



ATTACHMENT 7: SUMMARY OF PUBLIC COMMENTS

Since the June 26, 2019, Planning Commission meeting, staff has received multiple public comments relating to the Downtown Specific Plan. The comments cover a variety of topics and public viewpoints. Generally, comments relate to, but are not limited to the themes listed below:

- Walkability
- Downtown vitality and character
- Land Use changes
- Planned unit development process
- Development Standards
- Parking
- Bicycle and pedestrian multi-use trail

ATTACHMENT 7: PUBLIC COMMENTS



From: Kevin Halteman [REDACTED]
Sent: Saturday, June 15, 2019 11:47 AM
To: Shweta Bonn
Subject: Re: DSP - Planning Commission Mtg. on 6/26/19

Please make downtown Pleasanton a place for people to live, work, Play, and shop vs car priority. Mixed use housing or commercial (3-5 story buildings) over good taste retail, open space, walkability, and arts/programming please :)



1331 N. California Blvd.
Fifth Floor
Walnut Creek, CA 94596



Wilson F. Wendt



June 21, 2019

VIA E-MAIL

Chairperson Herb Ritter and
Members of the Planning Commission
City of Pleasanton, City Hall
P.O. Box 520
Pleasanton, CA 94566



Re: Planning Commission Consideration of Downtown Specific Plan;
Meeting of June 26, 2019; Safreno Family Property at 4212 First Street

Dear Honorable Mr. Ritter and Members of the Commission:

At the May 7th City Council meeting the Council gave direction to the Task Force relating to the Downtown Specific Plan. As to the Safreno Property at 4212 First Street, the Council directed the inclusion of an annotation on the land use map for the DSP that would allow 100% residential development; or, in the alternative, a commercial development if preferable on this property. This action by the Council partially resulted from a recognition that all of the surrounding property on First Street has been developed for High Density Residential Use and the replacement of the existing gas station with similar residential use is not only in accordance with good planning concepts but is strongly favored by the residents in the area. We urge the Planning Commission recommend such a land use designation.

Another direction given by the Council on May 7th was that the height limit for residential development in the area subject to the DSP are limited to 2 stories with a maximum of 30 feet. This is a significant reduction from the current allowed height of 30 feet with the possibility of additional height to allow architectural features if the project was processed through a PUD.

As to the Safreno Property, this reduced height limit is inappropriate. All of the surrounding property has been developed under a High Density Residential classification to a height of 3 stories. To limit this area of First Street, adjacent to the main thoroughfare of Vineyard Avenue, in the same way as other sections of Pleasanton is inappropriate.

Chairperson Herb Ritter and
Members of the Planning Commission
June 21, 2019
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We urge the Planning Commission to recommend retaining a 30 foot, 3 story height limit on the property on First Street with the possibility of a slight exceedance through the PUD process to allow for architectural elements to make the project more attractive. Most of the discussion of the 2 story height limit, both before the Task Force and the Council, centered on Main Street and I think was inappropriate for consideration of a height limit on First Street.

Very truly yours,

MILLER STARR REGALIA

Wilson F. Wendt

Wilson F. Wendt

WFW:nmt

cc: Megan Campbell (mccampbell@cityofpleasantonca.gov)
Gerry Beaudin (gbeaudin@cityofpleasantonca.gov)
Guy Houston
Casey Safreno

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ATTACHMENT 7: PUBLIC COMMENTS



From: Hernandez, Celina@Waterboards [REDACTED]
Sent: Tuesday, June 25, 2019 11:39 AM
To: Shweta Bonn
Subject: Pleasanton Downtown Specific Plan Update (2001032014)

Hello,
Thank you for the copy of the May 2019 Final EIR with response to comments.
I reviewed Section 3.7 that addressed my original comments from 2/20/19.

The revised text on page 3.7-3, references 14 non-case information site all historic dry cleaners. This has been updated and affects the text on page 3.7-3, Table 3.7-1 and Figure 3.7-1.

We opened one case for the investigation and cleanup of 560 Main Street and 220 Division Street in June 2019. The addresses are on the same property. All records are saved under 560 Main Street in Geotracker. For now 220 Division is still listed as non-case information in Geotracker but we may end up deleting since it is basically a duplicate of 560 Main Street.

Also, under Table 3.7-1, potential contaminants for 555 Main Street, 560 Main Street, 220 Division Street include tetrachloroethene and trichloroethene based on sampling data collected.

If you have any questions, feel free to contact me.

