

City Council Chamber
200 Old Bernal Avenue, Pleasanton, CA 94566

APPROVED

Wednesday, November 8, 2017

(Staff has reviewed the proposed changes against the recorded proceedings and confirms that these Minutes are accurate.)

CALL TO ORDER

The Planning Commission Meeting of November 8, 2017, was called to order at 7 p.m. by Chair Balch.

The Housing Commission Special Meeting of November 8, 2017 was called to order at 7 p.m. by Chair Welsh.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Balch.

ROLL CALL

Staff Members Present: Gerry Beaudin, Director of Community Development; Melinda Denis, Interim Planning Manager; Julie Harryman, Assistant City Attorney; Steve Hernandez, Housing Program Manager; Brian Dolan; Assistant City Manager; Dennis Corbett, Chief Building Official; Eric Luchini, Associate Planner; and Kendall Granucci, Recording Secretary

Planning Commissioners: Present: Commissioners Nancy Allen, Justin Brown, David Nagler (arrived at 7:03 p.m.), Greg O'Connor (exited the meeting at 9:05 p.m.), Herb Ritter, and Chair Jack Balch

Commissioners Absent: None

Housing Commissioners: Present: Alyx MacTernan, Matthew Gaidos, Anthony Soby, Zarina Kizilolgu, and Chair Ann Welsh

Commissioners Absent: Jay Galvin

1. JOINT HOUSING COMMISSION/PLANNING COMMISSION WORKSHOP

a. P17-0903, IZO Update

(1) Discuss an amendment to the Inclusionary Zoning Ordinance (IZO) of the Pleasanton Municipal Code to promote City goals and policies related to affordable housing.

Director of Community Development Gerry Beaudin presented the Agenda Report.

Assistant City Manager Brian Dolan referred to the history of the existing in-lieu fee developers request to pay versus providing physical affordable units in their projects. He stated the fee was \$11,000 which was based some time ago upon a nexus study. A subsequent study has justified a higher fee and City staff has negotiated with developers to pay this increased in-lieu fee, and a more recent study is underway which will be coming forward to the City Council.

Commissioner O'Connor said a discussion point is limiting compact homes to 1,800 square feet as acceptable and he asked if staff would additionally encourage a lower number.

Mr. Beaudin explained that 1,800 square feet is an appropriate starting point and could be smaller, but they want to be sure to create "affordable by design" units at a size which is practical for a floor plan, comfort and functional for families.

Commissioner O'Connor commented that 1,800-square-foot homes are typically selling for over \$1 million.

Mr. Dolan remarked that this square footage was selected for a number of reasons and reiterated that when proposing lower square footages, the developer could propose ADUs or choose some units to be smaller units.

Commissioner Kizilolgu addressed rental rates of one-bedroom apartments versus developers paying a low in-lieu fee of \$11,000, stating developers would be enticed to pay in-lieu fees instead of building a unit which she felt did not make sense.

Mr. Dolan commented that developers spend a lot of money in creating the unit, and while there is some profit margin, they still incur significant costs.

Commissioner Kizilolgu stated she was not concerned with the profit margin for developers but rather the need for the city to provide affordable housing. She asked if the City has measured the success of the IZO, given people cannot find units for less than \$1,800.

Mr. Beaudin stated the units are being provided and success can be viewed in a number of ways for inclusionary zoning. The idea of collecting fees can be seen as a success because it allows the City to partner and leverage dollars for additional units that may otherwise not have been provided, such as senior and special needs projects which often need public assistance.

Mr. Dolan explained that per the ordinance, the City has approved or constructed over 1,500 apartment buildings over the last 5 years, and 15 percent of those are income restricted and affordable to people with lower incomes.

Commissioner Allen questioned if 15 percent of 1,500 actually got built versus the developer paying an in-lieu fee.

Mr. Dolan replied the Auf Der Maur property was the only project that the Council allowed to pay an in-lieu fee but all others provided the actual units.

Commissioner Allen asked what other cities have done something similar to what is being proposed tonight in terms of limiting size.

Mr. Beaudin replied that they polled other cities regarding this and most other cities have inclusionary zoning, but the compact development or ADU additional requirement would be unique to Pleasanton as far as the Bay Area.

