

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

DRAFT

Wednesday, October 28, 2015

CALL TO ORDER

The Planning Commission Meeting of October 28, 2015, was called to order at 7:00 p.m. by Chair Allen.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Chair Allen.

1. ROLL CALL

Staff Members Present: Gerry Beaudin, Planning Manager; Adam Weinstein, Planning Manager; Larissa Seto, Assistant City Attorney; Eric Luchini, Associate Planner; Jennifer Hagen, Associate Planner; and Maria L. Hoey, Recording Secretary

Commissioners Present: Commissioners Nancy Allen, Jack Balch, Greg O'Connor, and Gina Piper
Commissioner Nagler arrived at 7:10 p.m.

Commissioners Absent: Commissioner Herb Ritter

2. APPROVAL OF MINUTES

a. October 14, 2015

Commissioner O'Connor requested that the last sentence of the first paragraph on page 33 be modified to read as follows: "He indicated that he is also inclined to support ... if problems do arise with the small large daycare down the road,...."

Commissioner O'Connor further requested that the last line of the motion on page 33 be modified to read as follows: "...applicants to be required to part two ~~of~~ of their three cars in the garage."

Commissioner Balch requested that the third sentence of the last paragraph on page 32 be modified to read as follows: “He stated that he liked the condition regarding having the applicant park...applicants’ parking presumes that the two spots on the street in front of his home are available....”

Commissioner Ritter sent an email requesting that the sentence in the third paragraph on page 31 be modified to read as follows: “Commissioner Ritter questioned if a 500-1,500-square-foot house could have 12 children in it.”

Commissioner O’Connor moved to approve the Minutes of the October 14, 2015 Meeting, as amended.

Commissioner Piper seconded the motion.

ROLL CALL VOTE:

AYES: Commissioners Allen, Balch, O’Connor, and Pipe
NOES: None
ABSTAIN: None
RECUSED: Commissioners O’Connor and Piper on Item 6.a.
ABSENT: Commissioner Ritter

The Minutes of the October 14, 2015 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

Adam Weinstein advised that 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.

a. P15-0429 and P15-0501, Genius Kids

Application for Conditional Use Permit to operate a preschool and daycare facility and for Design Review approval to construct an outdoor play area for Genius Kids at 3550 Bernal Avenue, Suite 100B. Zoning for the property is PUD-C-N (Planned Unit Development – Neighborhood Commercial) District.

**Commissioner O'Connor moved to make the required Conditional Use Permit findings as described in the staff report and approve Cases P15-0429 (Conditional Use Permit) and P15-0501 (Design Review), subject to the Conditions of Approval as listed in Exhibit A of the staff report.
Commissioner Piper seconded the motion.**

Commissioner Balch referred to the playground in the rear as proposed and inquired if the drive aisle does not need to be narrowed, given that proposal reconverts the existing landscaped area.

Mr. Weinstein confirmed that was correct.

ROLL CALL VOTE:

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

Resolution No. PC-2015-34 approving Cases P15-0429 (Conditional Use Permit) PC-15-0501 (Design Review) were entered and adopted as motioned.

6. PUBLIC HEARING AND OTHER MATTERS

- a. P15-0364, P15-0365, & P15-0600 Lisa Sunderland, SCM Solutions, LLC Applications for Design Review, Conditional Use Permit and Sign Design Review approvals to construct and operate an approximately 614-square-foot drive-through Starbucks Coffee kiosk with related site improvements in the Rose Pavilion Shopping Center parking lot located at 4299 Rosewood Drive. Zoning for the property is Central Commercial (C-C) District.**

Jennifer Hagen presented the staff report and described the scope, layout, and key elements of the proposal.

Commissioner Piper referred to a slide on renderings of Starbucks coffee shops in other locations and inquired what the glass-like portion on the top of the building was.

Ms. Hagen replied that it is basically a mesh metal awning screen over the drive-through that has artwork on it. She indicated that Pleasanton requires full screening of mechanical equipment so the top of the proposed building would be a solid black screen with no designs and nothing behind the screen would be visible.

Commissioner Balch stated that the area in front on the south side of the "T" in "Starbucks" looks like a landscape berm and requested confirmation that it is not concrete and would be planted.

Ms. Hagen replied that was correct.

Commissioner Balch further inquired for clarification that there is no pedestrian access from the parking stalls on the left to the pedestrian window on the right.

