levied or imposed pursuant to 1961A Code, Chapter 17.020 et seq. and Government Code Section 2599.020.
- b. Developer acknowledges that it District will, acting in reasonable reliance, expand the school bus formations within a reasonable time of receipt of this. Developer will not be entitled to seek a refund of the amount impact amount.
- c. District acknowledges that it will not be held liable if developer pays to develop property, improvements or equipment for the school bus formation project provided in this Agreement.

**ARTICLE 3
CONSTRUCTION OF THE PROJECT**

The District retains the right to suspend or terminate the project if the developer fails to pay the amount of the project materials required to be paid pursuant to this Agreement and the project materials required to be paid pursuant to this Agreement are not paid within the time specified in this Agreement. The District shall not be held liable for any delay or interruption of the project or any other loss or damage caused by the suspension or termination of the project or any other loss or damage caused by the suspension or termination of the project.

**ARTICLE 4
LAND ACQUISITION**

- 4.1 The District will cooperate with the developer in providing the public and applicants for the project with the information necessary to obtain all public and quasi-public utilities for the project and to obtain all necessary permits for the project. Developer will be responsible for obtaining all necessary permits for the project.
- 4.2 Such cooperation is expressly limited to the provision of the District staff and services for the project together with technical assistance and materials necessary to obtain all and signatures on the necessary permits for the project and to obtain all necessary permits for the project.
- 4.3 At the request of Developer the District will conditionally provide a letter that Developer has entered into this Agreement and that the project is located on the District, including but not limited to school facilities, equipment and programs are adequately addressed and mitigated as a result of payments made under this Agreement.
- 4.4 Upon payment of the amounts required by Article 2, District will provide Developer with a Certificate of Compliance indicating that such applications have been paid in full. The District shall immediately forward a copy of the Certificate of Compliance to the City of Pleasanton to the attention of the Community Development Director.

(11-269-54)

ARTICLE 5

TERMINATION

This Agreement (including but not limited to the provisions in articles 6 through 8) shall automatically terminate as to each applicable Portion of the Project without any further action required by the District or Developer and be of no further force or effect, in the event any of the following events have occurred: (i) City razes the property as ordered by this Agreement in a manner inconsistent with the Project; (ii) the Developer does not receive Project Final Approval; (iii) the development agreement between Developer and the City of Pleasanton expires or otherwise is terminated; or (iv) the Developer has sold the subject property or the site as set forth in Exhibit B. Notwithstanding anything to the contrary herein, Developer shall continue to be obligated to pay all such taxes until the Developer has received all applicable approvals and all other matters as set forth in this Agreement.

ARTICLE 6

GENERAL DEVELOPER OBLIGATIONS

6.1 General Obligation This Agreement shall be the entire agreement of the Parties and shall be subject to the final terms and conditions of the Agreement, the conditions and provisions of this Agreement (and its Exhibits) and all other laws.

6.1.1 Developer shall obtain all project permits that are required and shall obtain all other permits and encumbrances subject to the provisions of this Agreement.

6.1.2 Developer shall ensure that all persons (which includes corporations, partnerships, and all other forms of ownership) who own or in the future own, in part or in full, any portion of the subject property is bound by this Agreement.

6.2 Memorandum of Understanding Prior to the first issuance of any construction permits, both the District and the City of Pleasanton shall provide to the Developer all necessary building permits for the Project from the City of Pleasanton. Developer shall execute and provide to the District two (2) notarized copies of the Memorandum of Understanding, which is attached and incorporated by reference to this Agreement. The project shall be subject to be recorded and duly executed and signed.

6.2.1 Upon payment of the full and final amount of the purchase price for any given lot that is part of the Project, the District shall provide to the Developer a deed of record and notarized Quitclaim Deed in the name of the District as follows: "To have and to hold unto, together with, an inscription to whom it may concern, authorizing the reconveyance of the quitclaim deed to reflect any tax or other interest the District may have in the subject lot on the Project as specifically defined herein and as set forth in this Section 6.2.

ARTICLE 7
GENERAL PROVISIONS

- 7.1 **Binding Effect.** This Agreement and all rights and obligations hereunder shall be binding upon and inure to the benefit of the District and Developer and their respective heirs, successors, assigns and personal representatives.
- 7.2 **Entire and Single Agreement.** This Agreement constitutes the entire agreement between the parties with respect to the matters covered herein and shall supersede all prior oral or written agreements, whether or not made in connection with the execution of this Agreement.
- 7.2.1 No oral agreement shall be enforceable against either party if the oral agreement is not in writing and is not in compliance with the provisions of this Agreement.
- 7.2.2 The District and Developer waive their rights to rescind, modify or amend this Agreement and its terms and conditions, and the parties shall be bound by the terms of this Agreement and its terms and conditions.
- 7.2.3 The District and Developer shall:
- (a) seek to resolve any disputes amicably;
 - (b) in any dispute relating to the interpretation of the Project, the District shall prevail; and
 - (c) in any legal challenge to this Agreement.
- 7.3 **Severability.** If any part of this Agreement is held to be unenforceable, the remaining provisions shall be enforceable and the enforceability of the remaining provisions shall not be affected by the unenforceability of any part of this Agreement or the unenforceability of any part of the Project or the District or Developer, against the other. The remaining provisions shall be construed and interpreted to the fullest extent possible to give effect to the intent of the parties to this Agreement.
- 7.4 **Attorneys' Fees.** In any legal action brought by either party to enforce this Agreement, or arises to enforce the terms of this Agreement (including arbitration), the prevailing party shall be entitled to recover all reasonable attorneys' fees and costs incurred in connection therewith.
- 7.5 **Waiver of Challenge to this Agreement.** All parties and their affiliates, their or in any way support any action challenging the Project, the validity of the provisions of this Agreement, or the performance of any rights conferred by this Agreement. In the event of, and during the pendency of, any legal or equitable challenge to the provisions of this Agreement, the claims of this Agreement will prevail in all forums and courts.
- 7.6 **Assignment.** Any assignment of rights or obligations under this Agreement shall comply with the terms of this Agreement.

(continued)

- 7.6.1 The rights and obligations hereunder are not intended to be kept and are not intended to be severable from this Agreement.
- 7.6.2 Developer shall notify the Director of any assignment of any debt or obligation under this Agreement in any way, whether to a subsidiary of Developer, an affiliated entity or to any other developer, *in writing upon a duly signed assignment.*
- 7.6.3 *Developer shall provide a copy of this Agreement to:*
- 7.7 Permitted Assignees. Developer shall not assign, reassign, sublease, or otherwise attempt to exercise, or cause to be exercised, its service and liability obligations hereunder to any other person or entity, except as may be necessary in order to be compliant with the requirements of the Joint Board of the Incorporated Child Programs.
- 7.8 Assignment of Rights. All the rights and obligations of the Developer under this Agreement shall be the property of the Director, which shall be deemed to be assigned to the Director.
- 7.9 Warranty of Assignee. The assignee of the rights and obligations hereunder under this Agreement are for consideration of the assignee. The assignee shall be deemed to have accepted, modified, amplified or waived the liability and the obligations of the assignee of the provisions of this Agreement.
- 7.10 Signatures. The parties hereto shall be deemed to have accepted the terms and conditions of this Agreement and the responsibility for the same shall be deemed to be assumed by the assignee of the rights and obligations hereunder. The assignee shall be deemed to have accepted the terms and conditions of this Agreement and the responsibility for the same shall be deemed to be assumed by the assignee of the rights and obligations hereunder.
- 7.11 Warranty of Assignee. The assignee of the rights and obligations hereunder under this Agreement shall be deemed to have accepted, modified, amplified or waived the liability and the obligations of the assignee of the provisions of this Agreement.
- 7.12 Warranty of Assignee. The assignee of the rights and obligations hereunder under this Agreement shall be deemed to have accepted, modified, amplified or waived the liability and the obligations of the assignee of the provisions of this Agreement.
- 7.13 Warranty of Assignee. The assignee of the rights and obligations hereunder under this Agreement shall be deemed to have accepted, modified, amplified or waived the liability and the obligations of the assignee of the provisions of this Agreement.
- 7.14 Warranty of Assignee. The assignee of the rights and obligations hereunder under this Agreement shall be deemed to have accepted, modified, amplified or waived the liability and the obligations of the assignee of the provisions of this Agreement.
- 7.15 Warranty of Assignee. The assignee of the rights and obligations hereunder under this Agreement shall be deemed to have accepted, modified, amplified or waived the liability and the obligations of the assignee of the provisions of this Agreement.

7.15 Amendment of Exhibits - The exhibits to this agreement shall be amended, substituted or supplemented by either party upon written agreement and the character as evidenced by signatures of both parties entered to the same, addressed to supplemented Exhibits. Any terms to the contrary contained in any specific Exhibit shall supersede the terms contained in this Agreement. This decision shall equally supersede and govern any future Amendments if any.

7.16 Notice of Arrival of Goods - A party may not deliver goods to the other party in excess of or exceeding the amount of goods to be delivered in the order unless requested in writing previously, or by following approved procedures for the receipt of overnight delivery services. The party receiving the goods shall be deemed to have accepted the following addresses:

To: Plaintiff: Plaintiff's Capital Services, Inc.
1100 North 10th Street
Tomball, Texas 77476
Tel: (281) 291-1100
Attention: Plaintiff's Counsel

With copy to: Defendant:
50 North 10th Street, Suite 110
Tomball, Texas 77476
Tel: (281) 291-1100
Attention: Plaintiff's Counsel

To: Defendant: Plaintiff's Capital Services, Inc.
1100 North 10th Street
Tomball, Texas 77476
Tel: (281) 291-1100
Tel: (281) 291-1100
Attention: Plaintiff's Counsel

with copy to: Plaintiff:
1100 North 10th Street
Tomball, Texas 77476
Tel: (281) 291-1100
Tel: (281) 291-1100

7.17 Intervenor Status - This Agreement shall not be approved by the Defendant unless approved by the Plaintiff's Counsel.