Regards,
Celina Hernandez, PG

SF Bay Regional Water Quality Control Board



ATTACHMENT 7: PUBLIC COMMENTS



From: Mike Carey [REDACTED]
Sent: Wednesday, June 26, 2019 3:58 PM
To: [REDACTED]; Stefanie Ananthan; Megan Campbell; Gerry Beaudin; Ellen Clark;
[REDACTED]; Shweta Bonn; Steve Van Dorn [REDACTED] Laura Olson-
City [REDACTED]
Cc: [REDACTED]
Subject: Downtown Plan -NO PUD or LD.P-49 New requiremens

Please forward this to Planning Commission for tonight's meeting.

Attention: Planning Commission, City Council and Planning Department,

I am formally requesting you review the attached city policies, goals and Implementation programs we have in place (Attached) that Promote and Encourage Improvement and Investment in our Downtown not Discourage and restrict progress in the Future with "New" processes and new Requirements that have no Community Benefit.

Please Do Not approve a more restrictive PUD process on the Downtown Central Commercial District Properties. This is unnecessary "Government Overreach"

Regarding LD-P.49- "Require Upgrade of existing building and landscaping on the same property as part of new residential infill projects"

Please Do Not support this Mandate to be placed on Downtown property Owners. This will have a negative outcome in discouraging owners to make Improvements to their property if it triggers Upgrading existing structures on the same site.

The Downtown Commercial property owners group and the PDA and the Chamber of Commerce as well as the 2 year city appointed task force committee (votes) per May 28th final meeting are All in unison on Not Supporting these recommendations.

As our City Leaders You have the direction and fate of our Downtown in your hands. Please make the best decision to a clear and consistent and Supportive process to Improve Downtown for everyone.

Mike Carey
Pleasanton resident since 1973



18.08.338 Mixed Use development.

"Mixed Use development" means a project that integrates two or more of the following land uses in a single building or on a single site: office, commercial, residential, or other use determined by the director of community development office, retail, or industrial uses with residential uses.

Chapter 18.44 C Commercial Districts

18.44.080 Permitted and conditional uses.

*Mandated PUD
idea?*

A. Permitted uses and uses subject to a minor conditional use permit or conditional use permit in a C district are provided in Table 18.44.080 at the end of this section. A development project with a residential component within the Downtown Specific Plan area and in the C-C district shall be subject to Planned Unit Development approval.

B. Multi-family dwellings and Mixed Use development with a residential component shall be permitted in the C-C district with Planned Unit Development approval and provided that: (1) there shall be not less than 1,000 square feet of site area per dwelling unit, and (2) provided that dwelling units not located above a permitted nonresidential use shall be subjected to the requirements for usable open space per dwelling unit of the RM-1,500 district, or, if applicable, the Core Area Overlay district.

Yards and courts at and above the first level occupied by dwelling units shall be as required by Section 18.84.100 of this title, except that where no side or rear yard is required for a nonresidential use on the site, no side or rear yard need be provided except when required by the Building Code for adjoining walls with openings.

C. Any other use which is determined by the zoning administrator or planning commission, as applicable, as provided in Chapter 18.128 of this title, to be similar to the uses listed in this section shall be a permitted use or a conditional use in the districts in which the uses to which it is similar are permitted uses or conditional uses.

- **LD-G.3** Encourage attractive building architecture that reinforces the traditional, pedestrian-oriented design character and scale of downtown.
- **LD-G.6** Design residential projects so that the scale, architecture, and massing enhance and preserve the character of existing residential neighborhoods.
- **LD-P.2** In order to preserve the historic character of the Downtown, new or remodeled buildings, whether commercial or residential in nature, shall not exceed the maximum prescribed height prescribed for the district in which they are located. Buildings must be pedestrian in scale, as determined through the design review process. Commercial buildings should include design features such as first-story storefront windows, recessed entries, building details, and awnings. For all buildings, techniques such as dormer windows, stepping back upper floors, and modifying design features between building levels should be used to assist in maintaining an overall horizontal design character. Height standards should allow for and encourage varied roof forms, articulation across rooflines, and architectural features and projections such as cupolas, gables, and towers at corners.
- **LD-P.29** Ensure that development within the Town Square District reflects one or more of the styles of traditional architecture found in the downtown as well as the high-quality design and construction standards of the Downtown Design Guidelines. The perceived size and scale of new buildings should be in keeping with that of existing buildings located elsewhere within the downtown.
- **LD-P.47** Preserve and enhance the character of downtown residential neighborhoods by avoiding inappropriately-scaled new construction, additions, and excessive lot coverage, and by encouraging architectural elements and details, such as porches, picket fences, flower boxes, and street-facing entrances and windows.
- **LD-P.48** Encourage additions and second units to be located in the rear of existing homes and designed to maintain the original character of the homes and the visual scale of the neighborhood.
- **LD-P.49** Require upgrade of existing buildings and landscaping on the same property as part of new residential infill projects.
- **LD-I.18** Revise, refine, and clarify context sensitive infill guidelines as needed.