Commissioner Soby asked for clarification on Page 3, the second paragraph which states, "To help facilitate the creation of compact units, staff is recommending that at least 20 percent of the total units in all detached single-family projects with 15 units or more be compact." He asked if this would be in addition to the requirement to provide inclusionary units.

Mr. Beaudin clarified that the city's base inclusionary zoning requirement is the percent of all new multi-family units in projects of 15 units or more and then 20 percent of all single family residential units of 15 units or more. Staff is showing on the slide how people typically approach alternatives to providing those units and this will remain. Staff is suggesting that in addition to this requirement that the 20 percent of the total units in detached single family projects with 15 percent or more be compact units, and this is in addition to the base requirement for 20 percent for the single family residential units.

Mr. Dolan further clarified that the practical way it is played out is that Lund Ranch started as a 50-unit project and it was approved at 40+, and the City allowed them to pay the in-lieu fee. When talking about executive homes, the city has not made a practice of making 20 percent of those eligible as income restricted to low and very low income families. In those cases, the City has taken the fee and used it to produce housing elsewhere. This is likely to happen because the City is only proposing to apply this new idea to single-family detached homes and then the new requirement which would say that 20 percent of those lots in Lund Ranch would either have had to have an 1,800-square-foot home on one of them instead of the 3,200-3,500-square-foot that was proposed and approved, or 20 percent of them would have to have an ADU that would be between 500 and 1,200 square feet.

Commissioner O'Connor asked and confirmed they would have to meet code.

Commissioner Soby asked if they would still pay the in-lieu fee.

Mr. Dolan said yes. He explained the new requirement is not about income restriction but about creating units that would be more affordable in the market, and staff totally acknowledges that on some level, if it is the 1,800-square-foot ownership home, it is not affordable when talking about it in a HUD or county definition. It is just providing a less expensive, smaller home that the market does not necessarily build at this time.

Commissioner Soby said something he did not see discussed was how duplexes fit into this, given there would still be an affordable issue with smaller homes which are non-income restricted.

Mr. Dolan said while an interesting point and something the City should think about, he questioned whether it is rental or ownership. He provided an example of a lot where a compact home is provided and it is really two 1,800-square-foot units, and possibly credit would be given for two compact homes on that one lot and make it a bit bigger. He said either they would have to 'condo' that and split it up or have one owner and one renter.

Commissioner Soby asked if the nexus study would feed into this.

Mr. Dolan said the nexus study will only deal with the income restriction currently in effect.

Commissioner Ritter asked and confirmed there was only one project that paid the in-lieu fee.

Mr. Dolan clarified there was only one multi-family apartment project that was not required to have a percentage of their units affordable.

Commissioner Ritter asked and confirmed that most people have been meeting the requirement of the IZO.

Mr. Dolan said yes, and technically they also met the requirement by using one of the alternative means that the City Council approved.

Commissioner Ritter asked if the \$11,000 per unit is defined by square footage.

Mr. Dolan replied there is a range. For a smaller unit it is less. One of the most recent examples is Valley Trails that paid \$25,000 or \$26,000 per unit which was negotiated and this was based on what the nexus study they did before the recession hit said they could justify for a house of that size.

Commissioner Ritter questioned whether the City has considered just basing in-lieu fees on square footage only and not percentage of units in a development.

Mr. Dolan said the fee fluctuates with the size of the home.

Commissioner Ritter asked if the nexus study does or does not include the income aspect.

Mr. Dolan explained the nexus study identifies what need for affordable housing is generated by the creation of new market rate housing. It goes into detail on family metrics, disposable income, and other complex methodology factors.

Commissioner Ritter asked and confirmed that most cities require this analysis be done for their nexus study.

Commissioner Gaidos asked if the requirement was to be adopted or codified somehow that it had to be an owner and a renter he asked how the City would enforce that. He questioned

whether it would be worth trying to do that or the goal to make the ADU to house more people regardless of whether they are paying rent for other family members.

Mr. Beaudin commented that it does pose challenges, as the current rule for the ADU is that one unit be owner-occupied to ensure they do not end up with rental housing situations in established neighborhoods. The challenge with the language is that someone might not be collecting rent from a family member so it is not the easiest thing to regulate and would be complaint-based. Staff has talked about “rental” to try and create additional supply, so the question is whether to use the word “rental” or just made the unit available for use in the community, and it is an enforcement challenge.