7.18 Exhibits. Any Exhibits specified in this Agreement, and any Appendix to any Exhibit to this Agreement, are attached to this Agreement and by this reference made a part of it.

FOR THE PLEASANTON UNIFIED
SCHOOL DISTRICT:

By: Jim Hansen
Its: Interim Superintendent
Date: 6/29/16

IREY RANCH, LLC
A California Limited Liability Company

By: [Signature]
Its: Authorized Member
Date: 6/17/16

PLEASANTON UNIFIED SCHOOL DISTRICT

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of ALAMEDA

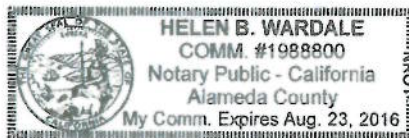
On JUNE 29, 2016 before me, HELEN B. WARDALE, NOTARY PUBLIC

personally appeared JIM HANSEN
who proved to me on the basis of satisfactory evidence to be the person ~~(s)~~ whose name ~~(s)~~ ~~(are)~~ subscribed to the within instrument and acknowledged to me that ~~he~~ ~~she~~ ~~they~~ executed the same in ~~his~~ ~~her~~ ~~their~~ authorized capacity ~~(ies)~~, and that by ~~his~~ ~~her~~ ~~their~~ signature ~~(s)~~ on the instrument the person ~~(s)~~, or the entity upon behalf of which the person ~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Helen B. Wardale (Seal)



DEVELOPER

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

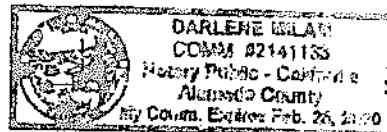
State of California
County of ALAMEDA

On JUNE 17, 2016 before me, Darlene Milan, Notary Public

personally appeared MICHAEL SERPA
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/his/their authorized capacity(ies), and that by his/his/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Darlene Milan (Seal)

MEMORANDUM
to the
ATTORNEYS

PROJECT INFORMATION

A. Project Information and Developer Contact Information:

Project Name: Bay Beach

Project Developer: Bay Beach, LLC, 4740 S. 130th, Clarks Summit, Pennsylvania 17015

Project Address: 200 Chesapeake Blvd., Chesapeake, VA 23041

Project Owner: Bay Beach, LLC

Contract Number: None

Contact Address: Bay Beach, LLC
4740 S. 130th, Clarks Summit, PA 17015

Contact Telephone Number: TEL: (717) 241-1111
CELL: (717) 382-1674

Parcel: All Rights Reserved

Ac No: (1) 200-1000-002-003
(2) 200-1000-002-004
(3) 200-1000-002-005

POB: 200-1000

City Ordinance No.: None

Tract/Parcel Map File No.: None

State Payment: Jeffrey Ungles (100) 1000

Legal Description: 200-1000-002-003, 004, 005

B. Project Definition

1. "Project"

The Project shall be consistent with the existing Planned Unit Development (PUD) and modification (PUD 05-07N) pursuant to City Ordinance No. 2077, effective September 23, 2002 with an expiration date of September 23, 2017, which provides for One Hundred Fifteen (15) Single Family Residential Units as follows:

- Model A: 124 sq. ft. = 16 Units = 35,000 sq. ft. (85% Density)
- Model B: 133 sq. ft. = 15 Units = 39,750 sq. ft. (87% Density)
- Model C: 157 sq. ft. = 25 Units = 41,750 sq. ft. (87% Density)
- Model D: 200 sq. ft. = 15 Units = 30,000 sq. ft. (70% Density)
- Model E: 210 sq. ft. = 15 Units = 31,500 sq. ft.

2. "Project Site"

"Project Site" shall consist of a site approximately 3.0 acres in size located at 3730 Stanley Highway, Pleasanton, California, as described by the land description set forth in Section 2 of the Project, with the two acre site being adjacent to Sun Flower Hill towards the northerly component of the Project. Sun Flower Hill will be subject to future development consistent with the Plan for the multi-family rental project on both sites.

C. Legal Description

See Exhibits 1, 2 and 3 of Project.

COMMITTEE
of the
BOARD OF DISTRICT

(BY THE BOARD OF DISTRICT)

SCIFICON-IMPACT AGREEMENT

- A. Committee.
- B. The parties agree that the purpose of this agreement is to allow the Developer's experience to develop a program to meet the needs of the District's school children.
1. The Developer will provide to the District the following information:
 - a. a copy of the final report of the District's study of the impact of the proposed development;
 - b. a copy of the final mitigation agreement between the Developer and the District (44.14) or a copy of the final mitigation agreement;
 2. The parties agree to pursue the following objectives:
 - a. to provide for each student who is affected by the proposed development a quality education;
 - b. a reduction of the impact of the proposed development on the District's ability to provide a quality education;
 - c. to ensure that the proposed development does not result in a net loss of public school enrollment in the District.
 3. The Developer will provide to the District the following information to change color for the term of the agreement:
 - a. Statutory mitigation fee (44.14) (44.14) (44.14)
 - (i) There shall be no change to the Statutory Mitigation Fee until July 1, 2015. At that time, the fee shall be changed to the amount established by the State Mitigation Fee (SMF) on January 1, 2016.
 - (ii) From January 1, 2016 to July 1, 2018 (or until such time as the fee is changed by the SMF for that year).

1. Supplemental Mitigation Amount (14.14/sq. ft. in addition to the Statutory Mitigation Fee)

- (i) There shall be no change to the Supplemental Mitigation Amount until July 1, 2018. All other times it shall be changed by applying the RE Index in Miami-Dade County's Office of Economic Development's (OED) annual Real Estate Index Report (RE Index) to the Supplemental Mitigation Amount (plus 10%) as specified.

Note:

1. The RE percentage change on July 1, 2017 shall be calculated as the amount of the July 2017 amount less the amount of the Supplemental Mitigation Amount for the month of July 2017 divided by the amount of the Supplemental Mitigation Amount.
2. The amount of the Supplemental Mitigation Amount shall be determined by multiplying the amount of the Supplemental Mitigation Amount by the RE percentage change.
3. There is no increase or decrease in the Supplemental Mitigation Amount if the RE percentage change is zero. The amount of the Supplemental Mitigation Amount shall be determined by the amount of the Supplemental Mitigation Amount multiplied by the RE percentage change.

On January 1, 2018, the Supplemental Mitigation Amount shall be determined by applying the RE Index in Miami-Dade County's Office of Economic Development's (OED) annual Real Estate Index Report (RE Index) to the Supplemental Mitigation Amount (plus 10%) as specified.

Note: The RE percentage change on July 1, 2017 shall be calculated as the amount of the July 2017 amount less the amount of the Supplemental Mitigation Amount for the month of July 2017 divided by the amount of the Supplemental Mitigation Amount.

- (ii) On January 1, 2020, the Supplemental Mitigation Amount shall be determined by applying the RE Index in Miami-Dade County's Office of Economic Development's (OED) annual Real Estate Index Report (RE Index) to the Supplemental Mitigation Amount (plus 10%) as specified.

Note: The RE percentage change on January 1, 2020 shall be calculated as the amount of the January 2020 amount less the amount of the Supplemental Mitigation Amount for the month of January 2020 divided by the amount of the Supplemental Mitigation Amount.

- (iii) Each January (after January 1, 2020) commencing with January 1, 2021, the process set forth in Section 3.2.3.(ii) above shall be repeated. The baseline for the increase shall be the Supplemental Mitigation Amount for the month of January 1 prior to the year of the respective increase.

¹ Step One: $14.14 \times (18 \text{ Index for the twelve (12) months immediately preceding July 1, 2017}) = \text{July 2017 Amount}$; Step Two: $(\text{July 2017 Amount}) \times (18 \text{ Index for the twelve (12) months immediately preceding July 1, 2018}) = \text{July 2018 amount}$; The "July 2018 amount" is the Supplemental Mitigation Amount as of July 1, 2018 (in addition to the Statutory Mitigation Fee) for Residential Units. (See Section 3.2.3.(ii) for the RE Index Report.)

MEMORANDUM
to the
SCHOOL BOARD

DATE: 11/14/2011

MEMORANDUM FOR THE SCHOOL BOARD:
Pleasanton Unified School District

WARDEN FLOORING, 30111 Donnell Road
Pleasanton Unified School District
4655 Dierna Avenue
Pleasanton, CA 94566
Attention: Deputy Supt. - Business Services

DN 946-1680-002-003;
946-1680-003-903-00
946-1680-003-003

STANDARD DEVELOPMENT / APPROVAL USE

DN 946-1680-003-003
DN 946-1680-003-003

MEMORANDUM FOR THE SCHOOL BOARD

This Memorandum of Agreement is entered into between the Pleasanton Unified School District, a public school district in the State of California, with its principal office located at 4655 Dierna Avenue, Pleasanton, California 94566 (the "District"), and Warden Flooring, a liability company, with its principal office located at 30111 Donnell Road, Pleasanton, California 94566 (the "Developer").

TERMS

- A. WHEREAS, the District and Developer have entered into an agreement to mitigate school impacts ("Agreement") under which the Developer has agreed to pay school impact amounts to the District which to date are in the amount of _____;
- B. WHEREAS, Developer is now one of several developers involved in a project which is located within an incorporated city for a total of _____ and for the City of _____;
- C. WHEREAS, Developer has assumed certain obligations pursuant to the terms of the Agreement to pay school impact amounts to the District, including an immediate payment of mitigation amounts and a payment of additional mitigation amounts upon certain changes to the planned development of the project;

D. WHEREAS, the parties to this Memorandum of Agreement to mitigate school impacts intend to bind all assignees and successors-in-interest in the Property, or any portion thereof, to the terms and conditions of the Agreement.