Ms. Hagen replied that there would be no pedestrian access at this time.

Commissioner O'Connor inquired if there is no access from the parking lot to the sidewalk.

Ms. Hagen replied that there is an access from the Starbucks to the sidewalk.

Commissioner O'Connor clarified that he was referring to the parking lot on the west side and if there is any way to walk around to the sidewalk along Santa Rita Road to actually get to the pedestrian window.

Ms. Hagen replied that there currently is no direct pedestrian access from the parking lot to the sidewalk; one would have to go to 99 Ranch, come across to Starbucks, and then across to the sidewalk along Santa Rita Road.

Commissioner O'Connor stated that he was wondering why there is a pedestrian access to Santa Rita Road when one cannot park on Santa Rita Road and how a pedestrian is going to come up to the pedestrian window.

Ms. Hagen explained that all businesses are required to provide Americans with Disabilities Act (ADA) access to the public right-of-way and the sidewalk, even though there is no parking along Santa Rita Road.

Mr. Weinstein stated that there are neighborhoods in the area and that it is conceivable that people might be walking down the sidewalk along Santa Rita Road and cross over onto the pedestrian window of the kiosk. He added that it should not be that difficult to walk through the parking lot and access the pedestrian window from either the south or the north, even though there are no crosswalks around the area.

Commissioner Balch pointed to the parking stall farthest south and asked how someone who parks there can conceivably access the pedestrian window as they cannot cross the landscaped berm.

Commissioner Piper noted that they can go around the south end or the north end.

Ms. Hagen stated that although there is no crosswalk, and staff does not encourage it, pedestrians may walk around the south side of the building.

Commissioner Balch added that they can walk up the drive aisle to access the window.

Ms. Hagen said yes; that may be what they will do.

Mr. Weinstein stated that he thinks some people who are probably uncomfortable walking up a drive aisle would actually go out to the sidewalk and go to the pedestrian window that way. He noted that pedestrians as well as cyclists sometimes do go out of their way just to be in a safer environment or an environment where they feel safer.

Commissioner O'Connor provided a scenario where there are 12 cars in line, and the customer decides to park in the parking lot and is now wondering how he can get to that window where there is nobody in line.

Ms. Hagen stated that Planning staff discussed this matter with the Traffic Engineering staff and their concern was that if you put a walkway south of the drive-through, the walkway would cross a traffic lane and would just lead to the front of a parking stall, requiring pedestrians to navigate through cars which staff felt would not be safe.

Commissioner O'Connor stated that he was not thinking of going across the drive-through lane where the car just got its coffee, but about going around the north side of the building after waiting a few minutes; however, he did not know how to connect to the walk area.

Commissioner Nagler noted that there is a path from 99 Ranch.

Commissioner Balch stated that the customer can come down the driveway on the other side and go over.

Commissioner O'Connor asked if there was a walkway on the north side of the Starbucks building.

Ms. Hagen said yes.

Commissioner O'Connor asked Ms. Hagen where one would go northward from there.

Ms. Hagen replied that one can cross to 99 Ranch or go to the adjacent parking stalls by the trash enclosure.

Commissioner O'Connor inquired if that is a paved parkway all the way down.

Ms. Hagen replied that it is paved and will be striped.

Commissioner O'Connor replied that, in that case, he is not that concerned, as long as people do not park on the south side of the parking lot.

Ms. Hagen stated that one could conceivably park at this stall farthest north and then walk within the walkway area.

Commissioner Piper inquired about the reasoning behind having the drive-up pedestrian window on this side rather than being reversed on the other side.

Ms. Hagen replied that it is the side of the car where the driver's window is.

THE PUBLIC HEARING WAS OPENED.

Lisa Sunderland, Applicant, stated that they were more concerned about having a nice long queue that people could be in. She noted that they originally tried to turn the T around, and it did not get a long enough queue. She added that this is mostly a drive-thru store, and the walk-up is a very little percentage of the business.

Ms. Sunderland stated that she does not have anything to add to Ms. Hagen's presentation. She noted that they have worked with Ms. Hagen and Mr. Weinstein for a year-and-a-half to try to get something that was equitable on both sides, a good business that Pleasanton could use and would enhance the shopping center.

