

P14-0440 and P14-1309, Housing Element, City of Pleasanton

Application to recommend approval to the City Council of: (1) an Addendum to the Housing Element and Climate Action Plan Supplemental Environmental Impact Report (SEIR); (2) General Plan Amendment to adopt the 2015-2023 General Plan Housing Element; and (3) a zone change for 5758 and 5794 W. Las Positas Boulevard to maintain a MU (Mixed-Use) zoning designation while changing the density from a minimum of 30 residential units per acre to a maximum of 12.5 units per acre.

Commissioner Balch recused himself due to a conflict of economic interest and left the meeting.

Jennifer Wallis presented the staff report and summarized the key elements of the application.

Commissioner Allen stated that she had a theoretical question regarding the recommendation to change the zoning of the CM Capital 2 site. She asked, if nothing happens to the property in nine or ten years, or if nothing is built on the site, and if the City received new RHNA numbers that required the City to build more or a significant amount of additional low-density housing, if there would be anything here that would preclude the City from serving this site up as a potential to reconsider changing the zoning to 30 units to the acre.

Ms. Wallis replied that nothing in the Planning Commission's action tonight would preclude the City from changing the zoning for the property in the future. She explained, however, that it would have to go through the same process of coming before the Planning Commission and the City Council for a public hearing process.

THE PUBLIC HEARING WAS OPENED.

Karen Ellgas stated that she basically would like to reconfirm staff's recommendation regarding the CM Capital 2 site on behalf of the Parkside residents. She noted that the neighborhood has done a lot of campaigning and work to get to this point and asked that the Commission approve the recommendation.

THE PUBLIC HEARING WAS CLOSED.

Commissioner Allen referred to Program 30.2 on page 27 of the Draft Housing Element and noted that there is an item added that states "...incorporating all lower-income regional housing need allocation requirements into the growth management allocation..." She asked staff if this is something that the City already does.

Ms. Wallis replied that currently, all housing units are counted equally within the growth management allocation, and the intent of this option is to break down the 235 units into individual income categories, each treated separately within the growth management allocation. She added that this is different from the exemption option which would exempt all lower-income units from the growth management allocation.

Commissioner Allen asked if this is essentially what the City does today when it creates its growth management allocation numbers.

Ms. Wallis said no, specifically because it is not worded that way.

Commissioner Ritter commented that he liked all three recommendations and that adding the Addendum to the Supplemental EIR dated August 1, 2014 to the previously prepared report was good. He commended everybody who put so much time into this document, as well as the public feedback, which was great. He thanked Ms. Ellgas for speaking on the CM Capital 2 site, noting that it was great to see how that worked out. He noted that the changes made by the City Council made a lot of sense.

Commissioner Allen echoed Commissioner Ritter and thank staff for all their hard work, the public, Ms. Ellgas and her team for coming out and working in a win/win way to create a really good plan. She noted that the bottom line is that HCD approved the document and that she knows staff worked really closely with HCD regarding its issues and concerns. She indicated that the Housing Element is a testament to having a well-thought through plan that serves the needs of the community.

Chair O'Connor stated that the Housing Element is one of the longer triumph-type things the City does every so many years. He noted that there are a lot of new things, a lot of public comment, and a lot of work that went into this. He noted that, unfortunately, he does not have the long, long list of names, because there are many, many people to thank who put the effort into this, including some on staff who are no longer here.

Commissioner Allen moved to: (1) find that the previously prepared Supplemental Environmental Impact Report (SEIR), including the adopted California Environmental Quality Act (CEQA) Findings and Statement of Overriding Considerations and the Addendum to the SEIR, Exhibit K of the staff report, are adequate to serve as the environmental documentation for this project and satisfy all the requirements of CEQA; (2) recommend approval to the City Council of the Draft Housing Element, as shown in Exhibits A, B, C, and D of the staff report; and (3) recommend approval to the City Council of the zone change, as shown in Exhibit L of the staff report.

Commissioner Piper seconded the motion.

ROLL CALL VOTE:

AYES: Commissioners Allen, O'Connor, Piper, and Ritter

NOES: None

ABSTAIN: None

RECUSED: Commissioner Balch

ABSENT: None

Resolution No. PC-2014-58 recommending approval of Case P14-0440, the Draft Housing Element, and Resolution No. PC-2014-59 recommending approval of Case P14-1309, the zone change, were entered and adopted as motioned.