Commissioner Nagler prefaced his comments by stating that the subject is a tough conversation and will not be settled tonight, but he appreciates the fact that they are starting the conversation. He questioned what the average square footage is at Irby Ranch.

Mr. Beaudin said he thought it was somewhere around 2,000 square feet.

Commissioner Nagler said he asks because when the Planning Commission reviewed that project they were going to be “more affordable” than other typical developments in town.

Mr. Beaudin said he wants to say that the two-story units were about 1,800 square feet and the three-story units were about 2,500 to 2,600 square feet.

Commissioner Nagler said he thinks then it is possible to build a nice development that conforms with the community at about 1,800 square feet. From Mr. MacDonald’s analysis and economics, the math does not work out well and does not stimulate additional affordable housing, but whether right or wrong it begs the question that in proposing this particular idea, he would imagine staff has prepared a calculation on what the economic impact would be on a development to require both smaller units and either the in-lieu fee or affordable units. He asked if staff concluded after running the analysis that this is a reasonable approach and in the end would not discourage development they would otherwise like to have.

Mr. Beaudin stated staff did not run an economic analysis but they did look at recent residential housing applications and how they have moved forward. The fact they are including ADUs in the discussion means that for most developers there is an opportunity to build an ADU into an existing home or on larger lots, while there would be an additional cost in constructing the home, the outcome of having a unit smaller in square footage available for the life of that home is a significant addition.

He noted that the Spotorno application does have ADUs as part of the project because it is a way to house a caregiver, senior, or child care person, so he thinks ADUs provide a lot of flexibility and he did not think it would be a financial challenge based on the kind of housing market.

Mr. Dolan referred to Commissioner Nagler’s first question and stated staff has data going back to 2011. The City had issued permits for a total of 353 single-family homes and the average livable space was 3,167 square feet. He commented that Irby Ranch was a pretty unique piece of property in that it is flat, on a busy street and near downtown so it is not necessarily a universal example

Commissioner Nagler stated that if Lund Ranch were required to build a number of 1,800-square-foot units, it could substantially change the economics of that project. Therefore, he wonders what unintended consequences this proposal might create.

Mr. Dolan commented that the battle with Lund Ranch was the number of units and where they were going to exit.

Mr. Beaudin said he thinks this is the importance with the flexibility of the compact units and ADUs because they can be in the proposed home or detached in the rear yard and there is an opportunity to work with the development application. He would argue most of the homes that get over 3,000 or 4,000 square feet have ample opportunity to incorporate something like this into an existing floor plan fairly straight forward.

Commissioner Nagler asked if staff has considered alternatives to the recommendation put forward tonight and rejected them.

Mr. Dolan stated staff began thinking there was a connection between the income restriction and these units, but it got unwieldy.

Commissioner Brown said he did not see anywhere where the in-lieu fee was an option with this, and in doing backwards math, even if the in-lieu fee is \$28,000 to \$35,000 per unit, assuming Mr. MacDonald is correct, they would have to make at least \$35,000 more in revenue to want to choose one of these other options. Therefore, he asked what staff sees as success. The IZO currently is meeting the intent for rental but not for single-family detached, so staff wants to make changes to increase the flexibility to reduce the 100 percent in 5 years of developers choosing to pay in-lieu fees. He asked if half of the projects proposed would pick this as an alternative.

Mr. Beaudin stated it comes back to a two-tier system. The single family home developers may still continue to pay the in-lieu fee. What the City is not getting now is units built in these same projects, so they would pay their fee or build the units as required by the existing regulations. Then the new layer would mean an additional 20 percent would have to provide either a compact unit or an ADU. Staff would still be collecting the fee but they would actually be generating new, more affordable by design units.

Commissioner Brown asked if in-lieu fees were still available.

Mr. Beaudin said yes, the alternatives list still exists, whether it is being provided elsewhere in the community or allowing developments to provide more inclusionary units to receive credits, all exist. The last one is the alternative approved by the City which is in the in-lieu fee.

Commissioner Brown said his question relates to the single-family attached, noting that over the past 5 years, 100 percent have chosen the in-lieu fee.

Mr. Beaudin said the City has allowed this and negotiated a higher fee than what is in effect.

Commissioner Brown asked what staff believes would be the percentage with the higher in-lieu fees, and asked if the whole point is more units for single-family detached, he asked what staff thought they could get to with the proposed changes.