Matt Berger, Senior Vice President, Leasing, West Region, Brixmor, stated that they were the owner of the shopping center. He thanked Ms. Hagen for a great presentation. He referred to the slide about the future development and stated that this is something they are hoping and planning to do, and they view this Starbucks as kind of a catalyst event. He noted that the former CVS location is vacant now and that they are in contract to purchase that. He added that they are planning to invest in the shopping center, and part of that is the acquisition of the CVS, which they view as important to that redevelopment. He indicated that based on the plans, they would have something in the next two years that would be tenant-driven depending on what happens with the CVS location.

Commissioner O'Connor asked for clarification that the remodel of the shopping center is based on Starbucks and the tenant they get for the CVS site.

Mr. Berger replied that it is not solely based on the tenant but that it is not going to happen until they have a tenant. He added that they have had discussions with a handful of tenants. He then presented a background on their company, stating that they also own the Metro 580 Shopping Center where the Walmart store is located. He added that they own almost 600 properties across the country. He noted that they look to control pieces of the centers, and in centers they do not own like the CVS box, they redevelop them to improve the shopping centers. He added that this is something they have been trying to do for a long time and that it took them over four years to get the CVS deal done across the street so they could work towards this.

Commissioner Balch stated that it was very good that the renderings of the remodel, as preliminary as they may be, were included just because the architecture of this drive-thru Starbucks is clearly at odds with what is there today.

Mr. Berger replied that there are some additional renderings on their website. He indicated that they have added some smaller tower elements that tie in with the wood of Starbucks. He noted that this is mainly a tenant demand because CVS obviously faces the interior of the shopping center. He added that there is no street frontage and the tenants they have talked to have only expressed an interest if there is some sort of visibility to the street.

Commissioner Balch commented that the point is when this remodel occurs, it will look like a uniform development.

Mr. Berger said that is the plan.

THE PUBLIC HEARING WAS CLOSED.

Commissioner Nagler stated that he thinks it is an excellent project and that his only concern is the pedestrians who are going to park and walk to the coffee shop. He noted that the queue might be longer than people expected because those who want their coffee will be educated enough to get to this location in the shopping center. He indicated that he sees Commissioner O'Connor's comment that when people see that the queue is longer than 12 cars, they will park immediately, turning left into those first rows and then crossing over the drive aisle which has the landscaped berm.

Commissioner O'Connor noted that repeat purchasers who come to this location will figure it out very quickly that if they want to park on the northwest side, they can walk and get there without crossing any cars.

Commissioner Nagler agreed.

Chair Allen stated that she thinks the same thing and it is minor. She inquired if there possibly could be signage for the parking spots on the north end saying something like reserving those spaces for people who are walking in.

Commissioner O'Connor suggested a ten-minute parking restriction.

Chair Allen that would be good or something that just implies that those are spots for people who are going to use the pedestrian window. She noted that it would provide just a better opportunity for customers to use those spots that way.

Mr. Berger stated that the 99 Ranch lease will restrict them from doing dedicated parking but that he does not have a problem putting short-term parking signs there.

Ms. Hagen suggested certain parking spots could be designated for Starbuck's pedestrian parking during its peak hours of 7:00 a.m. to 10:00 a.m. and before 99 Ranch opens its business at 10:00 a.m.

Mr. Berger indicated that he does not have a problem with that.

Commissioner Nagler asked Ms. Hagen which parking spaces she is talking about.

Ms. Hagen pointed to the three adjacent spaces farthest to the north.

Commissioner Piper commented that no one would be parking there as 99 Ranch is not going to be open then.

Mr. Weinstein advised the Commissioners that they could request a condition of approval that would allow staff to work with the project applicant and Mr. Berger and his team to come up with a solution with signage or some other way to allow people to park

short-term in those spaces adjacent to 99 Ranch and then walk more easily to the pedestrian window.

Mr. Berger stated that he was fine with that condition.

Chair Allen stated that she was comfortable with that and asked the other Commissioners if they were.

Commissioner Nagler stated that his concern is not necessarily the people anxious to get their coffee but more the crossing of the line in the road, as Commissioner O'Connor mentioned, where people cross in front of a car that just got coffee. He indicated that he has seen similar places that put in a four-foot tall wrought iron fence that cannot be crossed. He indicated that letting staff work with the applicant and then monitor it to see if it is an issue is a fair solution.

Commissioner O'Connor moved to approve Cases P15-0364, (Conditional Use Permit), P15-0365 (Design Review), and P15-0600 (Sign Design Review), subject to the Conditions of Approval listed in Exhibit A of the staff report, with the addition of a new condition that the applicant work with staff to evaluate and implement parking/signage solutions to facilitate pedestrian connections between the existing parking lot and walk-up window, subject to the approval of the Director of Community Development. Commissioner Nagler seconded the motion.

