



DRAFT SUMMARY OF MEETING #9

Draft Summary of Housing Element Update Task Force Meeting #9

Wednesday, June 1, 2011

7:00 pm - 9:30 pm

Phoebe Hearst Elementary School Multipurpose Room, 5301 Case Avenue

Task Force Members in Attendance

Council member Cheryl Cook-Kallio

Council member Matt Sullivan

Planning Commissioner Kathy Narum

Planning Commissioner Jennifer Pearce

Housing Commissioner David Stark

Housing Commissioner Colleen Lopez

Brian Arkin

Stacey Borsody

James Dibiase

James Hines

Task Force Members Absent

Mary Roberts

Staff Present

Brian Dolan, Director of Community Development

Janice Stern, Planning Manager

Mike Tassano, City Traffic Engineer

Robin Giffin, Senior Planner

Consultant

Jeff Baird, Baird + Driskell Community Planning

Meeting Purpose and Agenda

The purposes of the ninth meeting of the Housing Element Update Task Force (HETF) were to: (1) review the draft Housing Element Goals, Policies, and Programs and provide a recommendation to City Council; and (2) review the sites under consideration for rezoning and potential densities and provide a recommendation to City Council.

Approximately 43 people, not including HETF members and staff, attended the meeting.

Below is the agenda for the meeting.



A G E N D A

Housing Element Update Task Force Meeting #9

Wednesday, June 1, 2011

7:00 pm – 9:30 pm

Phoebe Hearst Elementary School Multipurpose Room, 5301 Case Avenue

Outcome: Recommendation to the City Council regarding Housing Element Goals, Policies and Programs
Recommendation to City Council on sites to consider for rezoning and appropriate densities

- 7:00 pm **I. Welcome and Review of Meeting Purpose**
- A. Welcome and Review of the Purpose of Meeting #9 and Agenda Overview
 - B. Review and Approval of the Meeting #8 Summary
(Attachment: Meeting #8 Summary)
- 7:10 pm **II. Meeting Open to the Public** *(items not on the agenda)*
- 7:20 pm **III. Review Preliminary Draft Housing Element**
- A. Staff Presentation *(Attachments: Preliminary Draft Housing Element; Draft Review and Assessment of 2003 Housing Element Programs; various communications to the Housing Element Task Force since the last meeting)*
 - B. Task Force Questions of Clarification
 - C. Public Comments
 - D. Task Force Discussion and Recommendations
- 8:00 pm **IV. Discussion of Housing Sites**
- A. Discuss sites and densities needed to meet housing need
(Attachments: Map; Site Tables)
 - B. Public Comments
 - C. Task Force Discussion and Recommendations
- 9:20 pm **V. Task Force and Staff brief announcements**

- 9:25 pm VI. **Summary and Next Steps**
- A. Summary of the Meeting, Next Steps
 - B. Evaluation of the Meeting

9:30 pm **Close**

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The meeting was opened by Council member Cheryl Cook-Kallio. The Housing Element Task Force (HETF) moved agenda item #3 after agenda item #4. All other items on the agenda were presented and discussed in order.

1. **Welcome and Review of Meeting Purpose.** Janice Stern, Planning Manager, reviewed the agenda. The summary of the May 18, 2011 meeting (meeting #8) was unanimously approved.
2. **Meeting Open to the Public.** No comments were made.
4. **Discussion of Housing Sites. (HETF moved agenda item #3 after #4)**

Presentation of Preliminary Traffic Data and Analysis

Mike Tassano, City Traffic Engineer, presented a preliminary analysis of potential traffic-related impacts of the potential housing sites. He noted that if the sites on the list of potential housing sites were rezoned, all intersections required to maintain a level of service (LOS) D or better standard would continue to maintain this standard.

He noted that key intersections he will continue to watch closely during the environmental review process are Santa Rita Rd. @ Valley Ave. and Valley Ave. @ Bernal Ave., since these intersections are already at LOS D. In response to a question, he noted that Santa Rita Rd. @ Valley Ave. is likely to experience some relief once the Stoneridge Dr. extension to El Charro Rd. is open. He stated that with the Stoneridge Dr. extension, approximately 100-150 vehicles would no longer use Valley Ave. by Santa Rita Rd. on a daily basis. He noted that he hasn't studied the El Charro Rd. extension to Stanley Blvd. in detail, but this extension should have an even greater benefit in the Santa Rita Rd. @ Valley Ave. area than the Stoneridge Dr. extension to El Charro Rd. He stated that if the extension of El Charro Rd. is to Busch Rd., and not to Stanley Blvd., the improvement at Santa Rita Rd. @ Valley Ave. will not be as great. He noted that his modeling did not take Legacy's private road to I-580 into consideration.