Mr. Dolan explained that the City is not proposing that they do anything about the opportunity to pay the in-lieu fee. There is no change to that and developers still have the same choices to meet their income restricted. This is a new layer of requirement that was generated in a recommendation by the Housing Commission and Planning Commission for the City Council to consider as a priority. He said somehow it addressed the fact that all the city gets in the single-family subdivisions are very large homes. He clarified also that they received new data on Irby Ranch, stating the three-story units were 2,100-2,500 square feet and two-story units were 2,350-2,450 square feet. Therefore, it is not an either/or regarding collecting money for the in-lieu fee, but 20 percent or some number that may be appropriate, include an ADU or have a smaller home for more variety in development.

Chair Welsh asked if staff has considered expanding the definition of compact unit to include the duet or townhomes.

Mr. Dolan stated they did not specifically but Commissioner Soby also raised that point and he felt it would be worth exploring. He believes there are some examples of this in town but not recently, and these exist all over the Bay Area.

Chair Welsh asked if the ADUs built under this provision would be deed restricted and the home remain owner occupied.

Mr. Beaudin stated the ADUs are put on the deed and one of the units must be owner occupied. A renter requirement for the other unit, while talking about the additional 20 percent, would create a challenge which he briefly described.

Chair Welsh commented the buyer would have to agree that they would never be able to rent one of the homes.

Mr. Beaudin said the disclosure packet would say they could not rent both and must live in one.

Chair Balch asked how the City would handle restricting the 1,800 square feet when homeowners want to expand.

Mr. Beaudin responded that they would have to limit or restrict the size of the home. The ADU of 1,800 square feet has a state law requirement, so the actual unit itself would have to be limited.

Mr. Dolan indicated this is how staff has been thinking about it but they are open.

Chair Balch felt that micro-units in terms of the duet conversation in the city might be one way to address the same issue.

Mr. Beaudin referred to the Augustine project across from City Hall which is entitled but not yet constructed. There are units in the 300 to 400 square foot range proposed on the second floor. While this is not the norm for Pleasanton, the idea behind setting a minimum size is that they are talking about single-family development projects and the city wants to be sure units can house two or more people comfortably and there is the opportunity to live in a single-family neighborhood.

Commissioner Kizilolgu questioned AB 1600.

Mr. Beaudin explained this is the legal term for the required nexus study to study fees that are applied to projects.

Commissioner Kizilolgu asked staff to provide the current nexus study. She asked and received an explanation from Mr. Beaudin regarding how developers work with the City with credits.

Commissioner Soby asked if compact homes count towards RHNA.

Mr. Beaudin replied no, only the ADUs. He responded that they would not qualify as affordable unless they are income-restricted.

THE PUBLIC HEARING WAS OPENED.

Carmen Hendrickson voiced concerns with the lack of accessibility for very low income units, said she worked hard with the city to have sidewalks get up to code and cited the need for the city to maintain basic and housing accessibility. She also stated rent controlled units have gone from \$800/month to \$1,800/month within two months, renters are being pushed out of their homes, and she asked that the city serve the community.

Lisa Vorderbrueggen, Director of Government Affairs, BIA of the Bay Area, thanked the Commissions for making the subject matter clear but felt that adding a new layer of requirements, particularly the compact options, could potentially cost more money. She cited issues of less profitability, requirements to build smaller homes and less returns on investments, and thought ADUs would be a better option but questioned whether there was a market for 20 percent ADUs in a project. Lastly, their membership would always rather see the incentive route rather than a mandate and she asked that whatever is approved be returned to determine how it is working.

THE PUBLIC HEARING WAS CLOSED.

Chair Balch suggested Commissions hold comment on discussion points as outlined in the staff report.

- 1. Are the discussed amendments to the IZO, as proposed, acceptable?*
- 2. What types of housing units should be encouraged?*
- 3. Is limiting compact homes to 1,800 square feet acceptable?*
- 4. For all new single-family detached residential projects of 15 units or more, is requiring at least 20 percent to be compact units acceptable?*

Commissioner Brown questioned what amendments would translate to dwelling units per acre.

Mr. Beaudin answered that the ADU does not count towards the density for the project and creating a smaller home could potentially increase the density in a project. The General Plan has ranges, so staff would be able to work with this in an existing development, but this is only if the compact home was on a smaller lot. There is always an opportunity to put the home on a similar lot and not change the density at all in the project.