ROLL CALL VOTE:

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

Resolution No. PC-2015-35 approving Cases P15-0364, (Conditional Use Permit), P15-0365 (Design Review), and P15-0600 (Sign Design Review) was entered and adopted as motioned.

7. MATTERS INITIATED BY COMMISSION MEMBERS

No discussion was held or action taken.

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

a. Future Planning Calendar

Mr. Weinstein advised that there are only two Commission meetings left for the rest of the year, both of which will be jam-packed.

The first meeting is on November 18th, and currently scheduled are:

1. A Planned Unit Development (PUD) Development Plan for 377 St. Mary Street, on the northeast corner of St. Mary Street and Peters Avenue. It is a kind of horizontal mixed-use project with four townhouses at this point and the preservation of the existing residential building and its conversion into a commercial use.
2. A Work Session on the Millers and the Masons dispute to revisit the Conditional Use Permit and think about ways to either modify it, leave it alone or revoke it.

Commissioner Nagler inquired if action is allowed to be taken in a Work Session.

Mr. Weinstein replied that there will be no action taken; it will just be discussion.

3. A Conditional Use Permit for Pick 6, a nightclub in town off of Hopyard Road.

Commissioner O'Connor noted that it is going into a portion of the existing tenant space and inquired who the other tenant in there is.

Mr. Weinstein explained that there are a couple of uses proposed for that one space in the existing shopping center. Pick 6 is currently operating a restaurant and bar. The space is divided up, and a country bar is also planned as another use in the same space.

The second meeting is on December 9th, and the following items are on the agenda:

1. 273 Spring Street, which the Commission considered several weeks ago, will be coming back with a revised plan.
2. A Work Session on a Rezoning and General Plan Amendment on the north side of Dublin Canyon Road at 11300 Dublin Canyon Road.

Commissioner O'Connor inquired if that is the corner on the freeway side.

Commissioner Piper stated that it is the Pleasanton Church of Christ.

Commissioner O'Connor inquired if it is still a public and institutional type use that is going in.

Ms. Hagen stated that it is currently a 16-acre site with a church on top of the hill, and the applicants are proposing to subdivide the property, and five new single-family homes are being proposed at the lower end of the property fronting Dublin Canyon Road, which would require a General Plan Amendment from Rural Density Residential to Low Density Residential and a Rezoning to change the zoning from Agricultural to Residential.

Mr. Weinstein advised that this will be a Work Session, and no decision will be made.

Mr. Weinstein stated that staff is also contemplating a holiday party with the Commission after one of those meetings, although the fact that we may have a lot of agenda items on those nights might make it difficult to gather after the meeting, in which case staff will contact the Commissioners to figure out a date that works for most people and a place to meet up for a casual celebration at some local establishment for food and drink.

Commissioner Piper stated that she will be at the November 18th meeting.

Chair Allen commented that December is looking good.

b. Actions of the City Council

Lund Ranch Project

Commissioner Balch noted that the Lund Ranch project was continued.

Commissioner O'Connor inquired if that is still scheduled for the November 3rd meeting.

Ms. Harryman replied that it is still currently scheduled for November 3rd but that it might be continued.

Commissioner Balch inquired if staff is still waiting to hear back from the Fair Political Practices Commission (FPPC).

Ms. Harryman replied the FPPC contacted staff today asking for more information, and it does not appear likely that a letter would come by Tuesday.

c. Actions of the Zoning Administrator

No discussion was held or action taken.

d. Matters for Commission's Information

Johnson Drive Economic Development Zone Project

Mr. Weinstein presented a brief summary of the Johnson Drive Economic Development Zone Neighborhood Meeting that was held on October 22nd at Hart Middle School from 6:00 p.m. to 8:00 p.m. He indicated that this meeting and a following meeting as well were intended to implement the public outreach for the project that the Planning Commission recommended.

Mr. Weinstein stated that staff got the word out about the meeting in as many ways as they could think of: notices were sent out to about 2,700 residents and occupants and surrounding neighborhoods; emails were sent to interested parties; it was posted on the City's website and Twitter account; it was published in the Contra Costa Times as a display ad; and an article was published in the PleasantonWeekly.com. He added that in full disclosure, it took longer to get the notices via mail to folks than staff had

intended, so some people received their notices a little bit later. He noted that for the next meeting, staff will get the notices out much earlier and are working on sending out and getting word out about the meeting in different ways beyond the ones used at the last meeting because public involvement and public input are an important part of this process.