NOW, THEREFORE, as consideration for the mutual promises and covenants contained herein, the District and Developer hereby agree as follows:


1. The Agreement, by its express terms, creates a covenant running with the land which binds successive owners.
2. Either party may record this Memorandum of Agreement to mitigate school impacts.

PLEASANTON UNIFIED SCHOOL DISTRICT

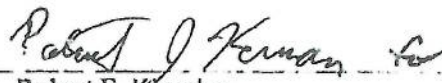
By: 
Jim Hansen, Interim Superintendent

Dated: 6/29/14

DEVELOPER: IRBY RANCH, LLC,
A California Limited Liability Company

By:  Dated: 6/17/16
Name: DAVE WILSON
Title: ZTS Assistant Manager

APPROVED AS TO FORM:

By:  Dated: 6/20/16
Robert E. Kingsley
Kingsley Bogard LLP
Counsel for Pleasanton Unified School District

By:

Dated:

PLEASANTON UNIFIED SCHOOL DISTRICT

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of ALAMEDA

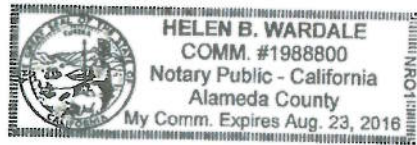
On JUNE 29, 2016 before me, HELEN B. WARDALE, NOTARY PUBLIC

personally appeared JIM HANSEN
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity(ies), and that by his signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature HelenBwardale (Seal)



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

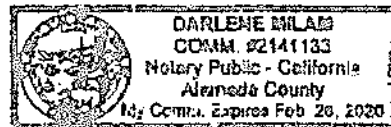
State of California
County of ALAMEDA

On JUNE 17, 2016 before me, Darlene Milan, Notary Public

personally appeared MARINE SELVA
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/his/their authorized capacity(ies), and that by his/his/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Darlene Milan (Seal)

1500

LEGAL DESCRIPTION

Real property in the City of Pleasanton, County of Alameda, State of California, described as follows:

PARCEL 1:

BEGINNING AT A POINT ON THE SOUTHERLY LINE OF THE COUNTY ROAD NO. 1530, N. $47^{\circ}14'$ EAST 2.11 CHAINS DISTANT FROM THE NORTHEAST CORNER OF THE LANDS HERETOFORE CONVEYED TO TIMOTHY A. SPAULDING BY DEED DATED FEBRUARY 19TH, 1886, AND RECORDED IN LIBER NO. 289, AT PAGE NO. 158 OF ALAMEDA COUNTY RECORDS; THENCE SOUTH 11.51 CHAINS TO THE LINE DIVIDING PLOTS NO. 2 AND 3 OF THE BERNAL PORTION OF THE RANCHO EL VALLE DE SAN JOSE; THENCE ALONG SAID DIVIDING LINE N. 61° EAST 5.55 CHAINS, NORTH $86^{\circ}14'$ EAST 8 LINKS; THENCE NORTH 12.86 CHAINS TO THE SOUTHERLY LINE OF COUNTY ROAD NO. 1530; THENCE ALONG SAID LINE OF SAID ROAD SOUTH $53^{\circ}14'$ WEST 1.90 CHAINS; THENCE SOUTH $50^{\circ}14'$ WEST 2.48 CHAINS; THENCE SOUTH 49° WEST 2.01 CHAINS TO PLACE OF BEGINNING.

EXCEPTING THEREFROM:

THAT PORTION DEEDED TO THE CITY OF PLEASANTON RECORDED MAY 11, 1993 AS INSTRUMENT NO. 1993-158481 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF THE PARCEL OF LAND DESCRIBED AS PARCEL ONE IN THE GRANT DEED TO IRBY RECORDED FEBRUARY 18, 1983 AS SERIES 83-027882 OF OFFICIAL RECORDS OF ALAMEDA COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT OF COMMENCEMENT SAID POINT BEING MARKED UPON THE GROUND BY A ROUND STANDARD CITY MONUMENT WITH BRASS DISC WITH PUNCH MARK BEING ALONG THE MONUMENT LINE OF STANLEY BOULEVARD BEING ALSO KNOWN AS COUNTY ROAD NUMBER 1530 AND AS SHOWN ON THE MAP OF TRACT 0545 AND FILED MAY 11, 1993 IN BOOK 207 AT PAGES 62 THROUGH 67 OF MAPS OF SAID COUNTY FROM WHICH A ROUND STANDARD CITY MONUMENT WITH BRASS DISC WITH PUNCH MARK AS SHOWN ON SAID MAP BEARS NORTH $57^{\circ}09'21''$ EAST 756.02 FEET; THENCE FROM SAID POINT OF COMMENCEMENT ALONG SAID MONUMENT LINE OF SAID STANLEY BOULEVARD NORTH $57^{\circ}09'21''$ EAST 95.29 FEET; THENCE LEAVING SAID MONUMENT LINE SOUTH $32^{\circ}50'39''$ EAST 14.11 FEET TO THE SOUTHERLY LINE OF THE RIGHT OF WAY OF STANLEY BOULEVARD AND THE TRUE POINT OF BEGINNING; THENCE FROM SAID TRUE POINT OF BEGINNING LEAVING SAID SOUTHERLY LINE ALONG THE COMMON LINE OF PARCEL ONE AND PARCEL TWO AS DESCRIBED IN THE SAID GRANT DEED TO IRBY SOUTH $05^{\circ}19'46''$ WEST 62.51 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIAL WHICH BEARS SOUTH $36^{\circ}47'24''$ EAST A CENTRAL ANGLE OF $09^{\circ}33'10''$ AND A RADIUS OF 4608.74 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 44.46 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT SAID CURVE HAVING A CENTRAL ANGLE OF $07^{\circ}36'26''$ AND A RADIUS OF 2942.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 390.51 FEET TO THE EASTERLY LINE OF THE LANDS CONVEYED TO KAPLAN IN THE GRANT DEED RECORDED NOVEMBER 20, 1987 AS SERIES 87-313298 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG SAID EASTERLY LINE NORTH $00^{\circ}19'46''$ EAST 54.86 FEET TO THE SOUTHERLY LINE OF THE RIGHT OF WAY OF STANLEY BOULEVARD AND BEING ALSO A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIAL WHICH BEARS SOUTH $47^{\circ}46'05''$ EAST A CENTRAL ANGLE OF $10^{\circ}25'31''$ AND A RADIUS OF 1967.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 357.51 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT A CENTRAL ANGLE OF $01^{\circ}01'0''$ AND A RADIUS OF 4658.74 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 82.67 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

First American Title

BEGINNING AT THE NORTHWEST CORNER OF A TRACT OF LAND HERETOFORE CONVEYED BY E. R. LILIENTHAL AND MARY E. BLACK TO HENRY PARNHAM, BY DEED DATED APRIL 7TH, 1891, AND RECORDED IN LIBER NO. 464 OF DEEDS, AT PAGE 531 OF THE RECORDS OF ALAMEDA COUNTY; THENCE ALONG THE SOUTHERN LINE OF COUNTY ROAD, SURVEY NO. 1530, NORTH $52 \frac{1}{2}^{\circ}$ EAST 0.29 CHAINS, NORTH 54° EAST 2.04 CHAINS, NORTH $54 \frac{1}{2}^{\circ}$ EAST 0.77 CHAINS; NORTH $57 \frac{1}{2}^{\circ}$ EAST 0.25 CHAINS; THENCE LEAVING SAID ROAD, SOUTH 0° AND $39'$ EAST 14.69 CHAINS TO THE SOUTHERN LINE OF PLOT NO. 2 OF THE BERNAL PORTION OF THE RANCHO EL VALLE DE SAN JOSE, AND IN THE CENTER OF THE ARROYO DEL VALLE; THENCE SOUTH $86 \frac{1}{4}^{\circ}$ WEST 2.94 CHAINS TO THE LAND OF J.E. HUSTED; THENCE NORTH 12.86 CHAINS TO THE PLACE OF BEGINNING.

BEING A PORTION OF SAID PLOT NO. 2 OF THE SAID RANCHO DEL VALLEY DE SAN JOSE, AND BEING ALSO A PORTION OF LOTS 27 AND 28 OF THE BLACK TRACT AS PER GEO L. NUSBAUMER'S SURVEY OF 1887.

EXCEPTING THEREFROM:

THAT PORTION DEEDED TO THE CITY OF PLEASANTON RECORDED MAY 11, 1963 AS INSTRUMENT NO. 1963-158191 OF OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF THE PARCEL OF LAND DESCRIBED AS PARCEL TWO IN THE GRANT DEED TO IRBY RECORDED FEBRUARY 18, 1963 AS SERIES 63-027882 OF OFFICIAL RECORDS OF ALAMEDA COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A TRUE POINT OF BEGINNING SAID POINT BEING ALSO THE TRUE POINT OF BEGINNING OF PARCEL "A" HEREIN BEFORE DESCRIBED ALONG THE SOUTHERLY LINE OF THE RIGHT OF WAY OF STANLEY BOULEVARD AND BEING ALSO A CURVE TO THE RIGHT HAVING A RADIAL WHICH BEARS NORTH $36^{\circ}19'34''$ WEST A CENTRAL ANGLE OF $02^{\circ}45'34''$ AND A RADIUS OF 4608.74 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 224.08 FEET TO THE WESTERLY LINE OF PARCEL TWO AS SHOWN ON THE PARCEL MAP 2298 FILED AUGUST 24, 1979 IN BOOK 97 OF PARCEL MAPS AT PAGES 99 AND 100; THENCE ALONG SAID WESTERLY LINE SOUTH $09^{\circ}17'45''$ EAST 59.94 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIAL WHICH BEARS NORTH $33^{\circ}58'31''$ WEST A CENTRAL ANGLE OF $02^{\circ}48'53''$ AND A RADIUS OF 4608.74 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 226.41 FEET TO THE COMMON LINE OF PARCEL ONE AND PARCEL TWO AS DESCRIBED IN THE SAID GRANT DEED TO IRBY; THENCE ALONG SAID COMMON LINE NORTH $00^{\circ}19'45''$ EAST 62.51 FEET TO THE TRUE POINT OF BEGINNING.