Commissioner Brown said he did not see anything in the proposal that addresses the point made that the City wants to be sure homes are occupied and is providing housing for family members or non-family members, but suggested deferring receipt of an answer.

Commissioner Nagler stated California must build another 3.5 million housing units by 2025 and he spoke about issues relating to maintaining a nice community while integrating various types of housing, addressing RHNA requirements, and creating balance. He was opposed to requiring deed restrictions or obstacles and while he was not sure about sizes of units, he supported encouraging the creation of smaller units, ADUs, and a variety of housing stock for the City. Regarding asking that 20 percent of a development of 15 units or more choose to build or pay an in-lieu fee is something the City should do so as to allow the developer to make a profit, build a nice sized home, and provide housing needs.

Commissioner Gaidos commented that if the City wants to encourage the ADUs to be rented out, they should be detached. He supported Commissioner Soby's comments on duplex/duets and thought a mix of these in single-family neighborhoods was great.

Commissioner Ritter said he prefers an incentive-based approach or waiving fees for lower square foot units and charging higher on larger square footages. He encourages units where people can live and was not in favor of requiring/restricting they must be "rental" and thinks it should be market based.

Commissioner Soby stated he thinks they should be encouraged and any increase of a variety of housing stock should be encouraged. He did not know the right number for square footages for compact homes/ADUs, was inclined to prefer incentives over mandates to encourage building more units or a combination of both.

Commissioner Allen said she believes the City should promote smaller housing units in a way that strategically fits with RHNA so it is fully integrated. She also thinks focus should be on affordability and she worries that on compact units, although the intent is right, in fact it does not do this. An example would be Lunch Ranch where a 1,800-square-foot home would probably cost \$1.5 million instead of \$2.5 million. The Ponderosa Ironwood senior community homes are about 1,800 to 2,000 square feet and are selling now for about \$1.5 million.

She thinks the discussion is about improving affordability and in using these two examples she did not think the compact housing strategy does that and she thinks it may hurt the City with restricting developers. In terms of the two choices, she preferred ADUs versus compact units.

She agree with Commissioner Ritter's comments on incentives over restrictions, supports increasing the City's in-lieu fees, suggested talking about where to place affordable housing in the City and whether it was better to have more Irby Ranch type properties for duet housing, and to use the higher fees to create the ideal housing opportunities.

Commissioner Kizilolgu believed the City was not meeting affordable housing needs, thinks developers are making millions of dollars and thinks "affordable by design" will not work. She asked for real affordability, smaller homes, detached homes, and lower cost housing.

Chair Balch said he believes staff has come up with one proposal and he asked Commissioners to provide any suggestions to staff.

Mr. Dolan noted that staff is trying to meet the City Council's priorities and he noted there were boundaries to the conversation.

Commissioner Kizilolgu stated it seems like it is an incentive to developers because building smaller homes is less costly to the developer, yet they still sell for high prices.

Mr. Beaudin commented that if the compact units are not something the Commissions believe will not be viable, the ADU program is in place currently, and staff is really talking about offering options to the development community. The reason staff included the compact unit is because of General Plan policy, adopted Housing Element policy language they are trying to follow through on, and they will not address the housing affordability issue in Pleasanton with just this policy but through changes over time. Without additional supply they cannot address this issue. He suggested considering opportunities for "gentle infill" or "affordable by design" which put housing units into the community that has a much lower impact than other housing which requires the City to zone for it through the RHNA process and staff was seeking input through every effort to address this issue.

Commissioner O'Connor said he thinks the RHNA cycles will drive multi-family volumes and rental stock and did not think the ADUs were helping the city because there was not "affordable by design" stock homes for purchase. He did not think the city was providing something affordable to someone who needs it so he supported "affordable by design" and along with that, "zoning by design", smaller lots and smaller compact homes. He thinks limiting homes to 1,800 square feet was a good starting point, and referred to the Jenson homes which go up to about 1,600 square feet as something to be encouraged. He thinks the numbers are right at 20 percent and he thinks building an 1,800-square-foot home near a 2,500-square-foot home was appropriate, but not to build it next to something too much larger.

Commissioner Brown asked staff to provide information on needs in the community and shortages. He echoed concerns that this proposal is not necessarily addressing needs, and echoed comments that incentives are preferred over restrictions.

