



PLANNING COMMISSION MEETING MINUTES

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

DRAFT

Wednesday, August 12, 2015

CALL TO ORDER

The Planning Commission Meeting of August 12, 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, Director of Community Development; Adam Weinstein, Planning Manager; Julie Harryman, Assistant City Attorney; Mike Tassano, City Traffic Engineer; and Maria L. Hoey, Recording Secretary

Commissioners Present: Commissioners Nancy Allen, David Nagler, Greg O'Connor, Gina Piper, and Herb Ritter

Commissioners Absent: Commissioner Balch

2. APPROVAL OF MINUTES

a. July 22, 2015

Commissioner O'Connor requested that the fourth paragraph on page 6 be modified by deleting the phrase "*in total*" at the end of the paragraph, to read as follows:
"Commissioner O'Connor inquired, for clarification if the applicant would have been able to add a bedroom...they could have the same number of bedrooms-~~in total.~~"

Commissioner O'Connor further requested that the fourth paragraph on page 10 be modified by adding the word "agreed" after "Commissioner O'Connor" to read as follows: "Commissioner O'Connor agreed that would give the applicant sufficient time to work with staff."

Commissioner O'Connor moved to approve the Minutes of the July 22, 2015 Meeting, as amended.

Commissioner Piper seconded the motion.

ROLL CALL VOTE:

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

The Minutes of the July 22, 2015 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.

There were no items for consideration under the Consent Calendar.

6. PUBLIC HEARING AND OTHER MATTERS

a. P15-0248/PUD-111 and P15-0249/P15-0390/P15-0250, Ponderosa Homes II, Inc.

Applications for the approximately 6.22-acre site located at 3410-3450 Cornerstone Court for: (1) General Plan Amendment to change the land use designation of a 4.28-acre portion of the site from Community Facilities – Other Public and Institutional to Medium Density Residential; (2) Planned Unit Development (PUD) Rezoning and Development Plan approval to rezone a 4.28-acre portion of the site from the PUD-P&I (Planned Unit Development – Public & Institutional) District to the PUD-MDR (Planned Unit Development – Medium Density Residential) District and to construct 27 single-family homes and related site improvements; (3) Modification to the approved site plan; and (4) Conditional Use Permit to eliminate the existing church and its related uses and to retain the existing preschool and private school facility as a stand-alone use with a modified operation and site plan.

Also consider the Negative Declaration prepared for the project.

Adam Weinstein presented the staff report and described the scope, layout, and key elements of the proposal.

Commissioner O'Connor referred to Mr. Weinstein's statement that the existing school has 120 students, as opposed to a letter the Commission received earlier today that talked about the existing school having 150 students. He asked staff to clarify.

Mr. Weinstein replied that the school currently has a state license for 120 students, in addition to an after-school program that allows for 30 students that does not require a State license at this time. He indicated that the applicant can provide clarification in that respect. He added that because of the summer months, the actual number of students occupying the school at this time is probably substantially less than 120.

Commissioner Nagler noted that based on the school's history, the number of students allowed by City when the school use was originally permitted was up to 200.

Mr. Weinstein confirmed that was correct. He stated that the larger enrollment number was first approved for a different project and in a different context, and there was a lot more parking provided on the site then. He indicated that staff's determination of the appropriate baseline for student enrollment was based on what other uses are happening on this particular project site, other residential uses being proposed on the project site, and the amount of parking provided on the project site as parking in schools is obviously a really big issue.

Mr. Weinstein explained that staff started with the Code requirements that require a certain number of parking spaces, and then looked at what additional parking might be needed to allow for safe pickup and drop off. He continued that staff took into account

the pretty significant reduction in parking from that earlier project and determined that 120 students for enrollment at the school was a reasonable baseline to start with. He added that if an increase in enrollment is proposed, staff would go out to the project site, look at how the school is operating, and then potentially increase enrollment from there. He stated that 120 students was the maximum number staff was comfortable with allowing on this project site, based on the parking constraints and the other uses that were being proposed, and the fact that the school is currently licensed for 120 students.