Remove This New Mandate



Staff finds that compatibility and scale policies are sufficient to give decision making bodies, such as the Planning Commission and City Council, the ability and tools to request modifications to proposed projects that are out of scale within their context.

Relating to visibility, policy direction is included in the table of recommended revisions to the November 2018 draft Specific Plan with Item 31 in Exhibit E, attached. Specifically, the policy direction notes that if ground-floor residential is located behind commercial properties (in the Downtown Commercial District where ground-floor may be considered and in the Mixed Use-Transitional District), it must be designed to minimize visibility from the commercial street frontage. While the phrase, "minimizing visibility" is subjective and will be determined by the hearing body, there are tools that can be used to aid in an accurate review by the hearing body. As such, staff recommends strengthening the specific plan relating to visibility as follows:

- Add an implementation measure to formalize story pole requirements to ensure accurate story poles are installed.

DISCUSSION

Planned Unit Development Requirement

The materials prepared for the May 28, 2019, Task Force meeting included a recommendation that any project in the Downtown Commercial and Mixed Use-Transitional districts which includes residential uses, be subject to approval of a Planned Unit Development development plan. This approach allows for additional review and scrutiny, including configuration and quantity of commercial space, site plan and parking, and off-site visual impacts for new residential uses. The materials also included a recommendation that any project within the Mixed Use-Downtown District (existing Civic Center and adjacent City-owned (former SFPUC) parcel) that would represent a change in use from those existing today require a PUD development plan (or similar legislative approval, such as a Master Development Plan) to be approved prior to development.

* The Task Force recommended the requirement for a PUD with a residential project be removed as several Task Force members and members of the public indicated the PUD process would result in additional cost and time. *Remove this new requirement* *

Alternative Approach for Commission Discussion

In acknowledgement that a PUD may not be the ideal process to review small additions or minor residential projects, staff has outlined alternatives to a PUD requirement for residential projects that otherwise meet the development standards in the Downtown Commercial and Mixed Use-Transitional Districts. Currently, projects that meet the development standards, Design Guidelines, and policies in the General Plan and Downtown Specific Plan are subject to Design Review approval by the Planning Commission. One option would be to maintain this approach. Additional options for residential projects that otherwise meet the standards and requirements may include any of the following (or any combination thereof):

why do we need this?

- Requiring a PUD for projects that include new ground-floor residential (i.e., projects with proposed residential on upper-floors only would go through the standard Design Review process but not require a PUD).
- Requiring a PUD if residential does not already exist on the site (e.g., if the site already has a unit, adding an additional unit or doing an addition to the unit would not require a PUD).
- Requiring a PUD for proposed residential (mixed-use or solely residential) with a redevelopment area of a certain size (e.g., if the subject site(s) is 0.75-acres or more) or include a certain unit increase (e.g., net increase of three new units or more). Examples of project sites over 0.75-acres include: 475/492 and 497 St. John (Barone's), 652 Main St. (True Value), 530 Main St. (Inklings), and 337 Main St. (Bank of America).

Residential Visibility

The topic of residential visibility and compatibility as it relates to the commercial streetscape in the downtown has been discussed, particularly from the pedestrian point of view. There are policies in the draft specific plan, existing General Plan, and Design Guidelines which speak to compatibility and scale. Examples of policies in the draft specific plan include the following:

- **LD-G.2** Retain the small-town scale and physical character of the downtown through the implementation of appropriate land use and development standards, including infill development that is sensitive to the context, scale, and character of existing neighborhoods.

New DSP Book

APPENDIX A: Goals, Policies, and Implementation Programs

#	Goal/Policy/Implementation Program
Goals	
LD-G-1	Preserve the character and development traditions of the downtown while <u>improving upon its commercial and residential viability.</u>
LD-G-2	Retain the small-town scale and physical character of the downtown through the implementation of appropriate land use and development standards, including infill development that is sensitive to the context, scale and character of existing neighborhoods.
LD-G-3	Encourage attractive building architecture that reinforces the traditional, pedestrian-oriented design character and scale of downtown.
LD-G-4	If relocation of the existing Civic Center is approved by the voters, support a dynamic mixed-use Town Square district at the southern end of downtown, with a central public open space and a mix of retail, entertainment, visitor, residential, and employment uses.
LD-G-5	Encourage and proactively coordinate the redevelopment of underutilized <u>commercial properties, while preserving historic buildings and structures.</u>
LD-G-6	Design residential projects so that the scale, architecture, and massing enhance and preserve the character of existing residential neighborhoods.
LD-G-7	Promote the provision of affordable, live-work, and special-needs housing.
LD-G-8	Retain and encourage public uses that strengthen the sense of community and civic pride.
LD-G-9	Encourage the creation of publicly accessible open spaces, plazas, public art, trails, bike routes, and parks throughout the planning area.

