



Date: February 24, 2010

To: Planning Commissioners

From: Janice Stern, Planning Manager

Subject: **Item 7.a., Consideration of Appointing Proxies to the Hacienda PUD Task Force**

At the January 27, 2009 Planning Commission meeting, Commissioner Pearce requested that the Commission consider appointing proxies to the Hacienda PUD Task Force in the event that the appointed Planning Commission Task Force members, Commissioners Pearce and Narum, are unable to attend Task Force meetings. The proxies may then attend and act on behalf of the absent members at such meetings. Commissioner Narum concurred with the request. The Commission agreed to put the item on tonight's agenda.

To assist in this consideration, staff is attaching the January 19, 2010 City Council staff report #18 on the confirmation of the Task Force members to guide the Hacienda PUD modification process. It addresses the matter of appointing a proxy under "Discussion" on page 3 of the report. Also attached are the excerpts of the meeting minutes regarding this item.

CITY COUNCIL AGENDA REPORT

January 19, 2010
Community Development
Planning Division

TITLE: CONFIRM MEMBERS OF A TASK FORCE TO GUIDE THE HACIENDA PUD MODIFICATION PROCESS

SUMMARY

On November 3, 2009, the City Council directed staff to start a recruitment process for a 19-member Task Force to guide the preparation of a Major Modification to the Hacienda Planned Unit Development (PUD). Subsequent to that meeting, the Pleasanton Unified School District (PUSD) requested that the City Council add a seat on the Task Force for a PUSD Board member representative. The City Council is now being asked to confirm the 19 members named below, and to authorize the PUSD Board to designate a representative. In the agenda report, staff also provides information regarding the suggested work plan and schedule for the public meetings.

RECOMMENDATION

Staff recommends that the City Council select two Council members to serve on the Task Force and confirm the following individuals:

- | | |
|--------------------------------------|------------------------------|
| ➤ Planning Commissioners (2) | Jennifer Pearce, Kathy Narum |
| ➤ At-large members (5): selected by: | |
| ○ Hosterman | George Hegarty |
| ○ Sullivan | John Carroll |
| ○ Cook-Kallio | Ann Welsh |
| ○ Thorne | Robert Warnick |
| ○ McGovern | Anne Fox |
| ➤ Residential representatives: | |
| ○ Avila | Chuck Berardi |
| ○ Sienna | Mickey Lefcourt |
| ○ Valencia | Steve Bursley |
| ○ Verona | Robert Plemmons |
| ○ Archstone Apartments | Zaka Ashraf |
| ○ Springhouse Apartments | Joel Wicks |
| ➤ Hacienda Property Owners: | |
| ○ BRE | Don Reber |
| ○ Roche | Greg Canfield |
| ○ W.P. Carey | John Steinbuch |
| ➤ Hacienda Owners Association | James Paxson |

Staff also recommends that the City Council authorize the PUSD Board to designate a representative to serve on the Task Force.

FINANCIAL STATEMENT

There will be no significant fiscal impact for the City as a result of initiating this planning process. Planning Division staff time associated with this project is part of the Community Development Department's approved budget.

BACKGROUND

Following the direction received from the City Council at its November 3, 2009, meeting, staff initiated recruitment for the Hacienda PUD Modification Task Force and the Advisory/Stakeholder Group.

Task Force: The recruitment for the five at-large Task Force members consisted of: notices on multiple dates in the *Pleasanton Weekly*, *The Independent*, *The Valley Times*, and *The Tri-Valley Herald*; an item on the front page of the City's webpage; a press release to the local media outlets; and a Tweet to all City of Pleasanton Twitter followers. City Council members interviewed the 15 applicants for these five positions, and made the selection as noted in the Recommendation section.

For the other positions on the Task Force, staff sent letters to the presidents of the four homeowner associations (Avila, Sienna, Valencia, and Verona), to the owners of the three rezoned properties (W.C. Carey, BRE, and Roche), and to the Hacienda Owners Association, asking them each to designate a representative to the Task Force. Staff also sent notices to all units in the Archstone Apartments and Springhouse Apartments, and used flyers in common areas in both these developments to recruit tenants for the Task Force.

At its November 18, 2009 meeting, the Planning Commission designated Chair Jennifer Pearce, and Commissioner Kathy Narum to participate on the Task Force.

