



PLANNING COMMISSION MEETING MINUTES

City Council Chamber
200 Old Bernal Avenue, Pleasanton, CA 94566

DRAFT

Wednesday, January 11, 2017

CALL TO ORDER

The Planning Commission Meeting of January 11, 2017, was called to order at 7:06 p.m. by Chair Balch.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Balch's son, Owinn Balch.

1. ROLL CALL

Staff Members Present: Gerry Beaudin, Director of Community Development; Shweta Bonn, Acting Planning Manager; Larissa Seto, Assistant City Attorney; and Kendall Granucci, Recording Secretary

Commissioners Present: Commissioners Nancy Allen, Justin Brown, David Nagler, Greg O'Connor, Herb Ritter and Chair Jack Balch

Commissioners Absent: None

a. Opening remarks from Planning Commission Chair

Chair Balch: I would like to say thank you to everyone in the room, both staff and my fellow commissioners for your service to this city and for your commitment with the time, the energy, and the meetings outside of this meeting that people just may not appreciate when they're speaking to us from the podium. We may not always agree but I think we've all shown that in our hearts we're trying to do the best for Pleasanton and what we think is the best for the future. We all have a different opinion on what that might look like but as you can see here I've brought my son to lead the pledge to show just why I'm here, why I'm trying to do this, to make this a great place to live. I'd also like to acknowledge that we're doing, in my opinion, a lot better than a lot of other similar

bodies at similar cities and I think that's a lot of the honor and respect we show each other during the meetings. I want to continue to foster that and if I don't uphold that I want you to let me know because that's something that I hope to do as each of you has done in the past and hopefully will do in the future. Somebody pretty astute said to me he observed that we're a pretty good cross section of Pleasanton, we come from different view points and we do a pretty good job representing a broad swath, a pretty good variety. It's pretty nice and it encourages my faith in government when we can all start at such diverse starting points and still come together and build a consensus. I've been on the minority side on some votes but what I've really appreciated is that my opinion on it has been listened to. It may not be the majority like I said but I felt I was heard. And that respect that you've shown me I hope to show back with every day that I come do this with you guys. I really feel extremely lucky to be doing this. So with that spirit I look forward to 2017 as the Chair, I promise to work hard and if I don't please give me guidance and feedback and I'll do my best. In closing I want to say thank you to the many residents in the room and to my fellow Commissioners for this great honor.

2. APPROVAL OF MINUTES

b. December 14, 2016

Commissioner Brown:

- Requested Staff listen to the recording to clarify the fifth paragraph from the bottom of Page 30.
- Requested the following correction to the sixth paragraph of Page 47: "...I come to the meetings ready to go in an ~~instance~~ instant."

Commissioner Ritter:

- In my final comments I thanked all the Commissioners but I didn't give enough recognition to Staff. You all do a fantastic job, Gerry and all your team and I just wanted to say that on the record, thank you.

Commissioner Allen moved to approve the Minutes of the December 14, 2016 Meeting as amended.

Commissioner Nagler seconded the motion.

ROLL CALL VOTE:

AYES: Commissioners Allen, Balch, Nagler, O'Connor, and Ritter
NOES: None
ABSTAIN: None
RECUSED: None
ABSENT: None

The Minutes of the December 14, 2016 Meeting were approved as amended.

3. MEETING OPEN FOR ANY MEMBER OF THE AUDIENCE TO ADDRESS THE PLANNING COMMISSION ON ANY ITEM WHICH IS NOT ALREADY ON THE AGENDA

There were no members of the audience wishing to address the Commission.

4. REVISIONS TO THE AGENDA

There were no revisions to the agenda.

5. CONSENT CALENDAR

Consent Calendar items are considered routine and will be enacted, approved, or adopted by one motion unless a request for removal for discussion or explanation is received from the Planning Commission or a member of the public by submitting a speaker card for that item.

There were no Consent Calendar items.

6. PUBLIC HEARING AND OTHER MATTERS

There were no Public Hearing items.

7. MATTERS INITIATED BY COMMISSION MEMBERS

There were no matters initiated by Commissioners.

8. MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

a. Reports from Meetings Attended (e.g., Committee, Task Force, etc.)

No discussion was held or action taken.

b. Future Planning Calendar

Beaudin: Accessory Dwelling Units is on the next meeting agenda. There's new state law related to what we in Pleasanton have in our Zoning Code as Second Dwelling Units. So at the next meeting we'll be making changes to the code to maintain some local control over second dwelling units but also remain in compliance with state law. The following meeting, February 8th, we'll be looking at a downtown project, 30 West Angela—it's been a shell of a building for too long now so we have new building being proposed at that location. At that meeting we'll also be looking at the Valley Trails project.

Commissioner Ritter: Is that the meeting that two of you will be gone?

Chair Balch: Commissioner Allen and myself will be absent from the February 8th meeting.

Commissioner Allen: Tentatively.

c. Actions of the City Council

Chair Balch: Ratifying appointments to the Task Force was delayed and the acquisition of the SFPUC land was approved. I'd also like to point out that Shweta sent an email notifying us that the Zoning Code Update will be going before Council on January 17.

d. Actions of the Zoning Administrator

No discussion was held or action taken.

e. Matters for Commission's Information

a. League of California Cities Planning Commissioners Academy

Beaudin: The League of California Cities is hosting a three-day Planning Commissioners Academy in early March. We'd like to see if any members of the Planning Commission are interested in attending. We won't put you on the spot tonight but because there is limited availability we ask that you get back to us by Friday at noon if you're interested in attending. We have resources set aside for this and we hope that we get as many Planning Commissioner's as possible who are interested to attend this. The League of California Cities has put on really well regarded and highly popular Planning Commissioner trainings so it's a great opportunity to compare the Sonoma State experience to this and we'll make some decisions about what we want to offer to the Planning Commission going forward.