Improve



Enhance



Promote



Refer to Chapter 7 for further goals, policies, and implementation programs regarding historic preservation.

New DSP Book!

APPENDIX A: Goals & Policies

Work with property owners

#	Goal/Policy/Implementation Program
LD-P-3	<p>Commercial Revitalization - The Downtown contains several multi-parcel areas that are underutilized from the standpoint of supporting pedestrian-oriented commercial businesses because they are either:</p> <ul style="list-style-type: none"> (1) partially vacant; (2) contain large parking lots which front on Main Street; and/or (3) are in poor physical condition. <p>The City should work with property owners to proactively plan for the rebuilding of these areas, while preserving historic buildings and structures, so that the design and layout of future development are coordinated in advance of market pressure for construction. Such sites include:</p> <ul style="list-style-type: none"> • Northern Gateway, including the five lots located east of 900 Main Street building between Stanley Boulevard and Yervais Street; and Del Valle Plaza located at the northwest corner of Del Valle Parkway and Main Street. • Southern Main Street Properties, including the 100 and 200 blocks of Main Street. • Main Street Properties in the commercial area, including the properties at 652 Main Street; 530 Main Street; and 337 Main Street. • First Street Properties in the commercial area, including Pleasant Plaza located at the southwest corner of Ray Street and First Street; and the six contiguous lots located along the west side of First Street immediately south of Spring Street.
LD-P-4	<p>Commercial Frontage. Require new development in the Downtown Commercial, Mixed Use – Transitional, and Mixed Use – Downtown Districts to include ground floor commercial uses fronting the street. Residential uses fronting the street are permitted on upper floors only.</p>
LD-P-5	<p>Pedestrian-Friendly Design. Protect and enhance the pedestrian-friendly quality of the Downtown Commercial area by locating building facades at the sidewalk's edge to maintain a defined streetwall and ensuring that building entrances and display windows are frequent and oriented to the street. Incorporate outdoor spaces such as outdoor dining areas and plazas into building design along street fronts outside of the public right-of-way, and for dining on upper floors as feasible.</p>
LD-P-6	<p>Original Architectural Elements. Maintain the existing architectural character of downtown by encouraging that original facade materials and storefront elements, such as transom windows, are uncovered, rehabilitated, and maintained, where appropriate.</p>
LD-P-7	<p>Sidewalk Arcades. Enhance Pleasanton's unique series of sidewalk arcades by encouraging existing and new arcades to be open, attractively-detailed, landscaped, and appropriately-scaled to both pedestrians and the building facade.</p>

Allow

#	Goal/Policy/Implementation Program
LD-P.21	Phasing. Encourage sites shown as Phase 1 in Figure 4-2 to develop prior to those shown as Phase 2.
LD-P.22	Retail Uses. Allow retail uses in the Town Square District on the ground floor and upper floors.
LD-P.23	Office Uses. In areas without the Active Ground Floor Use Overlay, allow office on all floors. In areas with the active ground floor use overlay, allow office on all floors except the ground floor.
LD-P.24	Residential Uses in Town Square District. Allow residential only on upper floors in the Town Square District.
LD-P.25	Live-Work. Allow housing units on top of commercial uses to be used as live-work units. Live-work units are not permitted on the ground floor.
LD-P.26	Community Destination. Encourage land uses that will make the Town Square District a community destination, including entertainment uses, hotel, meeting spaces, and food halls.
LD-P.27	Existing Library Building. Retain the existing Pleasanton Public Library building with the objective of repurposing the building for a commercial or public use.
LD-P.28	Driveways and Access. Allow driveways and access roads in the Town Square District to connect to Bernal Avenue, Old Bernal Avenue, Main Street, and new roads in the Town Square District.
LD-P.29	Downtown Compatibility. Ensure that development within the Town Square District reflects one or more of the styles of traditional architecture found in the downtown as well as the high-quality design and construction standards of the Downtown Design Guidelines. The perceived size and scale of new buildings should be in keeping with that of existing buildings located elsewhere within the downtown.
LD-P.30	Pedestrian Pathways. Establish pedestrian pathways throughout the district that provide direct and comfortable access between district parking, sidewalks, and the Town Square and to the rest of the downtown, the ACE station, and the Fairgrounds.
LD-P.31	Town Square. Establish a public open space area in the new Town Square District. The open space must be at least 0.7 contiguous acres in size, with a minimum side dimension of 100 feet. Design of the Town Square could provide fountains or interactive water features, an open turf area, paved gathering spaces, and a perimeter path along adjacent active uses. This policy does not preclude establishment of additional, smaller public open spaces such as pedestrian plazas or pocket parks in the District.
LD-P.32	District Focal Point. For buildings abutting and across from the Town Square, incorporate signature architectural features into the building design, particularly at building corners and where streets terminate, to draw activity and attention to this focal point of the district.