Subsequent to the November 3, 2009, City Council meeting, the City received the attached letter from Superintendent John M. Casey of the Pleasanton Unified School District (PUSD) requesting that, in light of the importance of this project to the work of the School District, a seat on the Task Force be reserved for a PUSD Board member representative. Previous to this request, and as discussed at the November 3, City Council meeting, it was intended that a PUSD representative serve on the Advisory/Stakeholder Group. Staff supports the District's request for a Task Force representative. If the City Council agrees, staff will ask the Board to designate a member to serve on the Hacienda Task Force.

Advisory/Stakeholder Group: Staff is in the process of contacting representatives from the organizations listed in the November 3, 2009, agenda report, and we have added to that list the Sheet Metal Workers and Electricians Union, Los Positas College, and the Sierra Club. We are inviting these organizations to designate an individual to attend meetings with the Task Force.

DISCUSSION

Task Force Membership and Proxies: The Recommendation section includes the names of Planning Commissioners, at-large representatives, residential representatives, owners of rezoned properties and a representative from the Hacienda Owners Association, who have been designated to serve on the Task Force. The City Council will designate two Council members, and will confirm the membership of the Task Force. Because there are likely to be meeting conflicts over the course of a year or more with a group of this size, staff recommends that members be able to appoint a proxy who may attend and act on their behalf at Task Force meetings in the member's absence. If the City Council is in agreement, this item can be discussed at the first Task Force meeting.

Task Force and Advisory/Stakeholder Group Meetings: Staff expects that public meetings can start in February 2010. The tentative date is Thursday, February 25th, with meetings held every fourth Thursday of the month thereafter. The February meeting will be held at the Veterans Hall, and most subsequent meetings will be held at Thomas Hart Middle School in Hacienda.

Work Plan for Task Force Meetings: Staff is in the process of mapping out the agendas and outcomes for the Task Force meetings over the course of this project. This will start with background information about Hacienda and the regulations and policies which govern development, as well as background information about infrastructure, traffic, and services. Staff believes that a solid understanding of this information is an important prerequisite to discussing the future of the park. Shortly after the City Council confirms the members of the Task Force, staff intends to provide the members (and any other interested parties) with several documents and links to the Hacienda web site so Task Force members can start this work prior to the kick off meeting in February.

Submitted by:



Brian Dolan
Director of Community Development

Approved by:



Nelson Fialho
City Manager

Attachment

1. Letter dated January 6, 2010, from John M. Casey, PUSD Superintendent



JAN 11 2009

CITY MANAGER

January 6, 2010

Mr. Nelson Fialho
City Manager
City of Pleasanton
P.O. Box 520
Pleasanton, CA 94566

Dear Mr. Fialho,

As per our phone conversation last week, I am writing to formally request that the City Council approve a seat on the Hacienda Planning Task Force for a school board member representative. As you know, the final land use approved for the Hacienda Business Park is very important to the work of the school district.

The Board has discussed this issue and is willing to appoint a board member to the Task Force to represent the ideas and suggestions of the Board as a whole. By having a board representative on the Task Force, we would be kept up to date on the status of this important work, and in a formal way have the interests of the District represented.

If I can answer any questions concerning this request, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read "John M. Casey".

John M. Casey, Ed.D.
Superintendent

18. Confirm members of a Task Force to Guide the Hacienda PUD Modification Process

Principal Planner Janice Stern outlined the composition of the Hacienda PUD Task Force as two City Council members, two Planning Commission members, representatives of the four neighboring homeowners' associations and two residential developments, representatives of the three rezoned parcels, one representative of the Hacienda Business Park Association, and five at large members selected by the Council. The City received a total of 15 applications for the at large positions and subsequently conducted interviews. She noted that staff received a request from the Pleasanton Unified School District (PUSD) that, because of the importance of this project to the district, a seat be added to the task force for a board member. Should the Council concur, the board would be asked to designate a representative.

All task force and advisory stakeholder meetings will be open to the public and all members of the public are invited to attend. The first meeting is scheduled for Tuesday, February 23 at 7 p.m. in the Veteran's Building and subsequent meetings will be held the fourth Thursday of each month. Because the task force meetings will extend over one year or more, staff anticipates that meeting conflicts may arise for members and recommends the Council allow for some sort of proxy system.

Ms. Stern recommended that the City Council select two members to serve on the task force, confirm task force members as noted in the agenda report, and authorize the PUSD board to designate a representative to serve on the task force.

Councilmember McGovern confirmed with Ms. Stern that the intent is that the proxy would be one person per member, for the duration of the task force. She requested a copy of the proxy list for the Council's reference.

Councilmember Cook-Kallio presumed that a Council member's proxy would be another Council member. Ms. Stern said that would seem to make sense.