Chair Balch agreed with increasing the in-lieu fee, agreed with Commissioner Allen's comments on location of compact units, agreed with Commissioner Nagler's comment that a variety of housing types is most desirable. He said deed restrictions on ADUs might be more prohibitive to getting ADUs built than was intended. He suggested talking about a main and two 600 square feet ADUs in a duet or duplex style. He thinks there should be incentives for single-story units over two-story based on comments heard throughout the community for seniors and ADA occupants, suggested gaining tractions from existing housing infill on older developments and he asked not to limit to one housing type.

Chair Welsh thinks compact units should be encouraged as a means to diversifying housing stock, thinks ADUs could provide housing for a nanny, in-laws or students or caregivers, and while some might not be used, they may be used in the future. She supported increasing density by encouraging duets/duplexes within developments, adding density bonuses, and regarding limiting 1,800 square feet it is reasonable but not really compact. She questioned whether an 1,800 square foot home would be allowed to add a 1,200 square foot ADU. Lastly, requiring 20 percent, from an inclusionary standpoint it helps diversify the housing stock and she would like to see diversity and options.

Mr. Dolan provided rebuttal to Chair Welsh's comments, stating she brought up the density bonus at the Housing Commission pre-study session. One of the reasons it was not brought forward was because he believes it is within the parameters of Council's direction, but he knows of zero or few projects that have been developed at the maximum density allowed in Pleasanton.

Commissioner Nagler asked Mr. Dolan if it was possible for a developer to build two smaller detached units on a normal lot and whether they would get credit towards LIHF or in-lieu fee or a credit to carry to another development.

Mr. Dolan stated staff could look at this.

Commissioner Nagler said in response to comments, he hopes the Commission sees this issue in the way it has been brought forward; a larger macro housing issue and it is not about seniors, those with special needs, but it is a community issue than a particular constituency.

Commissioner Kizilolgu added that she was involved in the Tri-Valley Anti-Poverty Collaboration this week and learned of 31 students in Pleasanton Unified School District who are homeless, and she asked staff to promote affordable housing initiatives to the City Council.

Chair Balch closed the discussion and asked staff to provide metrics on the ADU to see how well that is moving along. Mr. Beaudin stated staff will be bringing back housing reports and share this information.

BREAK

Chair Balch called for a break at 9 p.m. and thereafter reconvened the meeting.

Noted Absent:

Commissioner O'Connor was noted absent/excused for the remainder of the meeting.

(2) Discuss policies related to Universal Design and accessibility to promote City goals and policies related to affordable housing.

Mr. Dolan provided an introduction as to what lead to discussion of the item.

Mr. Beaudin then presented the Agenda Report.

Commissioner Brown asked if the five percent is reflective of the state requirements and asked about pre-wiring this day in age with technological advances.

Chief Building Official Dennis Corbett answered five percent is the general standard for any type of requirement that is accessible in any building type. Pre-wiring is less necessary than it used to be but it does guarantee there is a capability for someone that is either hearing or visually impaired.

Commissioner Nagler asked if five percent was different than today's code for a multi-family development.

Mr. Corbett said yes; the City is requiring something that is not currently required by building code.

Commissioner Nagler asked if the City requires five percent of units today to be accessible.

Mr. Corbett said no and he explained that the code requires multi-family dwellings must be able to be converted, but there is no minimum number of units.

Commissioner Ritter asked if these two items cover everything or were there other amenities that should be considered.

Mr. Corbett answered how Universal Design helps meet goals.

Commissioner Soby asked how many types of design exist for ADA-compliant showers, for example.

Mr. Corbett replied designs can vary but certain features are common or necessary for those needing certain accessibility, such as elevation of landings, countertop heights, showers, etc.

Commissioner Soby asked if these are required to be codified.

Mr. Corbett replied no, but for adaptable units there are standards, and for instance, larger restrooms in adaptable units. But, there is no requirement in the building code to make these unless conditions are identified.

Commissioner Soby asked if Building staff looks at design of accessible features.

Mr. Corbett stated the Building code looks at minimum standards and, if required through project specific conditions, staff looks at how certain features can be used by specific users.

Commissioner Allen questioned what percentage of applicants applying for affordable housing could benefit from accessible features.

Mr. Dolan responded, stating the applicant's needs are discussed between the applicant and the owner so the City does not drive that discussion.