APN: 946-1690-002-03

LEGAL DESCRIPTION

Real property: the City of Pleasanton, County of Alameda, State of California, described as follows:

BEGINNING AT A POINT ON THE WESTERN LINE OF THE LAND DESCRIBED IN THE DEED TO JOHN AVILLA JR., RECORDED SEPTEMBER 12, 1959, IN BOOK 3825 OFFICIAL RECORDS OF ALAMEDA COUNTY PAGE 122, DISTANT THEREON SOUTH 09 39' WEST (SAID BEARING USED FOR THE PURPOSE OF THIS DESCRIPTION) 54.86 FEET FROM THE SOUTHEASTERN LINE OF COUNTY ROAD NO. 15.30, KNOWN AS STANLEY BOULEVARD, RUNNING THENCE ALONG SAID WESTERN LINE SOUTH 09 39' WEST 644.78 FEET TO THE LINE DIVIDING PLOTS 2 AND 3 OF THE ORIGINAL PORTION OF RANCHO EL VALLE DE SAN JOSE; THENCE ALONG THE LAST MENTIONED LINE NORTH 72° EAST 05.70 FEET AND NORTH 81° EAST 11.88 FEET TO THE EASTERN LINE OF SAID LAND; THENCE ALONG THE LAST MENTIONED LINE NORTH 09 39' EAST 794.29 FEET TO THE SOUTHERN LINE OF THE LAND DESCRIBED IN THE DEED TO COUNTY OF ALAMEDA RECORDED FEBRUARY 1, 1959, IN BOOK 2555 OFFICIAL RECORDS, ALAMEDA COUNTY, PAGE 279; AND THENCE ALONG THE LAST MENTIONED LINE ON THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1957 FEET, A DISTANCE OF 160.82 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE LANDS CONVEYED TO THE CITY OF PLEASANTON, A MUNICIPAL CORPORATION BY DEED RECORDED JUNE 23, 1988 AS INSTRUMENT NO. 98-222454 AND RECORDED OCTOBER 24, 1993 AS INSTRUMENT NO. 98-248651, BOTH OFFICIAL RECORDS ALAMEDA COUNTY.

APN: 916-1080-003 02

LEGAL DESCRIPTION

Real property in the City of Pleasanton, County of Alameda, State of California, described as follows:

COMMENCING AT A POINT ON THE DIVIDING LINE BETWEEN PLOT NO.'S 2 AND 3 OF THE BERNAL PORTION OF THE RANCHO EL VALLE DE SAN JOSE, SOUTH 64 $1/4$ ° EAST 418.44 FEET DISTANT FROM THE SOUTHWEST CORNER OF SAID PLOT NO. 2, SAID BEGINNING POINT BEING ON THE EASTERN LINE OF THE 100 FOOT RIGHT OF WAY OF THE C.P.R.R.; THENCE ALONG SAID LINE OF SAID RIGHT OF WAY NORTH 40 $1/2$ ° EAST 360.16 FEET, TO THE SOUTHERN LINE OF COUNTY ROAD NO. 1500; THENCE EAST 86.46 FEET; THENCE ALONG THE SOUTHEASTERN LINE OF SAID ROAD NORTH 41 $1/2$ ° EAST 264.0 FEET; NORTH 43 $1/4$ ° EAST 132.0 FEET; NORTH 45 $1/2$ ° EAST 176.22 FEET; THENCE LEAVING SAID ROAD DUE SOUTH 699.50 FEET TO THE SOUTHERN BOUNDARY LINE OF SAID PLOT NO. 2; THENCE ON THE LINE DIVIDING PLOTS NO.'S 2 AND 3 OF SAID RANCHO SOUTH 72° WEST 400.00 FEET; NORTH 68 $1/4$ ° WEST 340.56 FEET TO THE POINT OF COMMENCEMENT.

BEING A PORTION OF PLOT NO. 2 OF THE BERNAL PORTION OF THE RANCHO EL VALLE DE SAN JOSE,

EXCEPTING THEREFROM ALL THAT PORTION THEREOF LYING NORTH AND WEST OF THE SOUTHERLY AND SOUTHEASTERLY LINE OF 1ST STREET AS ESTABLISHED BY INSTRUMENT RECORDED APRIL 6, 1956, IN BOOK 7090, PAGE 321, OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM THAT PORTION DEEDED TO THE CITY OF PLEASANTON BY GRANT DEED RECORDED AUGUST 13, 1993, SERIES NO. 83-258943, OFFICIAL RECORDS, DESCRIBED AS FOLLOWS:

A PORTION OF THAT PARCEL OF LAND DESCRIBED IN THE QUITCLAIM DEED TO ROSA RECORDED DECEMBER 19, 1988 AS SERIES 88-311046 OF OFFICIAL RECORDS OF ALAMEDA COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM A POINT OF COMMENCEMENT SAID POINT BEING MARKED UPON THE GROUND BY A ROUND STANDARD COUNTY MONUMENT WITH BRASS DISC WITH NIPPLE SETTING ALONG THE MONUMENT LINE OF STANLEY BOULEVARD BEING ALSO KNOWN AS COUNTY ROAD NUMBER 1500 AND AS SHOWN ON THE MAP OF TRACT 6545 AND FILED MAY 13, 1993 IN BOOK 207 OF MAPS AT PAGES 62 THROUGH 67 OF SAID COUNTY FROM WHICH A ROUND STANDARD COUNTY MONUMENT WITH BRASS DISC WITH NIPPLE AS SHOWN ON SAID MAP BEARS SOUTH 39° 41' 00" WEST 1888.14 FEET; THENCE FROM SAID POINT OF COMMENCEMENT ALONG LAST SAID MONUMENT LINE OF STANLEY BOULEVARD SOUTH 39° 41' 00" WEST 61.64 FEET; THENCE LEAVING LAST SAID MONUMENT LINE SOUTH 50° 19' 00" EAST 34.03 FEET TO THE SOUTHEASTERLY LINE OF THE RIGHT OF WAY OF STANLEY BOULEVARD AS DESCRIBED IN THE GRANT OF PERPETUAL EASEMENT AND RIGHT OF WAY FILED APRIL 6, 1956 IN BOOK 7090 AT PAGE 321 OF OFFICIAL RECORDS OF SAID COUNTY AND BEING ALSO THE TRUE POINT OF BEGINNING FOR THIS DESCRIPTION, THENCE FROM SAID TRUE POINT OF BEGINNING BEING ON THE LAST SAID SOUTHEASTERLY LINE OF THE RIGHT OF WAY OF STANLEY BOULEVARD ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIAL WHICH BEARS FROM THE POINT OF RADIUS TO THE POINT OF CURVE NORTH 52° 27' 09" WEST A RADIUS OF 1007.00 FEET AND A CENTRAL ANGLE OF 01° 53' 39"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 65.03 FEET; THENCE SOUTH 35° 39' 12" WEST 253.76 FEET; THENCE SOUTH 38° 27' 00" WEST 50.00 FEET; THENCE LEAVING LAST SAID SOUTHEASTERLY LINE OF THE RIGHT OF WAY OF STANLEY BOULEVARD NORTH 40° 31' 05" EAST 64.71 FEET; THENCE NORTH 39° 17' 18" EAST 126.28 FEET TO A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 7942.00 FEET AND A CENTRAL ANGLE OF 02° 51' 07"; THENCE ALONG THE ARC OF SAID CURVE 146.43 FEET TO THE WESTERLY LINE OF THE PARCEL OF LAND DESCRIBED IN THE GRANT DEED TO KAPLAN RECORDED NOVEMBER 20, 1967 AS SERIES 67-313298 OF OFFICIAL RECORDS OF SAID COUNTY; THENCE ALONG LAST SAID WESTERLY LINE NORTH 00° 19' 46" EAST 39.70 FEET TO THE TRUE POINT OF BEGINNING.

EXHIBIT D
to the
AGREEMENT

QUITCLAIM DEED (Form)

"The value of the property in this conveyance, exclusive of liens and encumbrances is \$100 or less, and there is no additional consideration received by the grantor, Pleasanton Unified School District."

The undersigned grantor(s) decl(s):

Documentary transfer tax is \$ None. (Documentary transfer tax is not assessed on 1/2 interest)

computed on full value of property transferred

computed on full value of value of interest transferred (not to be used if 1/2 interest)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, the Pleasanton Unified School District hereby conveys, transfers and conveys to the California Medical Liability Company, one of its authorized officers, the certain Memorandum of Agreement recorded at _____ to the District, the following described real property in the City of Pleasanton, County of Alameda, State of California:

SEE EXHIBIT A ATTACHED HERETO AND THE VENDOR'S TAX RECORD.