Vice-Mayor Thorne suggested the Council choose a third member tonight to act as proxy.

Councilmember Sullivan confirmed with Ms. Stern that all task force meetings would be advertised, open to the public, and governed by the Brown Act.

Councilmember McGovern asked and Ms. Stern confirmed that meeting minutes would be posted on the website.

MOTION: It was m/s by McGovern/Cook-Kallio to approve the following to the Task Force to guide the Hacienda PUD Modification Process, and with the addition of one representative to be selected by the PUSD board.

Planning Commissioners (2)	Jennifer Pearce, Kathy Narum
At-large members (5): selected by:	
o Hosterman	George Hegarty
o Sullivan	John Carroll
o Cook-Kallio	Ann Welsh
o Thorne	Robert Warnick
o McGovern	Anne Fox
Residential representatives:	
o Avila	Chuck Berardi
o Sienna	Mickey Lefcourt
o Valencia	Steve Bursley
o Verona	Robert Plemmons
o Archstone Apartments	Zaka Ashraf
o Springhouse Apartments	Joel Wicks
Hacienda Property Owners:	
o BRE	Don Reber
o Roche	Greg Canfield
o W.P. Carey	John Steinbuch
Hacienda Owners Association	James Paxson

Motion passed by the following vote:

Ayes: Councilmembers Cook-Kallio, McGovern, Sullivan, Vice-Mayor Thorne
Noes: None
Absent: Mayor Hosterman

MOTION: It was m/s by Cook-Kallio/McGovern by to approve one proxy per Task Force member, with the City Council's proxy to be a third councilmember not yet determined, and the list to be provided to the Council. Motion passed by the following vote:

Ayes: Councilmembers Cook-Kallio, McGovern, Sullivan, Vice-Mayor Thorne
Noes: None
Absent: Mayor Hosterman

Vice-Mayor Thorne shared his desire to participate on this task force and imagined that his fellow Councilmembers share similar feelings. He said that certain Councilmembers work during the day and are often limited in the sort of outside Council activities they can take on. He said these meetings would naturally be geared towards those who work for a living and suggested that Councilmembers Cook-Kallio and Sullivan be given this opportunity to participate. He also offered himself for the role of proxy.

Councilmember McGovern said she also has a strong desire to participate. She said she, more than any other councilmember, has been concerned with this type of development and whether or not it can be constructed in a way that meets the needs of this City. She supported the recommendation to appoint Councilmember Sullivan, stating that this issue is extremely important to him and has been since they first met.

Councilmember Cook-Kallio said she has already voiced her desire to serve on the task force. She said she is also very interested in mixed-use, TOD, and environmentally sustainable building practices. She shared additional concerns regarding quality of life. She said she would very much like to serve and appreciates that this is something she can do after work and at a time that she can dedicate without reservation.

Councilmember McGovern said she could support the appointment of both but asked that they take her concerns into account. She said she still doubts that this is a viable concept and wants to ensure that it gets and provides the very best opportunities.

Councilmember Sullivan thanked Vice-Mayor Thorne and Councilmember McGovern for the recommendation. He said he has been interested in and an advocate of this type of project since his time on the Planning Commission, but noted that his primary goal is to accomplish it in a way that is acceptable to the community. He suggested there are lessons to be learned from the previous item, that a community-based stakeholder process which is open and inclusive is crucial to success. He said he has heard Councilmember McGovern's concerns loud and clear as well as those of other stakeholders, and will try to take all into consideration.

Vice-Mayor Thorne said he is also concerned with ensuring an open process that considers the concerns of everyone involved.

Councilmember Cook-Kallio echoed those comments but cautioned against starting the process with any preconceived notions of what this project should ultimately look like. She said one of the strengths of the Council, and potentially the task force, is the variety of viewpoints. She said that if one can keep an open mind, listen to others, and articulate their position well, an incredible product could be achieved. She hoped this process would provide her with an opportunity to ask questions, learn, and represent the values of other Council members in a way that meets the needs of the City. She suggested that the Council maintain some flexibility with its proxy, in the event that the named proxy is unable to attend.

Mr. Fialho said that would be possible with advance notification.

MOTION: It was m/s by McGovern/Thorne to appoint Councilmembers Cook-Kallio, Sullivan, and Thorne (proxy) to the Hacienda PUD Task Force, with the provision for an alternate proxy if needed. Motion passed by the following vote:

Ayes:	Councilmembers Cook-Kallio, McGovern, Sullivan, Vice-Mayor Thorne
Noes:	None
Absent:	Mayor Hosterman