Commissioner Nagler noted that if the Commission theoretically were to recommend to the Council approval of the application as presented, the school would be approved for a larger enrollment number.

Mr. Weinstein replied that was correct. He indicated that the enrollment could ultimately increase to 294 students, but that would be subject to traffic analysis.

Commissioner Piper asked for examples of what kinds of activities would be included on a passive recreational area.

Mr. Weinstein replied that a passive recreational area would typically be a place where people can walk or rest, which might include benches and tables, as opposed to soccer fields or badminton and bocce ball courts.

Commissioner Piper inquired if it could include a tot lot.

Mr. Weinstein replied that tot lots would probably be considered more active.

Commissioner O'Connor inquired if a par course could be considered more active.

Mr. Beaudin replied that a par course is typically one person moving from station to station and it might be just one station at one specific location. He indicated that it might actually still be passive because it would not have a group of people congregating around a piece of equipment.

THE PUBLIC HEARING WAS OPENED.

Pamela Hardy, Senior Land Planning Manager for Ponderosa Homes, stated that also present were Jeff Schroeder, Ponderosa Homes' Senior Vice President of Land Planning and Acquisitions, Pastor Mike Barris from the Centerpointe Church as co-applicant, and other Centerpointe Church congregation members. She indicated that Pastor Barris would speak first on his component of the applications, and then she would talk about the other issues staff raised.

Pastor Mike Barris, Pastor of Centerpointe Church, stated that he is an 18-year resident of the community. He noted that some of the Church leaders and congregation members are present tonight, and as a faith community of 250 households, the Church is really excited to be part of the City and value the opportunity to provide a range of

ministries and service. He stated that the Church has a rich history, noting that it was the first church established in Pleasanton in 1876 and has been here since. He added that the Church, as a congregation, has been an active part of the community through its 140-year history and has been involved in a multitude of ways, including Boy Scouts and other local community groups, to try and do their part in serving and making a difference here.

Pastor Barris stated that this application really represents their Church's next step into its future, a very significant and important step to moving ahead and continuing to be a vital part of this City. He indicated that when they began work on this project in April of 2014, they considered two options on how to move ahead with the land use: either develop some of the land for residential homes and complete the neighborhood while leaving the pre-school facility in place, or sell to another religious organization who would continue to build out their Church as currently planned. He stated that they intentionally chose the first option and asked Ponderosa Homes to partner with them in creating an attractive residential plan that would complement the existing residential units. He noted that compared to the Church's current 81,000-square-foot Master Plan at build-out, this plan actually reduces the total amount of square footage that will be built on-site, and would consequently reduce church-related traffic.

Pastor Barris stated that he considers a preschool within walking neighborhood distance as a great amenity to have in the community. He noted that people from the neighborhood literally walk their kids or have them ride in wagons to school, and he believes it is a great part of the neighborhood that will be there and will be retained.

Pastor Barris stated that it has been a long process and that they are glad to finally be before the Commission tonight. He indicated that they have a couple of time pressures with respect to moving forward on this project, and they have to make decisions very soon about a specific property for their new Church's home, which will require financial commitments on their part. He further indicated that they have a possible buyer for their temporary sprung structure, who wants to know how quickly the Church can deconstruct and deliver it to them. He added that their congregation is obviously desirous of finding out where their Church is going to land and how they are going to move forward.

Pastor Barris addressed the Commission that its action would help keep this project moving forward and would allow the Church to put other aspects in place so they can move off of the site quickly and work toward a beautiful neighborhood here. He stated that they are grateful for the work done by the staff to help them with their portion of the application to get to this point tonight, and indicated that they support the Conditions of Approval relating to the preschool, including the recommended changes before the Commission tonight. He requested the Commission, on behalf of their Church family, to recommend approval of the project.