From: Patricia Baptiste
Sent: Tuesday, August 09, 2016 1:40 PM
To: Jennifer Hagen
Cc: Mayor and City Council
Subject: high density housing on Stanley

SUPPLEMENTAL MATERIAL
Provided to the Planning Commission
After Distribution of Packet

Date Distributed: 8/9/16 

To the Planning Commission,

We have many concerns regarding the proposed 93 housing units planned for development on the 15 acre Irby, Kaplan site on Stanley Blvd. The number of units suggested exhibits pure greed by not only the builder, but the city planners and city council. They stand to make millions of dollars - the developers through the high volume of homes, and the city through all the fees it will collect. Does all this revenue outweigh the effects of a large development? What about the impact of all these houses on the current residents? Let me explain:

1. We continue to have a water shortage. One winter of almost normal rainfall did not replace previous losses. The weather is hotter. The city council has already approved several high density apartments and homes throughout the city that are not yet occupied. Once completed, the water issue will become critical with many more users requiring more and more water. Why add more fuel to the fire with unnecessary, high density homes? You will set up the residents of Pleasanton with water wars.
2. The 93 homes will probably house children. Where will they go to school? Again, the city council has approved a substantial amount of development without ANY provisions for schooling. The demographer states there will not be a significant increase in school age population. Wait until all these units are completed and rented to families with young children. How can the city council justify their lack of action to make the developers accountable to provide funding for schools?
3. This 15 acre site will not have enough room for any parking for the residents. With 93 units, and possibly 2 cars per household, where will those vehicles be stored or safely parked. The site is not close to public transportation (which is woefully missing in Pleasanton). Therefore, all those vehicles will be dumped onto an already congested Stanley Blvd/First Street corridor. The amount of cut-through traffic is dangerous now, much less adding more cars trying to get children to school and adults to work. The planning commission would be negligent to overlook this impact on current residents. We do NOT need more housing at this time.

We are hopeful that the planning commission will listen to the concerned residents of Pleasanton. In the past it has not demonstrated much regard for water issues, school overcrowding or massive traffic congestion in the city (for example, a proposed Costco near the 580/680 interchange). These issues will become more pressing with the increase in population. We hope that those on the commission and the council who are running for office will promote their commitment to public service to benefit the ENTIRE community and not just the narrow minded developers.

Sincerely,

Patricia and John Baptiste

From: Cherri Gurney
Sent: Monday, August 08, 2016 7:29 PM
To: Jennifer Hagen
Subject: Fwd: Building in Pleasanton

SUPPLEMENTAL MATERIAL
Provided to the Planning Commission
After Distribution of Packet

Date Distributed: 8/9/16 @

- >
- > I am VERY CONCERNED about the possibility of yet more housing development in our town. Are we trying to outdo Dublin????? We don't have the infrastructure to support such building. Water, schools, traffic!!!! Please DO NOT continue to support developer plans for more building
- >
- > A Very Concerned Citizen
- > Cherri Gurney
- >
- > Sent from my iPad

From: An Infelise
Sent: Monday, August 08, 2016 9:42 PM
To: Jennifer Hagen
Cc: Mayor and City Council
Subject: Re: Delivery Status Notification (Failure)

SUPPLEMENTAL MATERIAL
Provided to the Planning Commission
After Distribution of Packet

Date Distributed: 8/9/16 

Dear Pleasanton Planning Commission and City Council,

I am writing in regard to the Irby Ranch project proposal on Stanley Blvd. My family and I are members of the Reflections Drive neighborhood across from the proposed development and strongly oppose the project. While we would look forward to the addition of housing and family neighborhoods in the area. A high density residential development will be a severe detriment to our neighborhood and the larger Pleasanton community. It does not fit the look of the cozy community we all love, will overburden traffic on the already crowded First Street, and is not needed for Regional Housing Requirements.

Three story homes packed together with no yard or driveways brings in a lot of tax money but is ugly and develops no sense of community. Do we really want a housing neighborhood where kids have no where to play and neighbors feel crowded on top of each other? This is Pleasanton, not Dublin. Traffic on First Street is already overly congested and the new apartments on Bernal are not even finished. Do we want gridlock through the heart of downtown? That will only cause people to avoid going downtown to shop and dine. Lastly, Pleasanton has already met Regional Housing Requirements. High density housing is absolutely unnecessary. Two high density developments (Bernal apartments and Irby Ranch) within walking distance of each other is also a grave mistake for Alisal elementary school and Amador Valley High. These schools will take two large hits to their already overcrowded classrooms.

I urge you to protect our award winning schools, downtown vitality and small town feel by either rejecting this proposal or scaling it back to housing density more on par with the surrounding neighborhoods. High density housing is not good for Pleasanton, especially in this specific location.

Sincerely,

An Infelise and Family
10 year resident of Pleasanton

From: Pat Mielke
Sent: Monday, August 08, 2016 9:24 PM
To: Jennifer Hagen
Subject: Sunflower Hill support

SUPPLEMENTAL MATERIAL
Provided to the Planning Commission
After Distribution of Packet

Date Distributed: 8/9/16 



Jennifer:

My husband and I are the grandparents of a special needs young man who is going to need housing as he graduates from the public school system. We have been supporters of the Sunflower Hill at Irby Ranch project since its inception. We have been highly impressed with the caliber of people working on this project. They have selflessly spent hours and hours working to come up with good plans, using input from the many families in the area who need this kind of facility. We have also been very pleased with the city of Pleasanton's support of the project to date. We have lived in Pleasanton since 1988 and love this town and it's concern for all the residents. We are hopeful that final approval will be forthcoming at the next Planning Commission meeting on August 10 and the City Council Agenda, September 6.

I believe that this community will be a point of pride for Pleasanton residents for years to come. Please forward this message to Pleasanton's Planning Commissioners and City Council members.

Thank you to all for your consideration, and hopefully approval, of this project.

Patricia and Keith Mielke

 Calle Ricardo
Pleasanton, CA 94566


From: Luanne Rose
Sent: Monday, August 08, 2016 7:28 PM
To: Jennifer Hagen
Subject: New houses on Stanley Blvd

Why would Pleasanton consider building houses on Stanley Blvd? Stanley Blvd is already one of the busiest streets in Pleasanton that is used for people to cut through town to get to Livermore and 580 and then to add more traffic? Pleasanton should wait before building more homes on this street until they can come up with a plan that can elevate the traffic that we already have on Stanley Blvd.

Concerned resident of Reflections

Sent from my iPhone

SUPPLEMENTAL MATERIAL
Provided to the Planning Commission
After Distribution of Packet

Date Distributed: 8/9/16 (K)

From: Patricia Tiernan
Sent: Monday, August 08, 2016 8:18 PM
To: Jennifer Hagen; Mayor and City Council
Cc: Patricia Tiernan; Pleasanton Voters
Subject: Hello...and some thoughts on potential building project on Stanley Blvd. near Old Stanley Blvd....

As a Pleasanton resident, a parent of adult children who reside in Pleasanton, a former school administrator at Pleasanton Middle School, and the sister of a retired Yountville City Planner, I have grave concerns about the continued explosion of construction and growth in Pleasanton.

I certainly do not have an expectation that Pleasanton remains the sleepy town of 1965, the year of my first connection. I do, however, have an expectation that Pleasanton remain unique and charming. That, unfortunately, appears to be diminishing in the face of our "suburban sprawl." Pleasanton is well on its way to overcrowding, multiple traffic issues, demands placed on a school system that is striving to meet its reputation of excellence, water needs in a time of drought, demands on public services equivalent to those in big cities...

My questions:

1. Why is it necessary to build on any and every open space? I'm understanding that our RHNA has been met.
2. Is it Pleasanton's goal to become just another average, overcrowded bigger city? If so, we are well on our way.
3. Who really is benefitting from such explosion - Pleasanton residents or the builders?

I very much want to lodge my concerns over what is happening in our town/city. I have taken such pride in our environment for many years. It is despairing to see the course being taken.

Respectfully submitted,
Patricia Tiernan-Stahler "Pat"

SUPPLEMENTAL MATERIAL
Provided to the Planning Commission
After Distribution of Packet

Date Distributed: 8/9/16 *(PT)*

From: Ellen Holmgren
Sent: Monday, August 08, 2016 9:42 AM
To: 'christie underwood'
Cc: jhagen@cityofpleasanton.gov
Subject: RE: Zone changes

Mayor and City Council <citycouncil@cityofpleasantonca.gov>

Dear Christie Underwood,

Thank you for your email regarding PUD-110, Irby Ranch.

This email acknowledges receipt of your email to the Mayor and City Council and the City Manager.

Thank you again for your interest in the City of Pleasanton.

Sincerely yours,

Ellen Holmgren, Administrative Assistant
City of Pleasanton

SUPPLEMENTAL MATERIAL
Provided to the Planning Commission
After Distribution of Packet

Date Distributed: 8/9/16 

From: christie underwood
Sent: Sunday, August 07, 2016 12:30 PM
To: Mayor and City Council <citycouncil@cityofpleasantonca.gov>
Cc: jhagen@cityofpleasanton.gov
Subject: Zone changes

I'm very concerned that both the planning commission and the city council are not hearing what the people of Pleasanton have been saying for several years. It seems we have to address the same area, Stanley Blvd, and Valley Ave, over and over again. Has anything changed since last year when the citizens of Pleasanton expressed their disapproval of additional building in that area? Have there been changes in the amount of traffic, the school situation, and yes, the water issues? (which could go back to a dangerous situation next year) We didn't want housing in that area a year ago and we still don't.