A member of the public noted that he has a concern about traffic back up at Busch Rd. @ Valley Ave. He noted that it takes a long time to drive to the high school. Mike Tassano, City Traffic Engineer, noted that all vehicles at this intersection move through the intersection in one traffic signal cycle.

Mike Tassano, City Traffic Engineer, noted that in his preliminary analysis he did not reduce the number of vehicle trips by BART, but normally a project within ¼ mile of BART would have a 20% trip reduction.

In response to a question, Mike Tassano, City Traffic Engineer, noted that retail use has a higher trip rate than multi-family housing. He noted that at the Irby Kaplan Zia site, if more retail use were removed from the site analysis, the number of vehicle trips could match what was assumed for the site in the General Plan.

In response to a question, Mike Tassano, City Traffic Engineer, stated that his modeling did not take the Safeway under construction into account; however, this will be addressed in the Environmental Impact Report (EIR). He also noted that his analysis of existing conditions only considered what is on the Bernal Property park land now, and a full buildout analysis will come later. He also noted that the trip distribution assumed to/from the Pleasanton Gateway site will change if the site is rezoned from office to allow housing, as office trips would be more likely to drive to and from the freeway only.

In response to a question, Mike Tassano, City Traffic Engineer, stated he has software that assesses the peak impact during the peak hour so that he can assess backups related to an influx of vehicles in a short time period.

Mike Tassano, City Traffic Engineer, presented the preliminary vehicle trip count information for the potential housing sites. For more information related to this, please see Attachment 1, the Power Point Presentation titled *Housing Element Preliminary Traffic Data and Analysis*.

Letters Submitted to HETF

Janice Stern, Planning Manager, reviewed letters recently submitted to the HETF, including a letter from HETF member Mary Roberts, letters in support of site 8, a letter from the Ironwood homeowner association which mentions concerns about sites 8, 11, and 14, a letter from Chamberlin Associates with concerns about the CM Capital Properties site, and a letter supporting the Sunol and Sycamore site from the property owner's representatives.

Public Comments

Kiewit

A representative for the Kiewit site reiterated that he would like the HETF to continue to recommend a 10 acre allocation for high density housing on its site. He noted that

according to the City Traffic Engineer's preliminary analysis, if the Auf der Maur/Rickenbach site were rezoned for high density housing, traffic impacts would be a wash in this area. He stated that he would like the 10 acre allocation to be at the corner of Valley Ave. @ Busch Rd., and mentioned that the site already has utilities, and is ready for development.

Auf der Maur/Rickenbach

The representative for the Auf der Maur/Rickenbach site stated he submitted a preliminary site plan to the HETF. In response to a question, he stated that the product type densities would be blended to achieve the 30 units to the acre minimum density. There was discussion about access on and off the site and it was noted that these details could be resolved later. He would like the HETF to recommend an 11.5 acre allocation for high density housing on the site. He stated:

- The plans include a 15,000-18,000 sq. ft grocery store, clubhouse, fitness center, and pool
- The site is within walking and biking distance to Downtown
- The site works economically
- The range of units would include studios, townhomes, and apartments
- The site is a good location for workforce housing

Legacy Partners

The representative for Legacy Partners stated he supports the recommended 12 acre allocation for high density housing on the site. He offered to reduce the density to 23 units to the acre. He noted that Legacy Partners owns a private road to I-580 which its residents could use.

Potential Housing Sites—Alternative Scenarios

Brian Dolan, Director of Community Development, reviewed alternative density/acreage/unit count scenarios for the potential sites for rezoning. He noted that these scenarios are not staff's recommendation, but are for consideration. He noted that there is more acreage on the list of potential sites for rezoning than needed, and the HETF can reduce the recommended acreage, if it so chooses. The scenarios reviewed are in Attachment 2.