Ms. Hardy stated that she had a brief discussion with staff preceding this hearing tonight, and given the issues that staff had raised in the staff report, she would like to have an opportunity to treat this a little bit like a Work Session with the Planning

Commission in the context of a public hearing so they can have a little bit more of a dialogue with the Commission.

Ms. Hardy stated that she would like to start by addressing a couple of the points. She stated that when they first looked at planning this site out with the 80,000-square-foot Master Plan for the campus, the preschool and the academy school were a component of that Plan. She displayed the Plan and pointed to the preschool to the right and to the east, noting that the building closest to Busch Road has already been constructed along with the second wing, which connects those two buildings and would be part of the academy school. She indicated that when they first looked at planning this site, they had to take into consideration the location of that preschool and that academy, and then work with Montessori West, the operator of the school and several other facilities in the Bay Area, along with the congregation, to arrive at a site plan that gave them the circulation and parking that the school operator needed to make this a successful operation. She noted that the operator was very, very keen on making certain there was sufficient parking on the site, given the proposed adjoining residential project, because if they had parking problems, they were going to have enrollment problems.

Ms. Hardy stated that Ponderosa addressed the site layout from that perspective, working around the commitment made to the Church and to the preschool. She noted that staff has now indicated that their preference is for a more coherent site plan. She stated that this is an integrated site because it promotes walkability, and as Pastor Barris had mentioned earlier, there will be a lot of people from a large residential area in the Ironwood and neighboring communities, such as the Mohr-Martin area, who will walk rather than drive their children to this preschool via the Iron Horse Trail. She added that they are already waiting to enroll so that they can have their children attend this preschool in the fall.

Ms. Hardy stated that from a site plan perspective, Ponderosa thought it was logical to extend the existing Cornerstone Court along the north side of the property and then have those two streets terminate with a cul-de-sac on one end and a hammerhead at the other. She indicated that they did not want to have any street connections that went into the Ironwood property because that would not be supported by that community.

Ms. Hardy stated that the City makes the provision for a Planned Unit Development (PUD) to allow flexibility and site design when a parcel is constrained or has an interesting configuration, as in the case with this site. She indicated that these uses adjoining each other are complementary; the project also has that walkability factor that promotes a lot of interaction amongst future residents and gives opportunities for people to gather and get access to the Iron Horse Trail and other trails in the area.

Ms. Hardy then addressed the staff's issue about having recreational passive areas incorporated in the site. She stated that they had a very good conversation with staff about amenities when they first started having this discussion, and that is where they came up with the notion of providing an informal seating area along the Iron Horse Trail. She indicated that she walks that Trail all the time, and the closest bench to have an

opportunity to sit down is quite a distance away. She added that because a lot of bicyclists run the red light, it makes great opportunity and great sense to have this passive recreational area.

Ms. Hardy stated that the site also has a tract that provides informal, passive recreational opportunities: the dark shaded areas on the site plan, bio-retention areas to treat stormwater effects during the wet season. She noted that those areas are going to be dry the majority of the year; they are a dip or a swale with about an eight-inch difference, and will essentially be a landscaped area, a built-in passive gathering area where people can also run their dogs.

Ms. Hardy pointed out that these are 27 houses with private streets that will be owned and maintained by the homeowners association. She stated that they are trying to keep the dues low and installing something like a tot lot or bocce ball court would increase those dues as each of these 27 homes would have to pay into that facility.

With respect to the detached versus attached sidewalks, Ms. Hardy stated that they like the attached monolithic sidewalk for a couple of different reasons: when parked on the street, passengers can get out and step on pavement as opposed to a grassy swell that is difficult to maneuver, especially if they are carrying something. She stated that the concern with having park strips is that tree canopies would be closer to the streets, and a five-foot difference at maturity will still provide that canopy coverage. She added that these smaller lots also have utility boxes. She indicated that they have most recently talked to staff about having park strips along Cornerstone Court, providing the promenade feel staff is going for along the main thoroughfare.