Thank you,
Christie Underwood

From: Shoni Johnson

Sent: Tuesday, August 09, 2016 5:10 PM

To: Kendall Rose; Nancy Allen

Cc: Atoof Yahya; Bob&Linda Wittig; Glen Johnson; ERIC WEDEKING; Robin Snow; Phan Joe & Jennie; Minh and Jenny Lee; Doug Farmer; Linda Farmer; Elaine Kanakis; Lori and Dave Dillon; Maisoon Khasim; David & Laura Monical

Subject: Agenda Packet for the August 10, 2016 Planning Commission Meeting

Hi Ms. Rose,

I met Ms. Callen today and we were able to speak about some of the plans and planning requests regarding the Ponderosa Homes development in Valley Trails (VT). Ms. Callen informed me about a couple of items some members of the Valley Trails community are proposing the city add to the approval of the Ponderosa Homes to "giving back" something to the VT Community. While this is a noble gesture, I have some concerns with the current proposals, which I learned include:

1) adding restrooms to the park, which would either be placed very close to the end of our court, or a little further down towards the top of the U near the entrance of the park,

OR

2) a community center that is open to VT, but maintained by HOA funds from Ponderosa Homes.

I have major concerns about both of these items. I personally do NOT want restrooms anywhere in the park (especially not near our court which is very close to the playground equipment). This will not help us with the current situation we are battling of loitering and drug activity at and around the park both during the day and throughout the night. Even if the bathrooms are locked during the night, they are an eyesore, and they increase places for people to hang out unnecessarily. Additionally, being so close to the proposed restrooms, I really don't want possible whiffs of the odor. Our park is used by locals who all live close enough to go home if a bathroom break is needed. Enticing additional traffic at the park simply increases unwanted guests and parking issues on the surrounding courts as there is no official parking lot.

The community center will be so close to us we will have both increased noise and traffic, especially with little or no designated parking for the center. I would also have concerns that years from now the Ponderosa Homes HOA would complain that since 500 VT homes are using the center, VT should also have mandatory dues to help cover the cost. A community center adds no value, in my opinion, and brings in additional unwanted traffic and disturbance.

My strong suggestion is that the extra lots in question be left as landscaped Open Space. Please seriously consider my concerns as you progress through the planning of this project. Feel free to share my email with whomever you need. I have also copied several of my neighbors on here to keep them in the loop. Their opinions may differ from mine, but I do think it's important that you hear from multiple community members. Unfortunately, I am unable to attend tomorrow's meeting, but I wanted to get this to you in case you needed. Thank you for your time and consideration.

Shoni Johnson
Yellowstone Court (Valley Trails)

SUPPLEMENTAL MATERIAL
Provided to the Planning Commission
After Distribution of Packet

Date Distributed: 8/9/14 

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



SUPPLEMENTAL MATERIAL
Provided to the Planning Commission
After Distribution of Packet

August 9, 2016

Date Distributed: 8/9/16 

The Honorable Jerry Thorne, Mayor
and Members of the City Council
City of Pleasanton
123 Main Street
Pleasanton, California 94566

RE: Irby Ranch and Sunflower Hill

Dear Mayor Thorne & Members of the City Council:

The purpose of this letter is to express the Department of Housing and Community Development's support for the proposed Irby Ranch, including the Sunflower Hill component. It is our understanding the City is considering the 15-acre Irby Ranch residential project which includes 93 single-family market rate homes and 19 affordable special needs units (Sunflower Hill component). Also, the applicant is dedicating over 1.3 acres of land and contributing \$1,000,000 to help the City address its affordable housing and special needs community goals. The Department further understands the City intends to enter into an agreement to allow the Sunflower Hill component to use dedicated land and money associated with the project to develop affordable and special need housing.

The Department is responsible for administering State housing element law (Article 10.6 of the Government Code), including reviewing local housing elements for compliance. In January 2015, the Department found the City's housing element in compliance with State law. The City's adopted housing element identifies the need for multifamily homes and housing for the special needs community. Projects like the Irby Ranch proposal would assist Pleasanton in expanding the number of available housing units, particularly special needs housing. Accomplishing projects like these are important for a number of reasons, including:

Funding Incentives: Taking action consistent with housing element policies can facilitate meeting requirements for funding programs. For example, the Housing Related Parks Program provides financial incentives to cities and counties permitting housing affordable to lower income households. More prominently, the One Bay Area Grants utilize scoring criteria related to meeting housing objectives through the housing element and approving housing for all income levels.

Furthering the General Plan: Pleasanton's General Plan and housing element represent a shared vision and culmination of hard work and community engagement. While the Irby Ranch project does require a General Plan amendment and rezoning, it appears that making these legislative changes would be consistent with several policies already found in the adopted housing element.

Regional Housing Need Allocation (RHNA) Progress: Approving and permitting the Irby Ranch project would be considered progress toward the regional housing need and can be reported as RHNA credit in the annual report on implementation of the general plan, pursuant to Government Code Section 65400.

Implementation Credit: Approving this project would implement several goals, policies, and programs in the housing element and General Plan and would be looked at favorably when evaluated as part of the next housing element update. Housing element law requires a review of programs (e.g., implementation actions), including progress, evaluation of effectiveness, and revisions to future programs as appropriate. Approving projects or taking actions that implement programs assist in demonstrating the success of programs.

The Department wishes Pleasanton continued success in implementing the goals and objectives of its housing element. The Department appreciates the opportunity to provide comments and to assist Pleasanton in its decision-making. If you have any questions, please contact Paul McDougall, of our staff, at (916) 263-7420.

Sincerely,



Glen A. Campora
Assistant Deputy Director

From: Ellen Holmgren
Sent: Wednesday, August 10, 2016 8:38 AM
To: 'Jeri Bennett'; Mayor and City Council
Cc: Jennifer Hagen
Subject: RE: High density home on Stanley

SUPPLEMENTAL MATERIAL
Provided to the Planning Commission
After Distribution of Packet

Date Distributed: 8/10/16 

Dear Jeri Bennett,

Thank you for your email regarding PUD-110, Irby Ranch.

This email acknowledges receipt of your email to the Mayor and City Council and the City Manager.

Thank you again for your interest in the City of Pleasanton.

Sincerely yours,

Ellen Holmgren, Administrative Assistant
City of Pleasanton

From: Jeri Bennett
Sent: Tuesday, August 09, 2016 10:16 PM
To: Mayor and City Council
Subject: High density home on Stanley

I am very disappointed that the city is continuing to build homes, high density or other, without any regard to the existing traffic issues on Vineyard, Stanley and First Street. The parking situation in many neighborhoods is horrible and adding more high density housing isn't helping. The number of homes being built is crazy. We're still in a drought and yet the city is allowing what appears to be a free for all for new homes.

I am seriously considering moving out of Pleasanton just to get away from all the traffic issues and crowded neighborhoods. Enough already.

Jeri Bennett

To: Jennifer Hagen, City Planner

Subject: Support for Sunflower Hill at Irby Ranch

SUPPLEMENTAL MATERIAL
Provided to the Planning Commission
After Distribution of Packet

Date Distributed: 8/10/16 

Dear Ms Hagen,


My name is Diana Bohn and I am the Minister With Youth and Children at Lynnewood United Methodist Church located on Black Avenue in Pleasanton. Our youth group has volunteered frequently with Pleasanton's RADD program (Recreational Activities for Developmentally Disabled young adults). It is my experience of the RADD participants and their families that brings me to write this letter which I ask that you share with the Planning Commissioners and City Council members.

I'm writing to indicate my support for the Sunflower Hill at Irby Ranch project which is coming up for review, as far as I understand, at meetings tonight and on September 6th.

I believe it is essential to provide housing opportunities for all who wish to live in our community – and to do so at affordable rental rates and housing prices. This project presents that possibility in an innovative and creative way and I hope you will lend your support.

The number of individuals with special needs and developmental delays is increasing rapidly. More than 700 individuals in Pleasanton alone need housing. We support what Sunflower Hill is proposing at Irby Ranch. Please don't let this opportunity to create such an innovative residential community pass us by. Thank you for your consideration.

Sincerely,

Rev Diana Marie Bohn
Lynnewood UMC
 Black Ave
Pleasanton, CA 94566



From: Fidelis Quintong
Sent: Wednesday, August 10, 2016 12:31 AM
To: Jennifer Hagen
Subject: Irby Ranch Project

SUPPLEMENTAL MATERIAL
Provided to the Planning Commission
After Distribution of Packet

Date Distributed: 8/10/16 @

Jennifer Hagen
Associate Planner
City of Pleasanton
200 Old Bernal Road
Pleasanton, CA 94566-0802

RE: Support for Irby Ranch Sunflower
Hill Project

Dear Mrs. Hagen,

I have lived in Pleasanton since 1994 and have seen wonderful growth in the city over the years. There seems to have been thoughtful consideration given to homes, businesses, even parks and schools, keeping in mind a balance of preserving the old and blending in the new.

But currently there seems to be an accelerated growth of high density apartments popping up within Pleasanton and especially the surrounding cities. The structures are large and massive with everyone moving in all at once. This is of great concern to me as there seems to be much focus on quickly erecting abundantly large apartments rather than on thoughtfully planning for smart, measured and community-needed homes for growth.

I had a chance to review the Irby Ranch plan and it seems very unique in what it is offering, especially with the Sunflower Hill Special Neighborhood. I think it is a smart plan to consider smaller, more affordable homes near downtown. And there seems to be ample open space.

I believe the city of Pleasanton will continue to grow and prosper without creating a concrete jungle of tightly knit apartments with very little or no room to stretch out and really feel at home for ALL within the community.

It is with these reasons and concerns that I support the Irby Ranch Project and hope you do too.

Respectfully,
Fidelis Quintong
[REDACTED] Hopyard Road
Pleasanton, 94588

SUPPLEMENTAL MATERIAL
Provided to the Planning Commission
After Distribution of Packet

Date Distributed: 8/10/16 

August 9, 2016

To Whom It May Concern:

As a "30-something millennial" trying to find my perfect balance between the forward-thinking spirit that drives the Bay Area and my love for small towns, local shops, and neighborly conversations - I can attest, finding the best of both worlds has seemed impossible in Northern California.