Commissioner Ritter: Is there another one throughout the year that's similar to that one if we can't make it in March?

Beaudin: Yes, right at the end of the year we did the Sonoma State Planning Commissioners Academy. That one is also annual; and it's a half-day or about 4-6 hours of content. The League of California Cities version is about two-and-a-half days of content. They're different, certainly, but we encourage any opportunity to get this kind of information and likely we'll have both of them on offer and we just want to make sure we're able to clearly articulate to all of you how they go.

Chair Balch: I would be interested in attending.

Commissioner Brown: So I looked at the agenda for the League of California Cities and it's a lot meatier than Sonoma State's so I'm interested as well. Is there a cost for us?

Beaudin: There would not be a cost for you as far as out of pocket expense. The City has continuing education budget and we do have the money set aside for this kind of training this year.

Commissioner Brown: Thank you.

f. Select representatives and alternates for all committees and task forces

a. Overview of Conflict of Interest advice from the Fair Political Practices Commission

Chair Balch: Larissa would you like to make a comment?

Seto: I don't need to elaborate anything on the memo, I'm sure everyone's had a chance to read it.

Chair Balch: Does anyone have interest in serving?

Commissioner Ritter: Should we figure out the Downtown Specific Plan Update Task Force first?

Commissioner Allen: Yes, we should do that first.

Chair Balch: Sounds good. So we know we're limited to the number of people who can participate at this point. There are three who can serve: Commissioner Nagler, Commissioner Brown, and Commissioner Nagler. Are you still not interested in serving?

Commissioner Nagler: Yeah, I think the two of them will do a terrific job.

Commissioner Ritter: Would you be the alternate? I think that's what we're looking for.

Commissioner Nagler: I very much appreciate the City Attorney's office continuing to help clarify whether there is in fact a conflict on Commissioner Allen's part. And obviously we heard back that staff attorney at the FPPC continues to believe there is a conflict and there's nothing for us to do but accept it. I continue to believe that the exception in the law is there for a reason and in fact is applicable but the answer is the answer. And as far as the alternate goes I would be willing to serve as the alternate until such time as Commissioner Allen is cleared of the conflict if such time occurs at which time she would become the alternate.

Chair Balch: so may I suggest we make it clean and then if that time arises we re-agendize the item.

Commissioner Ritter moved to appoint Commissioners Brown and Ritter as representatives and Commissioner Nagler as alternate to the Downtown Specific Plan Update Task Force.

Commissioner Allen seconded the motion.

ROLL CALL VOTE:

AYES: Commissioners Allen, Balch, Nagler, O'Connor, and Ritter
NOES: None
ABSTAIN: None
RECUSED: None
ABSENT: None

Chair Balch: Heritage Tree and BPTC (Bicycle, Pedestrian, and Trails Committee) – I'll just mention that I'm willing to kindly concede my BPTC seat because it is a very difficult meeting for me to attend with the timing.

Commissioner Allen: Given that I'm not on the Downtown Task Force I am still interested in serving on the BPTC, if no one else has an interest, if someone else has an interest though I'm also open to yielding that position.

Commissioner Ritter: I don't mind being an alternate if that's an option. I like going to those meetings.

Commissioner Allen: And just an FYI, there's about a third of those meetings I cannot make because I will be out of town so the alternate really is important.

Commissioner Ritter: Ok.

Commissioner Nagler moved to appoint Commissioner Allen as representative and Commissioner Ritter as alternate to the Bicycle, Pedestrian, and Trails Committee.

Commissioner O'Connor seconded the motion.

ROLL CALL VOTE:

AYES: Commissioners Allen, Balch, Nagler, O'Connor, and Ritter

NOES: None

ABSTAIN: None

RECUSED: None

ABSENT: None

Chair Balch: Heritage Tree Board, so apparently Commissioners Nagler and O'Connor are representatives.

Commissioner Allen: No, Commissioners Allen and O'Connor.

Chair Balch: Ok. Are either of you willing to yield?

Commissioner Allen: I'd like to serve unless somebody else wanted to, strongly.

Commissioner O'Connor: Same here.

Chair Balch: I'd be fine being alternate.

Commissioner Nagler moved to appoint Commissioners Allen and O'Connor as representatives and Commissioner Balch as alternate to the Heritage Tree Board of Appeals.

Commissioner Ritter seconded the motion.

ROLL CALL VOTE:

AYES: Commissioners Allen, Balch, Nagler, O'Connor, and Ritter
NOES: None
ABSTAIN: None
RECUSED: None
ABSENT: None

9. ADJOURNMENT

Beaudin: Can I just ask that if anyone is interested in the conference that you contact either me or Kendall by Friday at noon. So far I've heard two takers, so we'll sit tight and wait to hear from everyone. But if you can let me know one way or another so we can close the loop. And if we hear back from everyone by Thursday we're going to book it because space is limited.

Commissioner Ritter: I can't make it.

Commissioner Allen: I need to double check the dates.

Chair Balch: Is there a minimum number you need to attend?

Commissioner Ritter: Does any staff go?

Beaudin: We're discussing that internally. I'm likely to go; I would like to compare it to the Sonoma State event. I've also mentioned it to the City Attorney's office as well as Shweta and Adam. So we're trying to figure out who amongst us will go.

Commissioner Ritter: Do they do it every year in March?

Beaudin: I don't know if it's always in March but it's an annual conference.

Commissioner O'Connor: I also can't make that date.

Commissioner Nagler: I need to check the dates and get back to you.

Beaudin: Thank you.

Chair Balch adjourned the meeting at 7:18 p.m.

Respectfully submitted,

Kendall Granucci
Recording Secretary