ATTACHMENT 7: PUBLIC COMMENTS

#	Goal/Policy/Implementation Program
LD-P.33	Public Spaces and Art. Ensure public spaces and public art are integrated into redevelopment of the existing civic center area, including smaller "pocket parks" and plazas as part of private development projects.
LD-P.34	Parking Structure. Ensure that any new district-serving parking structure in the Town Square District provides an attractive design, with particular emphasis along street fronting facades. Consider allowing the garage to exceed 40 feet in height if the design includes pedestrian-scale and architectural features that fit in with the overall character of the district.
LD-P.35	Location of Concept Uses. Specific uses shown in Figure 4-3: Town Square District Concept Diagram (entertainment uses, hotel, Town Square) may be moved around within the Mixed Use-Downtown district, subject to City Council review.
LD-P.36	Adequate Public Access. Encourage outdoor dining that adds to the active and pedestrian-oriented streetscape and contributes to the economic and social vitality of Main Street and properties in the Mixed Use – Transitional and Mixed-Use Downtown designations, while ensuring that adequate sidewalk access is maintained.
LD-P.37	Roof-top and Upper Floor Dining. Where feasible, encourage rooftop and upper floor dining to retain outdoor dining as a downtown amenity while preserving sidewalks for pedestrian use.
LD-P.38	Drive-Through Establishments. Discourage drive-through establishments in the planning area.
LD-P.39	Existing Residential Uses. Existing residential uses, including historic homes, in non-residential or mixed-use districts may remain and may be remodeled or enlarged in accordance with applicable development standards.
LD-P.40	Affordability. Encourage the inclusion of affordable housing in all future multi-family residential projects beyond what is already required by the P.M.C and State law, through measures such as financial assistance programs, expedited permit processing, fee waivers, assistance in providing public improvements, reduced parking requirements, etc.
LD-P.41	Density. Encourage development at densities that generally exceed the General Plan range midpoints in order to enhance the opportunities for affordable housing, unique housing types, and economic growth in the downtown.
LD-P.42	Range of Housing Types. Promote a diverse range of housing types to accommodate a variety of household sizes, including smaller units that are "affordable by design."

*Enhance
Encourage*



*Existing
General Plan
Policies*

10 General Plan Relationship to Specific Plan

The Pleasanton General Plan is the primary City planning document with which all other City specific plans, ordinances, regulations, policies, and programs must be consistent. The key General Plan policies and programs which relate to the Downtown Specific Plan are presented in Table 10-1 in the order of the Element (Chapter) of the General Plan in which they are found. Conforming Specific Plan policies and programs are listed for each General Plan policy and program. These are to be implemented equally along with other applicable General Plan provisions for individual development projects within the planning area.

*New DSP Needs ¹³¹ To be Consistent
Supporting, Encouraging Improvement "Not Over-regulating"*

ATTACHMENT 7: PUBLIC COMMENTS

City of Pleasanton Downtown Specific Plan

Table 10-1: General Plan/Specific Plan Policy Consistency

General Plan Policies and Programs	Confirming Specific Plan Policies and Programs
Land Use Element	
Program 1.5 Support more locally-serving shopping opportunities in neighborhoods so that people do not have to drive far to purchase goods.	Policies: LD-P-4, LD-P-5, LD-P-22, LD-P-26, EV-P-1, EV-P-3 Programs: EV-15
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.	Policies: LD-P-4, LD-P-5, LD-P-30, MP-P-18, MP-P-22, MP-P-30 Programs: LD-12, MP-18, MP-111
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.	Policies: LD-P-22, LD-P-23, LD-P-24, LD-P-26, LD-P-34 Programs: LD-11, LD-12
Program 2.4 Require higher residential and commercial densities in the proximity of transportation corridors and hubs, where feasible.	Policies: LD-P-24, LD-P-25, LD-P-40 Programs: LD-12
Policy 8 Preserve and enhance the character of existing residential neighborhoods.	Policies: LD-P-2, LD-P-8, LD-P-9, LD-P-29, LD-P-46, HP-P-2, HP-P-6, HP-P-9, Programs: LD-13
Policy 9 Develop new housing in infill and peripheral areas which are adjacent to existing residential development, near transportation hubs or local-serving commercial area.	Policies: LD-P-24, LD-P-25 Programs: LD-13
Policy 12 Preserve the character of the Downtown while improving its retail and residential viability and preserving the traditions of its small-town character.	Policies: LD-P-2, LD-P-6, LD-P-22, LD-P-24, LD-P-26, LD-P-29, EV-P-1 Programs: LD-13
Program 12.3 In the Downtown, implement mixed-use development which incorporates higher density and affordable residential units consistent with the Downtown Specific Plan, where feasible.	Policies: LD-P-4, LD-P-14, LD-P-15, LD-P-22, LD-P-23, LD-P-24