Steve Hernandez added that affordable housing non-profit developers are not necessarily targeting how many applicants will need these units, but are targeting funding to meet and secure funding to build projects.

Commissioner Allen asked who pays for accessible features that are added after developments are built.

Mr. Hernandez replied it would be negotiable between the owner and tenant.

Mr. Dolan provided examples stating there is an obligation for the landlord to make upgrades for reasonable accommodations, and Mr. Corbett confirmed.

Commissioner Allen asked the price of adding a roll-in shower to an existing unit.

Mr. Hernandez replied this would cost approximately \$4,000 for the unit alone, but not removal of existing items, building, permits, plans, demolition, etc.

Commissioner Kizilolgu asked for clarification on how the roll-in shower works and who it serves.

Mr. Corbett explained how a roll-in shower works for users, explaining that it is of an appropriate size, with easy controls such as for wheelchair users.

Chair Welsh asked if a studio was considered one bedroom, and Mr. Beaudin said it would be a type of unit as required.

THE PUBLIC HEARING WAS OPENED.

Carmen Hendrickson said she has been speaking with St. Anton since November 2015 regarding the need for ADA showers and said soaker tubs are not accessible. She broke both of her ankles and another person she knows injured herself by falling in a tub which was supposed to be accessible. Universal Design was not used at all and she asked that her concerns be addressed.

Mr. Dolan stated the City is working specifically to resolve Ms. Hendrickson's concerns.

Lisa Vorderbrueggen, Director of Government Affairs, BIA, asked if this was intended to apply primarily to rental or condo for-sale multi-family.

Mr. Dolan clarified it applies to rental only.

THE PUBLIC HEARING WAS CLOSED.

Commissioner Kizilolgu questioned what the minimum ADA unit count is.

Mr. Dolan replied that it is based on demand.

Commissioner Allen asked what the demand is for these types of units for aging seniors or accessible units.

Mr. Dolan replied staff has not had many issues around the issue and have been asked to increase the requirement but not necessarily over increase it, but address the concern.

Commissioner Allen asked about costs of providing the roll-in shower upfront compared to installing after-the-fact.

Mr. Dolan replied when building it upfront it costs much less.

Chair Balch further clarified that it is much cheaper than installing after the fact.

Mr. Dolan added that if you do not need one it is not necessarily something that one should have, as some changes are not ideal.

Commissioner Soby questioned aesthetic design.

Mr. Dolan replied interior design is not in the city's purview.

Commissioner Soby replied if there was a better design then it would be easier to have them in more units

Mr. Dolan summarized and said currently none are required, and the proposal is to provide some of these types of units.

Commissioner Ritter asked for clarification of "ADA Compliance" definition.

Mr. Dolan clarified that to be ADA compliant a roll-in shower would not necessarily be required, but the proposal is to add a certain number as a requirement.

Commissioner Nagler voiced his support for the proposal, that it would be responsible to have a certain number of units while not mandating something egregious.

Commissioner Brown supported the proposal and recognized the speaker's comments for additional items to be discussed.

Mr. Dolan explained staff brought back what is a reasonable change.

Commissioner Brown echoed Commissioner Allen's points about whether five percent is reasonable or appropriate given the demand and voiced his support for the proposal.

Chair Welsh asked about the St. Anton development and Mr. Dolan replied they met the requirements of Council.

Chair Balch supported the proposal and confirmed there was majority support from the joint Commissions.

The Housing Commission adjourned at 9:51 p.m.

2. APPROVAL OF MINUTES

a. October 11, 2017

Commissioner Nagler to approve the Minutes of the October 11, 2017 meeting, as submitted.

Commissioner Ritter seconded the motion.

ROLL CALL VOTE:

AYES:	Commissioners Allen, Balch, Nagler, and Ritter
NOES:	None
ABSTAIN:	None
RECUSED:	None
ABSENT:	Commissioner O'Connor

The Minutes of the October 11, 2017 meeting were approved, as submitted.

3. MEETING OPEN FOR ANY MEMBER OF THE AUDIENCE TO ADDRESS THE PLANNING COMMISSION ON ANY ITEM WHICH IS NOT ALREADY ON THE AGENDA

There were no members of the audience wishing to address the Commission.

4. AGENDA AMENDMENTS

There were no amendments to the agenda.