Mr. Weinstein stated that because the meeting was on the night of the 49ers-Seahawks game, some people felt they had better things to do than come to a neighborhood meeting; however, it was impressive that over 40 people came out to the meeting. He indicated that staff gave a presentation on the project and the Draft Supplemental EIR, including its key findings. He pointed out that a lot of the people who attended ended up speaking as well, and the microphone was essentially just passed around after staff made their presentation. He noted that probably everybody who spoke at the meeting either seemed to be opposed to the project or had some significant concerns, so staff spent a lot of time hearing people's concerns and answering questions.

Mr. Weinstein stated that the comments made generally echoed what staff had heard previously at the Draft SEIR comment meeting several weeks ago. He indicated that issues of economic impacts and retail leakage came up a lot, there were lots of questions about developer involvement in the process in terms of who was financing the studies being done, to what degree the City was promoting the project, and whether the project was developer-driven or City-driven. He added that there were definitely lots of questions about Costco and how that played into the project, as well as questions about traffic, air quality, and other environmental impacts of the project.

Mr. Weinstein stated that staff is definitely taking public involvement seriously for this project and is planning another meeting, a community meeting on November 12th, to be held at Hart Middle School. He indicated that notices for that meeting went out today so people will get much more advanced notice than they did for the previous meeting, and staff is using the same forums and outreach as at the last meeting, but will add some more, such as having a press release and posting at the library and on the bulletin boards outside City Hall, and routing the notice to PUSD so word can get out to school parents. He indicated that the City is interested in having as many people as possible come to the meeting and make their concerns heard. He encouraged the Commissioners to talk to folks as well and let them know.

Mr. Weinstein stated that along the same lines as enhancing public involvement, staff have also extended the duration of the DSEIR comment period: the statutorily required 45-day review period has been extended to a total of 67 days, and the last day people can submit comments will be November 23rd.

Mr. Weinstein stated that there were definitely some comments that were made at the meeting and also after the meeting that were in the "blogosphere" along the lines of City staff trying to ram this project through the process. He clarified that this is a very deliberate process that has lots of points for the public to be involved. He noted that staff is still in the very early stages of analyzing and reviewing the project and getting public comment, and that that it is still many months away from coming to the Planning Commission and ultimately the City Council for a final decision.

Commissioner O'Connor inquired how long staff anticipates before this project comes as a hearing at the Planning Commission.

Mr. Weinstein replied that it may be sometime early next year in the spring. He indicated that staff still has quite a bit of work to do, including an economic study that will drill down on some of the economic issues that have been raised by the Planning Commission and by the public, such as retail leakage and the impacts of a big box retailer on the community. He noted that staff will also be collecting all of the public comments received on the DSEIR and responding to them in the Response to Comments document. He added that staff is expecting a pretty big volume of comments which will take time to put together.

Mr. Weinstein stated that staff is also talking about holding a joint City Council/Planning Commission Work Session on the project, after which there will be a Planning Commission and City Council hearing on project approval.

Commissioner Piper asked what retail leakage means.

Mr. Weinstein replied that retail leakage, in this context, means that if a big-box retailer such as a Costco or a Sam's Club locates on the site, and people start purchasing their goods like shampoo and fast food items there instead of at Lucky's or Gene's Fine Foods or some other local supermarket or business in town, the sales that were going to those other businesses is now lost and is essentially being transferred to Costco or Sam's Club.

Commissioner Piper commented that one of the things people brought up at the meeting then was their concern over the local grocer.

Mr. Weinstein said yes. He explained that there is a different way of looking at that too, and what could be happening is that the City is actually losing retail dollars to other cities when people drive to other towns to buy from a big box retailer there.

Commissioner Piper inquired what neighborhoods were noticed for the first meeting and what neighborhoods are being noticed for the second one.

Mr. Weinstein replied that the same neighborhoods were noticed for both meetings. He explained that the first part of the noticing is drawing a 1,000-foot radius around the project site, so everybody within 1,000 of the project site would get noticed; then generally the neighbors bounded by Stoneridge Drive on the north, Hopyard Road on the east, West Las Positas Boulevard on the south, and Foothill Road on the west were targeted, and all of the folks living in those neighborhoods were sent a notice. He stated that these same people will be noticed for both meetings so that people living in those neighborhoods who were unable to make it to the first meeting would have another opportunity to come and provide comments.