Require

Develop

Improve

Improve

This is a General Plan Policy

132

Chapter 10 General Plan Relationship to Specific Plan

Table 10-1: General Plan/Specific Plan Policy Consistency

General Plan Policies and Programs	Conforming Specific Plan Policies and Programs
<p>Program 12.4 Encourage second-floor apartments above first-floor commercial uses and live-work units in the Downtown. Also allow mixed-use development in the Downtown where residences are located behind commercial uses.</p>	<p>Policies: LD-P.4, LD-P.14, LD-P.15, LD-P.16, LD-P.24</p>
<p>Policy 16 Encourage mixed-use development which encompasses any combination of commercial development, housing units, or community facilities in an integrated development. In areas served by transit, encourage mixed use and residential densities that support affordable housing and transit.</p>	<p>Policies: LD-P.4, LD-P.14, LD-P.15, LD-P.24</p>
<p>Circulation Element</p>	
<p>Policy 4 In the Downtown, facilitate the flow of traffic and access to Downtown businesses and activities consistent with maintaining a pedestrian-friendly environment.</p>	<p>Policies: LD-P.7, LD-P.28, LD-P.30, MP-P.2, MP-P.18, MP-P.19, MP-P.30 Programs: MP-1.9, MP-1.11</p>
<p>Program 10.3 Develop the Downtown section of the Transportation Corridor with parking, a pedestrian and bicycle trail, and landscaping, consistent with the 2002 Master Plan for the Downtown Parks and Trails System and with the Downtown Specific Plan.</p>	<p>Policies: MP-P.26, MP-P.27 Programs: MP-1.4</p>
<p>Program 15.3 Maximize transportation opportunities, enabling more people to live close to their places of work, such as with transit-oriented development (TOD).</p>	<p>Policies: LD-P.4, LD-P.20</p>
<p>Policy 22 Create and maintain a safe, convenient, and effective bicycle system which encourages increased bicycle use.</p>	<p>Policies: MP-P.3, MP-P.9, MP-P.15, MP-P.18, MP-P.20, MP-P.21, MP-P.26, MP-P.27, MP-P.29, MP-P.30 Programs: MP-1.3, MP-1.4, MP-1.6, MP-1.7, MP-1.12</p>
<p>Program 22.3 Integrate bicycle lanes or separate bikeways into street projects, wherever feasible.</p>	<p>Policies: MP-P.3, MP-P.9, MP-P.18, MP-P.26, MP-P.30 Programs: MP-1.6</p>

Encourage
Allow
Encourage



ATTACHMENT 7: PUBLIC COMMENTS

City of Pleasanton **Downtown Specific Plan**

Table 10-1: General Plan/Specific Plan Policy Consistency

General Plan Policies and Programs	Confirming Specific Plan Policies and Programs
<p>Program 22.10 Develop the Downtown portion of the Transportation Corridor for pedestrian, bicyclists and parking, consistent with the 2002 Master Plan for the Downtown Parks and Trails System and with the Downtown Specific Plan.</p>	<p>Policies: MP-P-26, MP-P-27 Programs: MP-1-4</p>
<p>Policy 23 Create and maintain a safe and convenient pedestrian system which encourages walking as an alternative to driving.</p>	<p>Policies: LD-P-30, MP-P-1, MP-P-3, MP-P-4, MP-P-6, MP-P-7, MP-P-8, MP-P-10, MP-P-11, MP-P-13, MP-P-14, MP-P-16, MP-P-18, MP-P-19, MP-P-21, MP-P-27, MP-P-28, MP-P-29, MP-P-30 Programs: MP-1-4, MP-1-5, MP-1-8, MP-1-9, MP-1-10, MP-1-11</p>
<p>Housing Element</p>	
<p>Policy 1 At a minimum, maintain the amount of high-density residential acreage currently designated on the General Plan Map and permitting high density housing.</p>	<p>Policies: LD-P-1, LD-P-38</p>
<p>Policy 3 Encourage developments on sites designated for multiple-family residential uses which are adjacent to commercial districts to be designed at the maximum height allowed for multiple-family residential zoning districts, consistent with neighborhood character, however in the Downtown, multiple-family residential building height should be consistent with the design policies of the Downtown Specific Plan and the Downtown Design Guidelines.</p>	<p>Policies: LD-P-2, LD-P-38</p>
<p>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.</p>	<p>Policies: HP-P-2, HP-P-3, HP-P-4, HP-P-9, HP-P-11 Programs: HP-1-4, HP-1-5</p>
<p>Policy 41 Increase housing in the commercial portion of the Downtown area by permitting three-story construction</p>	<p>Policies: LD-P-4, LD-P-17, LD-P-40</p>