After living in San Francisco for 6 years, I grew tired of the insane prices for rent and a cup of coffee, so I moved to the East Bay for a much needed release and breath of fresh air. Not long after, I finally landed my high-tech dream job in Silicon Valley. In an effort to resist the pull back inward, I desperately searched all options to stay east, work in the valley, and maintain a doable commute. After consulting with all my friends and family, I was optimistic when every single person asked me, "Have you considered Pleasanton?"

Since Pleasanton is only 30 miles from Redwood City and San Jose, I got online to research, which is how I found out about the Irby Ranch project. I immediately fell in love with the open space and dynamic layout. While I am done with the apartment days of my life, that doesn't mean I need my own mailbox or long driveway to feel like "I've made it." In America, we've come to accept the definition of a neighborhood to mean a collection of streets, back yards, and swimming pools. In reality, a neighborhood is defined by the sense of community created within its district and people. I'm so impressed that the Irby Ranch design has managed to perfectly find the sweet spot between traditional neighborhood and urban charm. Not to mention, the Sunflower Hill addition which is a bonus I could never dream of. It goes without saying how uplifting it would be to walk through my neighborhood each day and be inspired by their faces and their activities.

I've been following the Irby Ranch page (and Sunflower Hill) for months now hoping for good news. And I'm shocked and confused to hear there are roadblocks to their approval. What could possibly be so hard to overcome that would outweigh the significance and influence this community would put into motion? How could city officials who have elected to pledge their time to doing what's best for Pleasanton, say no to Sunflower Hill - a group that does not have the luxury to dwell on roadblocks?

The next place I move, I hope to call my forever home. I can't imagine a more perfect union of the nostalgic hometown feel we all long for, coupled with the innovative make up of the Irby Ranch and Sunflower Hill community, situated right outside the heart of Silicon Valley that will continue to dominate the world in advancement of technology and ideas.

So often we forget that it's not because things are difficult that we don't move forward; it's because we don't move forward that things become difficult. Please vote yes for Irby Ranch and Sunflower Hill, which will set an example for others to follow and give my generation a home to be proud of.

Thank you,

Stephanie Shipp
Marketing Manager
Vindicia, Inc.

From: David Walker
Sent: Tuesday, August 09, 2016 10:30 PM
To: Jennifer Hagen
Cc: David Walker
Subject: PUD-110, Irby Ranch
Attachments: signature.asc

SUPPLEMENTAL MATERIAL
Provided to the Planning Commission
After Distribution of Packet

Date Distributed: 8/10/16 

Jennifer,

Thank you for the post card about the upcoming Planning Commission meeting on Wednesday, August 10, 2016, about the Irby Ranch project. Tammy and I will not, unfortunately, be able to attend the meeting, so we are sending some comments to you by electronic mail. Our concerns are about about traffic past our home.

We live at [REDACTED] Stanley Blvd., between the "Santa Rita Road/Main Street at Stanley Boulevard/Driveway" and "Stanley Boulevard/1st Street at Stanley Boulevard/Driveway" intersections described in the Fehr/Peers "Transportation Assessment for Irby Ranch, Pleasanton" memorandum. That memorandum describes Stanley Boulevard as ""...a four-lane arterial that forms the northwestern boundary of the Project site. At the southern boundary of the site, Stanley Boulevard continues west, to its terminus at Main Street." As you know, though, the continuation to Main, where we live, is two-lane residential, so we want to ensure that there is proper attention paid to our little stretch of "Old" Stanley.

The memorandum indicates that the project is expected to have a fairly significant effect on the "Stanley Boulevard/1st Street at Stanley Boulevard/Driveway" intersection, but not at the "Santa Rita Road/Main Street at Stanley Boulevard/Driveway" intersection. Our hope is that means there will not be a significant increase between the two intersections past our home, but we would like to see appropriate controls in the signals at those two intersections to ensure this. In particular, we would like the signals to ensure gaps in the traffic flow to allow us to back out of our driveway within a reasonable amount of time. Even without the project, it can take a number of minutes to exit our driveway at peak times (typically the beginning and end of Amador Valley High School's day). We'd like that situation to improve, certainly not get any worse.

Thank you for your consideration and the consideration of the Planning Commission. We can be reached via electronic at [REDACTED] if you have any questions.

David Walker
Tammy Tsujioka

From: April Wood
Sent: Wednesday, August 10, 2016 7:48 AM
To: Jennifer Hagen
Subject: Support for Sunflower Hill at Irby Ranch

SUPPLEMENTAL MATERIAL
Provided to the Planning Commission
After Distribution of Packet

Date Distributed: 8/10/16 (H)

To: Jennifer Hagen, City Planner

Subject: Support for Sunflower Hill at Irby Ranch

Jennifer –

Please pass this along to Pleasanton's Planning Commissioners and City Council members.

I'm writing to indicate my support for the Sunflower Hill at Irby Ranch project which is coming up for review on the August 10th Planning Commission and the September 6 City Council Agendas.

As a Pleasanton resident and mother of an adult son with autism, I think it is vital to provide housing opportunities for all who wish to live in our community – and to do so at affordable rental rates and housing prices. This project presents that possibility in an innovative and creative way and I hope you will lend your support!

The number of individuals with special needs and developmental delays is increasing rapidly. More than 700 individuals in Pleasanton alone need housing.

We support what Sunflower Hill is proposing at Irby Ranch. Please don't let this opportunity to create such an innovative residential community pass us by.

Thank you for your consideration.

Sincerely,

April Wood

██████ Harms Dr. Pleasanton, CA 94566

From: Sandy Yamaoda
Sent: Wednesday, August 10, 2016 8:35 AM
To: Mayor and City Council; Jennifer Hagen
Subject: Irby Ranch Development on Stanley Blvd.

SUPPLEMENTAL MATERIAL
Provided to the Planning Commission
After Distribution of Packet

Date Distributed: 8/10/16 (16)

Dear Mayor, Council Members, Planning Commissioners:

While I think Sunflower Hill's desire to build a facility for special needs people is admirable, the 93 house development is entirely out of character with the entry way to our historic and charming downtown.

This big city design is denser than our town's guidelines. It lacks individual home privacy. There are no driveways, front or back yards, and insufficient parking. The setbacks put it too close to streets and noisy Stanley Boulevard. With 1,000 or more car trips a day, it will further jam and compromise safety on local streets which haven't yet begun to absorb Auf der Maur and Ponderosa's Busch/Valley developments. The extension of Nevada Street will not help the dangerous Bernal/Stanley intersection. It is just too much like the unpopular 3-story Township Square and not close to BART, a park and drive, or 680. The timing doesn't work because it doesn't help our RHNA numbers, we are still in a drought and our schools are crowded.

Please put this flawed optional housing development on hold. A greatly scaled-down design when it helps our RHNA numbers, when our impacted schools, water needs, traffic issues have been resolved might be more acceptable to the community. **Do not approve this dense 93 home development. Do not rezone now.**

TOO Many Questions - Should the non-profit change their mind or decide to put all their resources elsewhere, what will become of the 1.3 acres? Will they be able to sell the property for market-rate homes as Centerpointe Church did? Will the inclusionary homes and the market-rate homes be developed in tandem? Is there a better location for the Sunflower Hill project such as in the Kottinger Garden's Phase II area?

Sandy Yamaoda
27-year Pleasanton Resident

From: [REDACTED]
Sent: Wednesday, August 10, 2016 3:26 PM
To: Jennifer Hagen
Cc: Mayor and City Council
Subject: Rezoning on Stanley Blvd

SUPPLEMENTAL MATERIAL
Provided to the Planning Commission
After Distribution of Packet

Date Distributed: 8/10/16

We strongly oppose the proposed plan to build the housing on Stanley Blvd, as presented in the letter, for all of the reasons stated in the letter- traffic, parking, density and congestion combined with the fact that this city does not need additional housing of this nature and the fact that this would be a very poor location for any project of this type. We are absolutely opposed to this project or any like it.

Carlos G. Bates
Judy M. Bates
[REDACTED] Donahue Dr.
Pleasanton , CA 94566

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SUPPLEMENTAL MATERIAL
Provided to the Planning Commission,
After Distribution of Packet

Date Distributed: 8/10/16

August 4, 2016

Jennifer Hagen
Associate Planner
City of Pleasanton
200 Old Bernal Road
Pleasanton, CA 94566-0802

RE: Irby Ranch Project Proposal

Dear Mrs. Hagen,

I am writing to voice my SUPPORT of the Irby Ranch project currently being considered by Pleasanton Planning Commission. As a 30 year resident of Pleasanton, a professional working special education as well as a potential home buyer I believe that the addition of this project will allow for the type of growth and development that Pleasanton needs.

When initially hearing about this project, I was excited to see what the plan for the Irby Ranch neighborhood was. The idea of adding single family detached homes with open space and trails is what we need here in Pleasanton. Currently all the building going on as well as recent building has been in the form of multiple apartment units and condos which are all on top of each other. These multi resident buildings are going to add an immense amount of traffic and my fear as a resident is that if this project does not happen we will end up seeing more multi-unit apartment units going up. The design of these homes with the front elevations facing Stanley so people won't see a line of garage doors as they drive past is an ideal design and will allow for a sharp clean look to our town.

As someone who hopes to own a home in Pleasanton in the future this project will allow myself as well as other families the opportunity to own in a town we love and have invested in. With a limited amount of buyers having the ability to afford Estate properties we are in desperate need of a project that appeals to more buyers.

Ultimately one of the best parts of this development would be that it includes the Sunflower Hill development, a housing community for developmentally disabled and autistic adults. Having worked in Special Education as a speech therapist for the past 13 years I have personally been able to see the need and importance for an independent living community for our special needs population.