Brian Dolan, Director of Community Development, stated that the Planning Commission reviewed the BART site last week, and BART has scenarios which include 500 or 600 units. He mentioned that the HETF may want increase the allocation on the BART site to something closer to 249 units.

Brian Dolan, Director of Community Development, noted that representatives for the Stoneridge Shopping Center are interested in more units on its site.

Brian Dolan, Director of Community Development, stated that he has spoken with representatives for the Kiewit and Legacy Partners sites, and they are okay with the

adoption of an East Side Specific Plan first, prior to development plan approval for their sites, so long as there is a reasonable timeframe for the adoption of the Specific Plan.

In response to a question, Brian Dolan, Director of Community Development, stated that if construction on the Kiewit and Legacy Partners sites did not occur, these sites could roll over into the next Housing Element planning period. He also stated that for these sites to be considered in the current Housing Element Update, the State Department of Housing and Community Development (HCD) may want the East Side Specific Plan adopted prior to the adoption of the Housing Element if a specific plan is going to be a requirement for development.

In response to a question, Brian Dolan, Director of Community Development, stated that it would be okay to include an acreage buffer in the table of potential housing sites. He noted that if housing isn't constructed on a site in this housing period, the site would roll into the next Housing Element planning period. In response to a similar question, he also mentioned that he didn't know for sure how the Association of Bay Area Governments (ABAG) would view extra acreage and they may consider land availability when assigning regional housing need allocations (RHNA) to cities. A member of the HETF asked staff to explore this. Jeff Baird, consultant, stated ABAG does have a formula based on jobs and recognizes land capacity in jurisdictions. Jeff Baird, consultant, stated that if a site does not develop at the assumed density, then this density would have to be made up elsewhere.

In response to a question, Brian Dolan, Director of Community Development stated that he did not think 50 units to the acre would visibly stand out at the Stoneridge Shopping Center.

In response to a question, Brian Dolan, Director of Community Development, stated that 23 units to the acres is usually a 2-3 story project; whereas, 30 units to the acre is usually a 3-4 story project.

In response to a comment that CM Capital Properties is a good site for housing, Brian Dolan, Director of Community Development, acknowledged that CM Capital Properties was removed from one of the scenarios, and stated that in his opinion all of the sites currently on the list of potential housing sites are good sites. He noted that there is not a wide range of criteria rating scores.

In response to a question about 4202 Stanley, Brian Dolan, Director of Community Development, noted that developers typically do not volunteer to construct underground parking and it may be expensive.

In response to a question about the Auf der Maur/Rickenbach site, Brian Dolan, Director of Community Development, stated that there may be some internal trip capture if the site were mixed use.

In response to a question, Brian Dolan, Director of Community Development, stated 50% of the potential housing site inventory can be mixed use.

Public Comments

Sites by Stanley Blvd. and Valley Ave.

There were public comments against and in support of the potential rezonings by Valley Ave. @ Stanley Blvd. It was noted that there is no access to BART in this location, no services, no easy access to the freeway, Valley Ave. has congestion, the sites should be more evenly distributed throughout the City, and existing housing near the site has a high value. It was noted that if development in this area were built now, this would neutralize benefits in the area which would be reaped from the extension of Stoneridge Dr. to El Charro Rd. Another member of the public noted that the sites are near parkland at Shadow Cliffs, traffic will work well in this location once El Charro Rd. is extended to Stanley Blvd., and the City Traffic Engineer's preliminary analysis reduces anxiety about congestion in this area.

Later in the discussion, representatives for the Kiewit and Legacy Partners sites expressed their willingness to participate in an East Side Specific Plan process so long as the timing for plan preparation and adoption were reasonable. The representative for Kiewit stated he would be willing to develop the site after the preparation of an East Side Specific Plan if preparation of the specific plan started by the first quarter of 2012 and the plan were complete by the end of the second quarter in 2013. The representative for Legacy Partners agreed.

Pleasanton Gateway

A member of the public spoke about the Pleasanton Gateway site. He noted that he and his neighbors are opposed to housing development on the site, but they do think housing development on the site is likely. He noted that development of site 7 with housing would contribute to solving Pleasanton's housing need. He stated that if problems arise at the site, he has confidence that the City will resolve the issues. He requested the project be designed in keeping with the character of the area, be no more than 2 stories, and be 23 units to the acre, instead of 30 units to the acre.