Ms. Hardy stated that there are a lot of other constraints with having a detached sidewalk, which just simply does not work with these smaller lots and might be appropriate in a more traditional downtown area. She pointed to the Autumn Glen neighborhood immediately to the west, which does have any detached sidewalk. She added that attached sidewalks are not something new and are found in established neighborhoods around the City. She added that the monolithic sidewalk is superior for this particular instance and will actually give a bigger front yard to the residents rather than having it bifurcated by its sidewalk.

Ms. Hardy then addressed staff's concern about the project's bold, massive scale. She referred to the Ponderosa's Ivy Lane 12-lot project on Stanley Boulevard, which has cul-de-sacs and the same setbacks on the sides and the fronts. She indicated that this is a beautiful project that people love and which has already passed the test of the City. She noted that for the proposed project, they purposely expressly provided bigger, 20-foot setbacks in the rear yards around the perimeters from the existing property owners. She further noted that Ironwood has a 10-foot setback with a pop-out on the first floor, and then steps back either 16 or 20 feet.

With respect to the parking adequacy, Ms. Hardy stated that as mentioned earlier, parking demand is very strong on behalf of the operator. She pointed out that the

Municipal Code requires one parking space per administrator or employee, which she felt is being provided above and beyond in supplemental parking.

Commissioner Ritter thanked Ponderosa for doing an amazing job in Pleasanton. He asked Ms. Hardy if they are trying to work around the two existing preschool buildings and the future one to make 27 units fit. He stated that he knows there was the same issue with the Stanley project, but asked if it would be feasible for Ponderosa to redevelop the whole area to make the flow a lot easier and not have to worry about existing structures; for example, having the preschool in a different corner of the lot.

Ms. Hardy replied that having the buildings in a different location would obviously mean having a different set of opportunities and constraints. She indicated, however, that they are dealing with what they have and cannot ignore the preschool and their parking and circulation requirements when they start doing their site constraints and opportunities. She added that she does not want to give the impression that they just looked at what was left and crammed them in there. She reiterated that this is not a typical site plan; it is a functional one that may not be what the Planning Commission sees all the time. She stated that she does not really see a flaw in this, and everything to the west of the day care center is about as typical as it gets from a site plan perspective. She noted that the only different thing is the six lots off of their own street in its own little niche with plenty of landscape buffers and setbacks around the houses that could really make those a desirable place in which to live. She pointed out that they sell houses and obviously have to look at what makes sense for them from a business standpoint. She added that since they filed the application at the end of last year, they have eliminated three lots as a result of staff recommendations, and they are now at a point where they cannot absorb any more costs.

Commissioner O'Connor inquired how many units the newest senior complex next door has and if the sidewalks are adjoined to the street or have a separation.

Ms. Hardy replied that The Villages have 110 units, most of which have an attached sidewalk with some elements of detached sidewalks closer to the clubhouse.

Commissioner O'Connor inquired if some of the units have no sidewalks.

Ms. Hardy replied that she was not certain but that she thinks those at the end of the cul-de-sac have no sidewalks. She noted, however, that this is an active adult situation where they wanted to promote people to walk and interact with one another, and it has worked out very well.

Commissioner Nagler referred to the Ivy Lane homes and noted that there were no yards around most of the homes. He stated that he can understand the conversations of this Commission regarding this project, which was before he joined the Commission, would be similar to the conversation the Commission is having this evening because the lots are similarly compact relative to the homes that appear. He asked Ms. Hardy if they had the Ivy Lane homes in mind when they were looking at this site plan here, and if

they then took those Ivy Lane home designs and fit them into this site plan; or if they started with a site plan that made maximum, good, logical use out of the acreage available and then put homes in those sites.