Increase

Next page

Existing policies

prior page

Table 10-1: General Plan/Specific Plan Policy Consistency

General Plan Policies and Programs	Conforming Specific Plan Policies and Programs
<p>in the Downtown area pursuant to the Downtown Specific Plan, with one or two stories of residential over commercial in mixed-use buildings.</p>	
<p>Policy 43</p>	<p>Policies: LD-P-42</p>
<p>Provide for special-needs of large families, the elderly, persons with disabilities including developmental disabilities, extremely low income households, the homeless, farmworkers, and families with single-parent heads of households.</p>	<p>Policies: LD-P-42</p>
<p>Program 20.7</p>	<p>Policies: LD-P-42</p>
<p>Encourage the provision of special-needs housing, such as community care facilities for the elderly, and persons with disabilities (including developmental disabilities) in residential and mixed-use areas, especially near transit and other services. The City will provide regulatory incentives such as expedited permit processing in conformance with the Community Care Facilities Act and fee reductions where the development would result in an agreement to provide below-market housing or services. The City provides fee reductions per Pleasanton municipal Code Chapter 18.86 (Reasonable Accommodations) on the basis of hardship. The City will maintain flexibility within the Zoning Ordinance to permit such uses in non-residential zoning districts.</p>	<p>Policies: LD-P-42</p>
<p>Public Safety Element</p>	
<p>Program 4.3</p>	<p>Policies: HP-P-2, HP-P-3</p>
<p>Comply with State requirements regarding the removal or retrofiting of unreinforced masonry structures susceptible to seismic hazards and damage.</p>	<p>Policies: HP-P-2, HP-P-3</p>
<p>Public Facilities Element</p>	

ATTACHMENT 7: PUBLIC COMMENTS



From: Shashi Raj [REDACTED]
Sent: Wednesday, June 26, 2019 12:35 PM
To: Megan Campbell; Shweta Bonn; Stefanie Ananthan; [REDACTED]
Subject: City Council Downtown Meeting tonight

Hello Meghan, Shweta, Stephanie.

I own the 341 Old Bernal Ave property - just few houses down the road from the city office.

Could you please include the attached letter from my architect and me in the packet for the tonight meeting.

Thank you!

Shashi Raj
[REDACTED]

"Always do more than is required of you!" – George Patton

ANTOINE MEO

CUSTOM RESIDENTIAL DESIGN

[REDACTED]

June 26, 2019

City of Pleasanton
200 Old Bernal
Pleasanton, CA

RE: Downtown Pleasanton re-zoning

To: Planning Commission

Dear friends:

I've been living in the Tri-Valley for about 40 years & the last 22 years in Pleasanton. I'm an architect who designed about 600 homes in the Bay Area including Pleasanton.

I live on a small ranch but would love to live & work in the downtown area "Live Work" building where I can walk to my office, my consultants' offices, restaurants & have a glass of wine, banks, farmer's market & stores.

I've lived in & visited several other cities in this country & Europe & the best cities are where there are "Town Squares" such or Plaza like St Marcos square in Venice & several large European cities or major downtowns such as Waikiki where I can walk anywhere & no driving.

We build green building, eat organic food but that's not enough, we need to drive less & having mixed use & live-work neighborhoods are the solution.

A shuttle van or trolley around town & to the Bart station & Stoneridge mall would also be a great thing to have to reduce traffic.

Downtown street festivals, farmers markets & other events on the weekends or evening are great success in many cities as they bring more business, interest & walking traffic, such as in San Luis Obispo & Waikiki.

I'm designing a project on 341 Old Bernal for Mr. Mahendru where we are working on a Mixed use "Live Work" design with office space at street level fronting the street with parking & garages & apartments on second & third level to fit below the height limit.

We are supporting a mixed use in the Overlay district & a 3 story within the height limit of 35 feet vs a 2 story within the height limit, as the building would look more articulated & would have a smaller scale feel even it is 3 story.

Thank you for your time!

Sincerely

Antoine Meo

Antoine Meo

ATTACHMENT 7: PUBLIC COMMENTS



From: Laura [REDACTED]
Sent: Wednesday, June 26, 2019 11:46 AM
To: Stefanie Ananthan; Ellen Clark; Gerry Beaudin
Subject: FW: URGENT!!! Please email the Planning Commission TODAY and support Downtown!