This project allows for a well thought out housing community as well as a way to help provide for our adult special needs community and should be recommended by the Planning Commission for approval by the City Council.

Respectfully,
Lacey Meyers

Pleasanton Resident for 30 years

Speech Therapist / Special Education Teacher for 13 years.

From: [REDACTED]
Sent: Wednesday, August 10, 2016 4:05 PM
To: Mayor and City Council; Jennifer Hagen
Subject: Concentric Development Group homes

SUPPLEMENTAL MATERIAL
Provided to the Planning Commission
After Distribution of Packet

Date Distributed: 8/10/16

Dear City Council and Planning Commission,

Both my husband and I are against building the homes that are being considered on Stanley Blvd. First street traffic is already an awful nightmare. The new construction underway at the corner of Stanley & Bernal/Valley will add to the already bad traffic when it is finished, as well as the Kottinger reconstruction adding fast traffic to 2nd street too. Adding 93 high density homes and 19 apartments seems just plain dumb. We are advocates for Sunflower Hill, but this 100 high density home development does not fit the vision of downtown.

Sincerely,
Jeff & Teri Pohl
[REDACTED] 1st St

Sent from [Mail](#) for Windows 10

Click [here](#) to report this email as spam.

From: [REDACTED]
Sent: Wednesday, August 10, 2016 1:19 PM
To: Jennifer Hagen
Subject: Support Sunflower Hill

SUPPLEMENTAL MATERIAL
Provided to the Planning Commission
After Distribution of Packet

To: Jennifer Hagen, City Planner (jhagen@cityofpleasantonca.gov)

Date Distributed: 8/10/16

Subject: Support for Sunflower Hill at Irby Ranch

Dear Jennifer

Please pass this along to Pleasanton's Planning Commissioners and City Council members.

I'm writing to indicate my support for the Sunflower Hill at Irby Ranch project which is coming up for review on the August 10th Planning Commission and the September 6 City Council Agendas.

As a resident of Pleasanton, I think it is vital to provide housing opportunities for all who wish to live in our community – and to do so at affordable rental rates and housing prices. This project presents that possibility in an innovative and creative way and I hope you will lend your support!

The number of individuals with special needs and developmental delays is increasing rapidly. More than 700 individuals in Pleasanton alone need housing.

We support what Sunflower Hill is proposing at Irby Ranch. Please don't let this opportunity to create such an innovative residential community pass us by.

Thank you for your consideration.

Sincerely,

Penelope Wong
[REDACTED] Prairie Drive
Pleasanton, CA 94588
[REDACTED]

Click [here](#) to report this email as spam.

From: Kelly Cousins <[REDACTED]>
Sent: Wednesday, August 10, 2016 4:56 PM
To: Jennifer Hagen; Mayor and City Council
Subject: Irby Ranch Development Plan

SUPPLEMENTAL MATERIAL
Provided to the Planning Commission
After Distribution of Packet

Date Distributed: 8/10/16

Dear Mayor, Council Members and Planning Commissioners,

After some time and consideration of the latest design for the Irby Ranch Project recently resubmitted for consideration at the Planning Commission meeting tonight, it was apparent to me the developer did not take your recommendations to heart when the City Staff and Planning Commissioners addressed the density and problems with the earlier project design submitted at a previous workshop.

I appreciate your help to keep the residential projects that seem to be flooding our community to a much more reasonable density for the downtown area and especially given how these projects impact the already stressed traffic corridors near the 350 high density apartments at Valley and Stanley. Our town's water supply, schools and especially congested roadways have yet to assimilate the new construction underway. If a residential project is proposed that offers inclusionary housing, we also need to postpone the rezoning in order to help meet the future 2022 RIINA requirements. There is no benefit to our community with this design.

Thanks for helping to keep the City livable and planned for the betterment of the community now and in the future.

Kelly Cousins

Click [here](#) to report this email as spam.

DEVELOPMENTAL SPECTRUMS
OPTIMAL HEALTH SPECTRUMS

4463 Stoneridge Drive, Suite A • Pleasanton, California 94588
Phone: 925-846-6300/ 925-846-8000 • Fax: 925-846-6323

[REDACTED]
Sandra Kreizenbeck F.N.P

SUPPLEMENTAL MATERIAL

Provided to the Planning Commission
After Distribution of Packet

8/10/16

To Whom It May Concern,

Date Distributed: 8/10/16

I am writing a letter to voice my utmost support for the Sunflower Hill project in Pleasanton. My husband I were drawn to this beautiful community 8 years ago when we attended an autism conference at the Fairgrounds, in an effort to find answers for our son. With each year that passes, I grow more and more concerned about our 10 year old autistic son's future housing needs, as I am fully aware of the lack of adult special needs housing and adult day programs in the Tri Valley area and as I worry that my husband and I will not be around forever to care for our son's needs

As an aspiring autism public health activist, Nurse Practitioner, Masters of Public Health and Doctor of Nursing Practice student, I know firsthand the emotional and physical needs of children with special needs, in particular when they become an adult and programs are made less available to them.

I believe that Sunflower Hill has everything that an adult individual with special needs can want and need and it is my hope and dream for not only my son, but the children of Pleasanton to belong to a nurturing community, such as Sun flower Hill. Please help make this dream a reality for so many

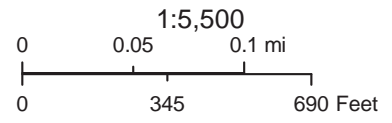
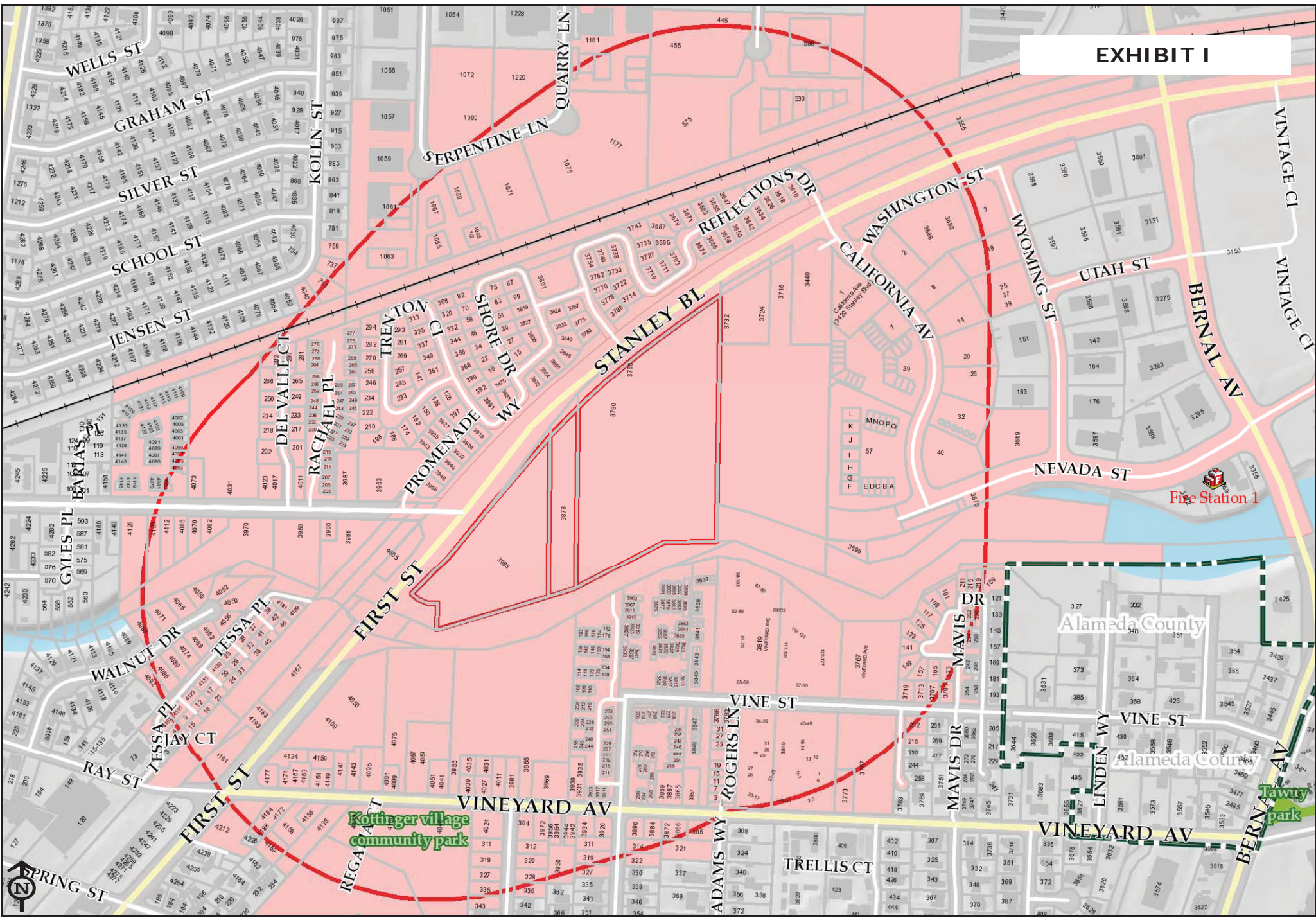
Thank you for your consideration on this matter.

Sincerely,

Sandra A. Kreizenbeck, FNP

Sandra Kreizenbeck F N P

EXHIBIT I



PUD-110, Irby Ranch
3988 First Street, 3878 Stanley Boulevard, and 3780 Stanley Boulevard

EXHIBIT G

Addendum to the Housing Element and Climate Action Plan General Plan Amendment and
Rezoning Supplemental Environmental Impact Report

(Under Separate Cover)