Ms. Hardy replied that it is really a little bit of both. She explained that they look at what their typical lot width and depth dimensions are, and because they have had such success with Ivy Lane, it was a good match. She stated that they obviously adjusted the lot specifics in order to meet those particular requirements of that product; however, it is also important to note that many of the lots on the proposed project are wonderfully big in comparison to Ivy Lane's rear yards, particularly those at the end of the cul-de-sac and the hammerhead. She added that, as earlier mentioned, the rear yards of the lots that abut Ironwood are set back a minimum of 20 feet, with those towards the end of that hammerhead being set back over 30 feet. She noted that the floor area ratios (FAR) of maybe five of the lots are at the 69-percent range.

Ms. Hardy continued that they did a spread of the different plans per lot that they could plot on the sites and noted that the bulk of the FAR's are really closer to the lower 50 to lower 60 percentile range. She added that they like to use that kind of range because it ultimately gives them flexibility to determine if a house does not fit on a lot while ensuring that they have a good mix of the different house styles to make it attractive.

Commissioner Nagler inquired, for confirmation, that had it been the case that these were not the same home plans or home designs as were previously produced, it could be that the mix of the size of the homes, of one story and two stories, and of architecture, could potentially have substantially produced a different development plan.

Ms. Hardy replied that anything is possible. She noted that while they were looking at the house plans for this project, she wrote down all the square footages in the Classics, in the Estates, and in the Villages, and determined what square-footage range would really match nicely within Ironwood because Ironwood is a great example of a master planned community with a lot of different housing choices, including duets, senior apartments, active living, and a different product mix between the Classics and the Estates. She noted that the square footage for this project fits so nicely with just a little bit of overlap in that mix, because they wanted to make sure there is enough variety and something that people are going to want to purchase here as opposed to purchasing in the Classics or someplace else. She indicated that the square-footage mix works very, very well at this location.

Ms. Hardy stated that in the overall master plan context, Ponderosa held two neighborhood meetings with a fair attendance from both the Villages and the Ironwood development at the most recent neighborhood meeting about a month and a half ago. She indicated that she did not hear a whole lot of concern and that given the choice, the people would rather have the tent structure gone. She noted that the adjoining property owners have a parking lot that is ten feet off of their wall right in the parking lot, and this project will be providing the 20-foot minimum rear setback adjoining them with landscape opportunities. She concluded that from that interface standpoint, the mix of

these kinds of housing styles plus the preschool is a total win and would tier nicely from the streetscape perspective, as opposed to the standpoint of just having a parking lot and a three-story senior apartment.

Commissioner Piper inquired how many homes there are in Ivy Lane, and what the average lot size is.

Ms. Hardy replied that there are 12 homes, and the lots are much smaller because it is the Downtown area, but the yards are bigger here.

Commissioner Nagler asked if, other than the several lots along the creek on Ivy Lane, the typical distance between the back of the home and the back of the lot is about eight or ten feet.

Ms. Hardy replied that it would probably be about 12 and 15 feet.

Jeff Schroeder, Senior Vice President for Land Acquisition and Planning for Ponderosa homes, confirmed that was correct.

Ms. Hardy stated that when she was out in the area doing the site inspection about a month ago, she ran into a couple of the residents who just moved in, and in the course of their conversation, they said they were glad about the yard because they do not want the maintenance. She noted that Ponderosa knows the market for this product and that people do not want to deal with the maintenance, particularly now with the drought. She added that people are tending not to really use their yards, except maybe for barbecuing and for a hot tub; they would rather pave their rear yards and have nice seating areas or stay inside or have access to the Iron Horse Trail and all the other trail amenities that are in and around the area.

Chair Allen stated that she visited the Gardens and Ironwood at around 7:30 a.m. today and asked the residents what their perspective on the project was, and the Garden residents mentioned the parking problem. She noted that one resident said she cannot even have her family and friends over after 5:00 p.m. because they cannot find parking there, and another mentioned that there used to be 16 to 18 parking spots by the church area and eight spots by the pool area which had all been taken away. Chair Allen stated that when she asked them how many parking spaces they needed, they replied that they needed at least 30 or 40 extra spaces.

