



## Planning Commission Staff Report

May 9, 2012  
Item 5.b.

- SUBJECT:** P12-0754
- APPLICANT:** City of Pleasanton
- PURPOSE:** Public hearing to recommend approval to the City Council of an amendment to the City of Pleasanton General Plan Housing Element to amend Program 9.7 and Policy 37 (as shown in Exhibit A), which program and policy apply City-wide.
- EXHIBITS:**
- A. Amendment to the Housing Element Goals, Policies and Programs
  - B. May 1, 2012 City Council Agenda Report and Attached Agreement and February 15, 2012 letter from Public Advocates

### BACKGROUND

On February 13, 2012, the City Council adopted an updated Housing Element. As noted in the attached City Council agenda report, *Urban Habitat*, one of the Plaintiffs in the *Urban Habitat et al, v. City of Pleasanton* litigation, sent a letter dated February 15, 2012, requesting that the parties meet and confer regarding the City's obligations under the Settlement Agreement approved by the City Council in August 2010.

The parties have met over the last few months and have tentatively reached an agreement, the terms of which are outlined in the attachment to the City Council agenda report (Exhibit B). The agreement involves the modification of Program 9.7 and Policy 37 of the recently adopted Housing Element of the General Plan.

### PROJECT DESCRIPTION

The changes to the 2012 Housing Element being proposed are as follows:

Program 9.7: Adopt Development Standards and Design Guidelines to facilitate the development of high quality multifamily housing and to create more certainty for residential development on Sites 25 through 33 in Appendix B Housing Sites Inventory. These standards are intended to be substantially similar to those developed for the Hacienda TOD (sites 22, 23 and 24) and would at a minimum include affordability consistent with the City's inclusionary Zoning Ordinance and

the acceptance of Section 8 Rental Assistance Vouchers as set forth in the City's standard affordable housing agreement ~~provide more certainty for multifamily developers during the PUD process.~~

Responsible Agency: Planning Division, Planning Commission, City Council

Time Period: By end of September 2012

Funding Source: Planning Division, Housing Division budgets

And:

Policy 37: ~~Disperse housing units affordable to extremely low-, low-, and very-low income households through new residential development consistent with City Resolution No. 10-390, a Resolution of the City Council of the City of Pleasanton Approving Enhancements to Existing Non-Discrimination Housing Policies.~~ For phased residential developments, ensure that the majority of units affordable to low- and very-low-income households are not postponed until the final stages of development.

All other goals, policies and programs in the Housing Element adopted February 13, 2012 remain the same. The amendments above provide some additional detail as to the content of the future Development Standards and Design Guidelines for the housing sites (Program 9.7) and provide focus on ensuring affordable units are built with the market-rate units (Policy 37).

## **ENVIRONMENTAL ASSESSMENT**

The adoption of the 2012 Housing Element was part of the project which was described in the Supplemental Environmental Impact Report certified by the City Council on January 4, 2012. The amendments described in Exhibit A are minor changes to the Goals, Policies and Programs and are consistent with the Housing Element project as described and analyzed in the certified SEIR. Therefore, no further environmental assessment need be conducted.

## **PUBLIC NOTICE**

Notice of this item was published as a 1/8<sup>th</sup>-page display in The Valley Times.

## **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission take the following actions:

1. Recommend approval to the City Council of the amendments to the Housing Element, as shown in Exhibit A

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