5. CONSENT CALENDAR

Consent Calendar items are considered routine and will be enacted, approved, or adopted by one motion unless a request for removal for discussion or explanation is received from the Planning Commission or a member of the public by submitting a speaker card for that item.

a. P17-0634/0635, CalBay Development, LLC

Applications for Conditional Use Permit and Design Review to refurbish an existing building and operate an approximately 3,040-square-foot drive-through coffee shop with related site improvements at 5900 Owens Drive. Zoning for the property is PUD-I/C-O (Planned Unit Development – Industrial/Commercial & Offices) District.

b. P17-0904, Stoneridge Properties, LLC (Simon Property Group)

Application to amend the Stoneridge Shopping Center Development Agreement, governing an approximately 362,790-square-foot expansion, for an additional five years. The Stoneridge Shopping Center is located at 1008-1700 Stoneridge Mall Road. Zoning for the project site is C-R(m) (Regional Commercial) District.

Commissioner Nagler to approve the Consent Calendar.

Commissioner Allen seconded the motion.

ROLL CALL VOTE:

AYES:	Commissioners Allen, Balch, Brown, Nagler, and Ritter
NOES:	None
ABSTAIN:	None
RECUSED:	None
ABSENT:	Commissioner O'Connor

Resolutions PC-2017-28 and PC-2017-29 approving Cases P17-0634/0635 and P17-0904 were entered and adopted as motioned.

6. PUBLIC HEARING AND OTHER MATTERS

There were no public hearing items.

7. MATTERS INITIATED BY COMMISSION MEMBERS

No items were discussed or actions taken.

8. MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

a. Reports from Meetings Attended (e.g., Committee, Task Force, etc.)

No items were discussed or actions taken.

b. Future Planning Calendar

No items were discussed or actions taken.

c. Actions of the City Council

No items were discussed or actions taken.

d. Actions of the Zoning Administrator

No items were discussed or actions taken.

e. Matters for Commission's Information

No items were discussed or actions taken.

f. Matters for Commission's Action

a. Approve public street names for PUD-25, Lund Ranch

Commissioner Ritter asked a process question of how streets are named, and Mr. Beaudin briefly explained the process, stating it is usually developer driven unless made a condition of approval. Neither of these two applications had that requirement, and on the Valley Trails street naming, there has been conversations with neighbors as part of the public outreach process with the developer.

Commissioner Nagler provided comments in opposition to the naming of Spring Creek Lane/Spring Creek Court. Given the length of the street it strikes him that having three different street names for three contiguous segments, it is confusing. He encouraged the developer to pick one of the three for the entire street.

Chair Balch noted the others are streets and one is a court.

Commissioner Brown said he had a similar thought, and suggested Spring Creek Lane replace Spring Creek Court.

Commissioner Allen agreed it makes it more complicated, noting it is a small street.

Public Comments:

Angela Ramirez-Holmes, Greenbriar Homes, said she was told this afternoon that if there were concerns, the item could be continued and staff could work with Greenbriar on street names.

Commissioner Ritter asked about public outreach.

Ms. Ramirez-Holmes said there was no public outreach conducted in this case and it was at the discretion of the developer and review by City departments, which she described.

Chair Balch clarified that the recommendation is to continue the item for the developer to work with staff on an appropriate street naming solution.

**Chair Balch moved to continue the item to a future meeting.
Commissioner Nagler seconded the motion.**

ROLL CALL VOTE:

AYES:	Commissioners Allen, Balch, Brown, Nagler and Ritter
NOES:	None
ABSTAIN:	None
RECUSED:	None
ABSENT:	Commissioner O'Connor

The matter was continued to a future meeting.

b. Approve public street names for PUD-113, Valley Trails Drive

Chair Balch spoke to his opposition to Salt River Bay Court; however, after discussing with staff he will approve.

**Commissioner Nagler to approve public street names for PUD-113, Valley Trails Drive.
Commissioner Allen seconded the motion.**

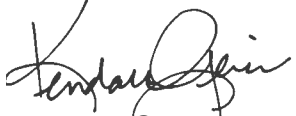
ROLL CALL VOTE:

AYES:	Commissioners Allen, Balch, Brown, Nagler and Ritter
NOES:	None
ABSTAIN:	None
RECUSED:	None
ABSENT:	Commissioner O'Connor

9. ADJOURNMENT

Chair Balch adjourned the meeting at 10:06 p.m.

Respectfully submitted,


Kendall Granucci
Recording Secretary