Chair Allen stated that the parking lot was 100 percent full in the Garden area, minus two spots where one car was backing out and another could have gone to work; and there were about 19 cars parked in the church area that would likely be resident cars. She indicated that parking is what is really needed for that project and expressed concern that the applicant underestimated the parking needs of the Garden residents relative to what is been assigned to them.

Ms. Hardy stated that there has been a long dialogue about parking and, for background purposes and not to point fingers, she indicated that when they got the

project approved, staff at that time was very adamant that there only be .5 parking spaces per unit, the thinking being that seniors are not going to drive. She noted that, as they expected, the people who moved in were not only a slightly younger population, a culture that has gotten older as the project has matured, but also presented a challenge that seniors were not willing to give up their cars and that second car. She pointed out that a car may be sitting out in the church parking lot that has not been moved in some time because "Mom" is not psychologically ready to give up the keys. She stated that this comes back to a management challenge that they have been really working on. She added that they did work with the church to get a formal agreement to allow some parking on its site.

Ms. Hardy stated that they are actually putting aside 16 parking spaces for the seniors: 13 spaces in the lot and three more on the street, which they feel is going to be sufficient for the seniors. She reiterated that it is a constant management effort because there are residents with two cars that they are not willing to give up. She noted that there are also caregivers who will sometimes be there. She added that there were some spaces in the pool area, with the Homeowners Association (HOA) management restrictions that they can be used only during the day and not during summer, and with no overnight parking. She indicated that it is a tough situation, a lifestyle of its own that is more than just giving up the keys, but she thinks it is getting better.

Commissioner O'Connor questioned if the two-car garage and two spaces in the driveway in this 27-unit neighborhood is sufficient, noting that from what he has seen in town, a lot of people have no room in the garage for a car because they are using it for storage. He expressed concern that the project has not supplied enough parking, noting that some areas do not allow street parking, assuming a turn-around for fire services.

Ms. Hardy replied that the two-car garages and the two additional spaces allowed in tandem on the driveway are pretty typical, and there are 27 street parking spaces that are available to the residents, which meets the informal guideline established by the Commission of one guest parking space per home. She added that there are six lots at the northeast corner that will have their six spaces in the green in Lot G, not on that street but immediately accessible to the houses.

Ms. Hardy stated that it is always a tricky situation because they want to provide enough parking but they are also trying to minimize pavement because of things like clean-water requirements and global-warming. She indicated that they always like to go with a reduced street standard and that they always insist on parking on-site only. She added that they want to make sure there are adequate circulation, drop-off/pickup, and parking for the preschool because they do not want to have overflow parking for the residents. She understood that the residents at the Gardens are looking out for their interests, in the same way that they are looking out for the interests of the prospective residents as well as their own.

Chair Allen agreed that parking is a challenge and stated that the Commission recently considered an application from Continuing Life Communities, increasing its parking ratio from 1 to 1.5 for the same reason that when seniors move into the community, they are active, younger, and living longer. She pointed out then that having a ratio of .75 to .8 for a more active community just feels like a stretch.

Ms. Hardy replied that she did not disagree but that they are providing the 16 spaces for the Gardens voluntarily, which has been incorporated into the site plan. She added that the senior apartment building has its own van service that provides mobility for those who do not have a car, and there is a 24-hour on-site manager who drives the residents around.

Stephen Motzko stated that he has been a Pleasanton resident here for 20 years and moved into the Village at Ironwood about four years ago. In response to Commissioner O'Connor's earlier question, he indicated that they have sidewalks throughout the development, with the exception of the very end of the cul-de-sacs and that they have sidewalks for all the other streets.