4202 Stanley

A representative for the site stated he can build two story units on site without subterranean parking.

HETF Discussion about the Potential Housing Sites

It was noted that the Sycamore and Sunol site has a pending proposal for Alzheimer's units and care. Janice Stern, Planning Manager, stated that this proposal would need to be withdrawn if this site were to remain on the list of potential housing sites.

It was noted that rezoning of a site does not guarantee development.

A member of the HETF stated he was okay with keeping the 100 acres on the potential housing site list.

A member of the HETF stated she was okay with removing the Vintage Hills Shopping Center from the list, since there is a viable shopping center there. She also stated that she was okay with removing the Downtown (SF) site, since this site provides an opportunity for the City to enhance Downtown with a new city hall and library.

A member of the HETF stated she was okay with removing the Vintage Hills Shopping Center from the list. She also noted that she is okay with increasing the acreage proposals at the Stoneridge Shopping Center and BART sites, but 10 acres seems too high. She noted that she is interested in an East Side Specific Plan for sites 11 and 14.

A member of the HETF stated that zoning does not necessarily mean development. She also noted that items such as the number of stories and access for any development will be reviewed when development proposals are submitted. She stated that she is okay with removing the Vintage Hills Shopping Center and Downtown (SF) sites. She noted that she believes an East Side Specific Plan is crucial. She stated she wants El Charro Rd. extended, as this extension is even more important to the Santa Rita Rd. @ Valley Ave. area than the Stoneridge Dr. extension with regard to easing congestion. She stated that if there were an agreement that no development would occur on Kiewit's and Legacy Partners' sites prior to the adoption of the East Side Specific Plan, then she is okay with these sites being on the list of potential sites for rezoning. She stated that she believes Kiewit's and Legacy Partners' sites should be looked at cohesively in a specific plan. She noted that she likes the village concept at the Auf der Maur/Rickenbach site and is not interested in increasing density at this site due to traffic. She also noted that she would like 4202 Stanley to remain on the list.

A member of the HETF stated that he almost entirely agreed with the previous HETF member. He noted that he would like the acreage under consideration at BART to increase to 8.3 and the acreage at the Stoneridge Shopping Center to increase to 10. He suggested that the acreage at Irby Kaplan Zia increase to 9 acres or 8 acres depending on the impact to historical structures on site. He noted that he believes traffic will be okay if the Irby Kaplan Zia site were developed. He stated that the Kiewit and Legacy Partners sites would be okay if an East Side Specific Plan were adopted. He noted that he is okay with the CM Capital Properties site. He suggested that the Vintage Hills Shopping Center site be removed since it has existing retail on site. He noted that the Downtown (SF) site is an opportunity site for the City, and he suggested it be removed. He stated that he believed the Sunol sites should stay on the list, as these sites help to disperse sites throughout the City. He recommended that the 4202 Stanley site stay on the list, as it is a small site and close to Downtown.

A member of the HETF recommended the Vintage Hills Shopping Center and Downtown (SF) sites be removed from the potential housing site list for the same reasons as previously mentioned. She recommended that the Kaiser site be removed since there is a high number of units under consideration in the area, and the site is similar to the JC Penny site which was previously removed from the list. She stated that she is okay with increasing the acreage at the Stoneridge Shopping Center site and okay with the Sheraton site. She stated she is okay with leaving on the Kiewit and Legacy Partners sites as is, so long as an East Side Specific Plan is adopted. If an East Side Specific Plan is not adopted, she suggested that the acreage on these sites be reduced. She indicated that she was unsure about the Auf der Maur/Rickenbach site, but does not want 11.3 acres of housing on the site. She stated that she appreciates the comments by the neighbors near site 7 and does think it is a good site to keep on the list of potential housing sites. She recommended that 4202 Stanley remain on the list. She stated she likes the Sunol sites as potential housing sites, but also likes the Alzheimer's proposal at the Sycamore and Sunol site.

