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**SUBJECT: 2018 Planning Commission “Roadmap”**

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The Planning Commission plays a critical role in Pleasanton, acting as the decision-making body or in an advisory capacity to the City Council on numerous land use matters, in a complex and changing policy environment. To continue to build capacity and improve the Commission’s framework for decision-making, the Planning Commission chair has suggested staff develop a program of topic discussions and/or training opportunities that could be provided to the Commission over the course of the next year, as well as a “look ahead” to major development and policy-related items for 2018. This program, or “roadmap” is outlined below, and includes three major categories: Policy Updates; Training/Best Practices; and Work Program.

**Policy Updates: Housing**

The landscape of housing-related legislation is rapidly changing, with several initiatives recently passed and more anticipated, as the State takes a more active role in attempting to address statewide housing issues. This legislation provides important context for the Planning Commission today, as it considers applications, and in the future, particularly as the City begins update of the Housing Element, an effort that will likely begin in the next two to three years, in anticipation of the required update in 2023. Policy update items proposed to be brought forward to the Planning Commission include:

- Report on the 2017 State “Housing Package.” This presentation on recently adopted State housing legislation was made to City Council on February 28, 2018; staff has scheduled the same item for the Planning Commission at its next meeting on March 28.
- Housing “White Paper”: Staff is developing a comprehensive report that will provide historic background and context on the housing situation in Pleasanton, an assessment of the current housing policy framework, and of future needs and potential planning approaches as the City looks to the next Housing Element cycle. (Estimated spring/summer)

**Training/Best Practices**

Various training and other resources are available to the Planning Commission on technical and practical aspects of the role; this year staff suggests supplementing outside training opportunities with a workshop on Design and Project review, to be scheduled as part of a regular Planning Commission meeting:

- Outside Training: Funds are allocated in each year's Community Development Department budget to support commission training, and commissioners are encouraged to take advantage of training opportunities as funding allows, and to take advantage of the numerous other no-cost and low-cost training opportunities available through organizations such as the American Planning Association; League of California Cities; Association of Bay Area Governments, etc. Key among these is the upcoming "Planning Commissioner's Academy" hosted by the League of California Cities, in April 2018.
- Design and Project Review Training: Staff is developing a scope of work for one to two focused Planning Commission workshops on design and project review. The workshop(s) will be led by an urban planning and design professional, addressing aspects such as the elements of "good design," design and site-planning considerations for different types of projects, (e.g. multi-family residential, infill development, retail or commercial development), and project review best practices. (Estimated spring/summer)

### **Work Program Updates**

The Community Development Department and Planning Commission's work program is informed by several inputs, including the priorities established by the City Council (see Exhibit A); as a result of directives established through State law; and on a day-to-day basis, proposals brought forward by applicants and developers. In addition, notable development applications, projects under construction, and transportation-related efforts are summarized in the bi-monthly Community Development Department Update (see Exhibit B).

Significant development projects that are likely to be before the Planning Commission in 2018 include two residential subdivisions:

- Spotorno Planned Unit Development Proposal for 39 single-family residential homes within the Happy Valley Specific Plan area. (Environmental Impact Report is being drafted; Planning Commission workshop mid- to late-summer)
- Lester Planned Unit Development: Proposal for new 31-lot single family residential development accessed from Dublin Canyon Road. (Application pending; Workshop summer 2018)

Other significant projects for which applications have not yet been received, but are under discussion, include the Rosewood Commons housing development, and a potential new hotel at the Alameda County Fairgrounds.

In addition to the above development-related projects, staff expects work will proceed on several policy-related items. These include:

- Downtown Specific Plan Update: Underway since 2017; next steps include CEQA document preparation and review of red-line plan. (Draft Plan for Planning Commission review late 2018)

- Review of Local Housing Policies, Standards and Guidelines: Recent State housing legislation, which provides opportunities for streamlined review of qualifying housing projects, including reduced discretion for local cities in reviewing and approving projects. Staff will be initiating a review of the City's existing regulations, and identifying opportunities to develop a set of objective project review criteria to meet the State's requirements, while ensuring that projects remain of high quality and appropriate for Pleasanton. (Timing TBD)
- Inclusionary Zoning Ordinance (IZO) Update: Following the November 2017 Joint Housing/Planning Commission workshop, staff is developing amendments to the IZO, to encourage more on-site units in projects that are "affordable by design." (April 2018)
- Zoning Code Amendments Phase II: In 2017 the Planning Commission and City Council reviewed and approved a set of updates and amendments aimed at improving the City's Zoning Ordinance. Based on the availability of staff resources, Phase II of this effort could move forward in 2018, with the scope of the revisions to be determined. (Timing TBD)

**Exhibits:** A. [City Council 2018 Priorities](#)  
B. [CDD Update \(February 2018\)](#)