Mr. Motzko stated that he is very happy living in a Ponderosa home and that he has become a little more active with their HOA since as a member of the Facilities Committee and most recently was elected to the HOA Board of Directors. He indicated that as he started looking at some of the past agreements, he noted that their HOA contributes 63 percent to the maintenance of the landscaping that goes out Ironwood Drive and Busch Road, with 37 percent contributed by the Village at Ironwood community. He noted that part of the package for the project being considered today states that the applicant is continuing to work with the Gardens, the Montessori, and Ironwood to refine the scope and budget costs and agreements like landscaping. He added that he also came across some Minutes back from March 14, 2012 where the Church and the Gardens actually did want to consider possibly chipping-in and having a more equitable breakdown of the landscaping cost to that agreement, but for some reason, that did not go anywhere and nothing was changed.

Mr. Motzko stated that he is here tonight to request that any conditions regarding continued landscaping maintenance costs include an equitable cost-sharing allocation amongst all the residents benefitting from the beautiful landscaping at the entrance to their community.

Ms. Hardy thanked Mr. Motzko for his compliments and stated that they have been working on a cost-sharing estimate for the landscape maintenance of Busch Road and Valley Avenue and that the proposed project as well as the Gardens will contribute towards that cost, which may result in about \$7,000 annual savings for the Ironwood and the Village Associations.

Ms. Hardy then referred to Condition No. 49 requiring that there be no gate for the pedestrian walkway connecting to the Iron Horse Trail. She explained that their intention here is to still provide a gate that would be unlocked, identical to the treatment

provided on Madsen Court, which does not bar the public from the ability to come in and out, but also provides some mitigation to residents at the end of that hammerhead from impacts such as light and noise.

Ms. Hardy also addressed Condition No. 60 that requires the construction of a bus shelter on Valley Avenue, which does not have a bus route or schedule for a bus route. She explained that this was brought up at the Ironwood development about 12 years ago and was taken off then. She added that they pay their traffic fees that go into funding those kinds of infrastructure.

THE PUBLIC HEARING WAS CLOSED.

Commissioner Ritter noted that when he was reading the staff report, there seemed to be a lot of “we wish they would do this” and “we wish they did not do that”, yet he sensed that there are reasons they could not do otherwise. He stated that he is confused with the perception and still does not totally understand why staff was trying to push the applicant to do some things, and that would change the flow when the preschools cannot be moved.

Mr. Weinstein explained that staff works with applicants to get the project that they can and recognize that sometimes they do not always get everything they ask for. He stated that staff is cognizant when they work with applicants on revisions to the project that their requests be reasonable and are not out of the ordinary, that they are not things that have not been done anywhere else. He noted that Ponderosa, as the developer, really understands the bottom line of their project from a financial standpoint; however, as planners, staff believed that the changes being requested are things that did not seem out of the ordinary and could be accommodated through a redesign of the project. He acknowledged that a redesign of the project for a developer can be a pretty big deal, but staff did feel that things like reducing the FAR or increasing the rear yard setbacks or developing detached sidewalks on the site would not be such extraordinary “asks” that they could not be accommodated for this project. He added that staff is looking at this project and other projects in the City from the perspective of a community benefit.

Commissioner Nagler stated that it is clear that this piece of property will be developed as part of a much larger development which has already been constructed. He indicated that the question is what it should look like and how it could best fit into the community, most particularly into the community on a site that happens to be particularly visible. He stated that he believes the Commission has an obligation to make sure it comports with what it believes to be appropriate for the City and the neighborhood, particularly because it is highlighted by the fact that, similar to a handful of other locations in Pleasanton, this happens to be quite visible.