Email below from TCSolutions, a Downtown Business.

Thank you,
Laura

From: Tech Support [REDACTED]
Sent: Wednesday, June 26, 2019 11:34 AM
To: Sue Post
Subject: Re: URGENT!!! Please email the Planning Commission TODAY and support Downtown!

I support the positions of the PDA, Task Force and Chamber regarding the update to the Downtown Specific Plan

ATTACHMENT 7: PUBLIC COMMENTS



From: Tom Gill [REDACTED]
Sent: Saturday, July 13, 2019 6:56 PM
To: Mayor and City Council
Cc: Beverly Gill [REDACTED]
Subject: Downtown plan

Dear Mayor and Council:

I am reacting to some things I read in the paper. The downtown task force rejected the council's advice? Doesn't the task force report to the council? Aren't the elected officials the highest local authority, and the representatives of the people? I am sure the task force put in a lot of work, but I would be tempted to give them their walking papers.

The other thing that surprises me is the emphasis (among the public) on parking, over other issues which seem much more important to me, like the height limit. My wife and I go downtown for lunch on most weekends, and I can't remember having trouble parking. My suspicion is that the complainers want to park right in front of their destination, while I don't mind walking a block or two. That is one of the attractions of an old fashioned downtown, as you get to stroll on a tree lined street, and see interesting shops on foot, which you might not notice from a moving vehicle. If you want to park right in front of your destination, go to a strip mall off a freeway exit. Maybe a handicap spot or two on each block, on the street, would placate those who really cannot walk that far.

It seems like I have a lot more trouble finding parking in downtown Livermore (vs Pleasanton) and they have a parking structure. It just does not seem that bad in Pleasanton.

I like the idea of having downtown shop employees park on the fringes of the downtown area. Perhaps this could be accomplished by imposing a 2 hour parking limit in the central part of downtown. It would be a lot cheaper than a parking garage.

On another subject, I would rather not see 3 story structures in residential areas either. A 3 story building only 5 or 6 feet from its neighbor looks ridiculous. I would prefer that we just jam the units together into attached townhouses, and limit the height to 2 stories.

Tom and Beverly Gill

ATTACHMENT 7: PUBLIC COMMENTS



From: Don Lenkeit [REDACTED]
Sent: Saturday, July 13, 2019 11:00 AM
To: Mayor and City Council
Cc: [REDACTED]
Subject: Pedestrian-Bike Trail Master Plan

Initially I must chastise the Pleasanton City Council for ignoring a well researched plan approved(!) by numerous government and citizen groups to create a safe pedestrian walk and bicycle multi-use trail through Pleasanton's downtown core.

Government entities--such as the Pleasanton City Council--are palpable extensions of the citizens they have been chosen to serve. I am confident that you want all individuals (locals and visitors) to have nothing but a positive experience in Pleasanton. A reconsideration by the City Council of the Downtown Specific Plan and the Pleasanton Master Plan would reflect very positively on each of you. Of course, priorities are essential, but do not ignore our voices of discontent!

Shame on you for backtracking on the well established priorities to create the multi-user trail!

I am confident that each member of the council spent time over the July 4th holiday in the downtown core and took note of the number of families enjoying the city sponsored celebrations. The city core between First Street and Main Street saw an incredible amount of traffic--vehicle, pedestrian, and cyclists. The safety FOR ALL would be significantly enhanced with the a well conceived (and approved by all parties) path connecting the south and north ends of the city core.

In short the priorities simply must be: safety, and an urban ambience making each visit to the downtown core a good one for shops, restaurants, banks...in short: everyone!

Respectfully,

Don Lenkeit
Pleasanton Pedalers

ATTACHMENT 7: PUBLIC COMMENTS



From: [REDACTED]

Sent: Sunday, July 14, 2019 7:58 AM

To: Mayor and City Council

Subject: Mixed use trail system

As a 25-year resident of Pleasanton, I was very disappointed when our City Council recently voted to go forward with a plan to restrict the size of a proposed pedestrian and bicycle trail into downtown in order to provide the maximum amount of parking in a city lot. I agree with the city's Bicycle, Pedestrian and Trails Committee that the new proposal will result in a trail that will put both pedestrians and bicyclists at risk. A safe multi-user trail has been promised to Pleasanton citizens in Pleasanton's Master Plan, the Downtown Specific Plan and in various other planning documents for over a decade.

I ask the City Council to rethink and rescind its decision and move forward with the thoughtful mixed use of our trails that has been envisioned for many years.

Jim Wright

[REDACTED]