Commissioner Piper requested staff to email the Commissioners information about the meeting and the venue so they can do an outreach themselves.

Mr. Weinstein said yes.

Commissioner Nagler stated that he had a specific and general comment: The specific comment is that he was not there at the community meeting but several attendees were incredibly complimentary of the job Mr. Weinstein did, and relayed to him that Mr. Weinstein was very patient in responding to people's questions and was very much on point, and his willingness to stick around another 30 minutes was noticed. He thanked Mr. Weinstein for that. And, the general comment is that, as one Commissioner who has cared about it, he appreciates the amount of outreach staff is doing and appreciates the fact that a second meeting will be held; and he is not concerned that there will be some people who do not believe they got noticed or did not receive the mail on time or somehow were not in the right place at the right time to hear about it because that will always be true. He indicated that the question is if staff is putting forth adequate effort to let people know, and by Mr. Weinstein's description, staff certainly is, and this is all they can do, and he appreciates that.

Mr. Weinstein thanked Commissioner Nagler and added that if anybody has advice for different ways to get the word out about the meeting, staff would be happy to hear and implement them.

Commissioner Nagler stated that one of the parties who was actually objecting to the development placed a radio ad so, in fact, there was even more public notice than what the City did. He also noted that on the one hand, 38 or 40 people is a nice turnout; but on the other hand, 38 or 40 people as some sort of a poll of affected neighborhoods and individuals is not very many people.

Chair Allen agreed with Commissioner Nagler's comments and thanked staff for the outstanding outreach they did and are continuing to do, because that is so critical.

Commissioner O'Connor echoed the comments. He stated that it has been big effort and thanked staff.

e. Matters for Commission's Action

- (1) Selection of one Commissioner as Alternate to the Bicycle, Pedestrian, and Trails Committee

Chair Allen stated that she is the Planning Commission representative on this Committee and found herself needing to miss more meetings than she would like to miss, so she asked that this item be placed on the Agenda because she does not have a back-up on this committee. She explained that this is a great committee that meets once a month on the 4th Monday of the month, and the goal is to really promote and enhance access for bicyclists, pedestrians, and trail users. She indicated that there are ten members on the Committee who have a passion for doing just that.

Chair Allen stated that it is actually an interesting time to be part of the team now as well because the Committee is in the process of re-doing its strategy for the next five years and is working with one of the outside consultants, actually a really good transportation company. She added that the team is really able to add a lot of value around strategies

and things they would like the consultant to think about to build for the future. She asked if any of the Commissioner were interested to be an Alternate.

Commissioner Balch stated that he is generally interested because she was on the Parks and Recreation Commission.

Commissioner Piper stated that she will do it.

Commissioner Allen nominated Commissioner Piper 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 Piper

NOES: None

ABSTAIN: None

RECUSED: None

ABSENT: Commissioner Ritter

Commissioner Piper was named Alternate to the Bicycle, Pedestrian, and Trails Committee.

Kottinger Gardens Project:

Commissioner Balch stated that in the interest more in how the agenda is set up and since Planning Commissioners attend Committee meetings, the Parks and Recreation Commission adjusted its agenda so that all of the committees and subcommittees that Commission members attended were on the agenda to jog the memory of the attendees should they want to report any matters on that. On that note, he stated that he attended the Kottinger Place Task Force meeting and they indicated that they are expecting ground-breaking in March of next year. He stated that Phase 1 will take approximately 12 months to build; and after it is completed, they will move to Phase 2. He noted that approximately 50 residents will be relocated off-site for one year while they build the cottages and the three-story building; and once that is complete, the residents will be relocated back into the three-story building, they will redo the Gardens, and then everyone gets reshuffled.

Commissioner Nagler asked Commissioner Balch if he knew where the off-site location is.

Commissioner Balch replied that they are actually using a firm to locate the residents so a lot of what the Task Force was focused on was how they will try to keep groups together to be able to support services, such as access to doctors.

Chair Allen thanked Commissioner Balch for the update.

9. ADJOURNMENT

Chair Allen adjourned the meeting at 7:55 p.m.

Respectfully submitted,

Adam Weinstein
Secretary