A member of the HETF stated she is okay with increasing the density at the Stoneridge Shopping Center and BART sites. She stated that she would like an East Side Specific Plan for the Kiewit and Legacy Partners sites to be adopted prior to any development on these sites. She stated that CM Capital Properties is in the middle of nothing and is in favor of removing it from the list. She stated she supports the removal of the Vintage Hills Shopping Center from the list of potential housing sites. She recommended that 4202 Stanley remain on the list. She supports increasing the acreage at the Auf der Maur/Rickenbach site, if the Kiewit and Legacy Partners sites are removed from the list. She noted that she is concerned that the Kiewit and Legacy Partners sites will come back too dense if removed now.

A member of the HETF stated that the total acreage should be reduced, but there should also be a buffer. He suggested reducing the number of units under consideration on the east side by 25% and increasing the density at the Stoneridge Shopping Center to 40 units to the acre and increasing the acreage at the Stoneridge Shopping Center to 10 acres. He noted that he believes the East Side Specific Plan is necessary. He recommended that the Auf der Maur/Rickenbach property be included in the East Side Specific Plan and be on the hook for helping to pay for infrastructure improvements. He recommended that Legacy Partners be at 30 units to the acre with a 25% reduction of the total number of units, and that the rezoning for housing occur in the center of the site. He suggested that perhaps the number of units at Kiewit be reduced by half, and that the number of units at BART be increased to make up for the reduction. He suggested that the Downtown (SF) site remain on the list since it is near the ACE station. He suggested that retail could possibly be added to this site. He suggested that the Irby Kaplan Zia, Nearon, CM Capital Properties, and 4202 Stanley sites be reduced to 23 units per acre. He suggested that the Vintage Hills Shopping Center site remain on the list if it is mixed use.

A member of the HETF suggested the Pleasanton Gateway site and Axis Community Health Center site be reduced to 23 units to the acre. He stated that the Sunol and 4204 Stanley sites need public outreach. He suggested that the Vintage Hills Shopping Center site remain on the list as is.

A member of the HETF stated that he likes the potential housing site list as is. He suggested that the projects for the sites be reviewed and only those sites with the best projects be selected for rezoning. He stated that this would encourage high quality projects. Brian Dolan, Director of Community Development, stated that this is a possible approach for narrowing the list of sites; however, the selection process would need to be complete by August.

In response to requests for an East Side Specific Plan with funding and timing plans for the extension of El Charro Rd. to occur prior to development on the Kiewit and Legacy Partners sites, a member of the HETF stated that he believed HCD would remove the Kiewit and Legacy Partners sites from the list of potential housing sites if this were required.

A member of the HETF asked staff if HCD would be more likely to keep the Kiewit and Legacy Partners sites on the list of potential housing sites if the list were more inclusive. Janice Stern, Planning Manager, answered yes.

HETF Recommendation on Potential Housing Sites

The HETF conducted preliminary voting on the potential housing sites, densities, and acreages. The preliminary tallies are shown on Attachment 3. After the preliminary tallies were complete, Janice Stern, Planning Manager, updated the potential housing sites table on an overhead for the HETF to review, and few corrections/refinements were made at that time. The final results of the HETF votes are shown in Attachment 4.

With regard to the Kiewit site, Legacy Partners site, and the East Side Specific Plan, the HETF voted on whether or not the East Side Specific Plan should be completed first, prior to development plan approval, and within a reasonable amount of time, and with a funding and timing plan for the El Charro Road extension. The final result of this vote was "yes".

The HETF also voted on whether or not the Auf der Maur/Rickenbach property should be in the East Side Specific Plan. The final result of this vote was "no".

The HETF decided to not to support the final results as a consensus item, since they had differing opinions on the sites/acreages/densities/units.

Earlier during the meeting, the HETF voted on whether or not staff should prepare a minority report. The result of that vote was "no".

3. Review Preliminary Draft Housing Element. (HETF moved agenda item #4 before #3)

HETF member David Stark stated that he would speak to his Housing Element comments as a Housing Commission member on June 15th. No other comments on this item were made.

5. Task Force and Staff brief announcements. There were no comments.

6. Summary and Next Steps. There were no comments.

The meeting was adjourned at 10:15 p.m.

Attachments

1. Power Point Presentation titled *Housing Element Preliminary Traffic Data and Analysis*
2. Potential Housing Site Scenarios for Consideration
3. HETF—Preliminary Voting Tallies
4. HETF—Final Voting Results for Potential Housing Sites

For further information call Janice Stern at (925) 931-5606 or jsstern@ci.pleasanton.ca.us