Commissioner Nagler stated that when he looked at the plan, read the staff report, walked around the site, and thought about it, there were several things that strike him about the project overall:

1. It is a remarkably small amount of land for 27 home sites; it is quite dense, and the development is obviously trying to squeeze the maximum number of lots because the economics of the project ought to be the best they can be and because Ponderosa, in fact, does have pre-existing home plans that it wants to take and put into this development and, therefore, hopscotch lots in a way that it can get a maximum number of lots for a pre-existing design on a relatively small plot of land.
2. Given the history of this project and the fact that it has been going on for decades and has been part of General Plans, it is inappropriate that the Commission was not able to have a Work Session where it could have had conversations about open space and density and the appropriateness of pre-existing home designs fitting into this development. While Planning Commissions and City Councils have considered this plot of land for many decades, this particular Planning Commission and this particular City Council have not.
3. There probably is a way, without the density, to make the traffic flow and the layout of the development more appealing. What are most visible from those who pass by the development are two parking lots: the hammerhead parking lot and the parking lot on the east side of the neighborhood. The question is whether that is the most appropriate allocation or appearance for the neighborhood for this piece of land.
4. With respect to the question of the amenity as stated in the staff report, it would have been good to have had an opportunity to ask whether the future construction on the school site should be reconfigured since it has not been built yet, whether that and some other changes might have allowed for an amenity that was not simply an upgrade of an existing green space because ,in fact, the town and the neighborhood already enjoy the site of the proposed amenity as a green space, and so in a sense, there is no real value add for what's being proposed. There is question whether that is the maximum value that the project can provide with the requirement for an amenity.

Commissioner Nagler stated that he believed there is an approvable project that ought to be approved for this site, and he does not know whether this is the right project because the Commission has not had a chance to adequately consider it.

Commissioner O'Connor stated that he was also looking at the site plan and what is visible from Valley Avenue, and he believes that the hammerhead area and the parking area can be addressed with some landscaping along those roads to help block the immediate visibility of the parking lot. He indicated that he did not really spend enough time looking at any landscape plan to see if that was going to be adequate, but if it is not in there, the Commission could add a condition that would upgrade some of that landscaping so that passers-by would not be looking at asphalt.

Commissioner O'Connor agreed that the amenity should be enhanced. He indicated that he did not really know what that should be or how big and expensive it should be, but he would like to see something more than just what was proposed.

Commissioner O'Connor stated that he did not have a problem with the sidewalk configuration. He indicated that he was fine with separated sidewalks and thinks it would flow with the rest of the neighborhood; however, he did not think it was necessary as there is a mix in the neighborhood, and there are other sidewalks that come out to the street in other parts of the old town as well as in the senior areas. He added that he thinks it is a "plus" to be able to get out of a car and step onto something solid.

With respect to a coherent site layout, Commissioner O'Connor stated that unless the Commission is going back to the drawing board, he thinks that is a big chunk to play off and does not see that scenario with buildings already in place.

Referring to yard sizes and lot sizes, Commissioner O'Connor stated that, again, there is a mix of product in the whole Ironwood development. He indicated that he understood what the developers are saying that they want, that they do not want a competing mix, and he is fine with that. He added that he is also fine with the density and the lot sizes. He agreed with Commissioner Nagler that there will be a development at that site, and while he is not a big proponent of adding more homes, after the City lost its housing cap, unless mandated by the State, he thinks 27 homes on an infill parcel is appropriate. He indicated that the only concern he probably has is having a stronger amenity.

Commissioner Ritter agreed with some of the comments made. He noted that the Iron Horse Trail is backing up to Parking Lot B, and he sees that as a place someone who may not even be in the corporate park could utilize. With respect to the coherent site layout, he stated that the developers are the professionals at that, and he thinks that they probably laid it out as best they can without moving the existing preschool. He added that he liked some of the designs that were incorporated into there. Referring to the separated sidewalks, he pointed out that not putting a tree or some landscape in there would be saving water. He noted that his neighborhood does not have separated sidewalks and think it is fine. He added that he always likes a bigger backyard, but trying to fit them all in this limited space is the challenge.

Commissioner Ritter stated that he is comfortable with the FAR. He acknowledged that he knows this is being done at the speed of government, and that is why the project did not go through a Work Session. He knows they want to keep it moving because the Church is trying to do some other things, but he wished there was a way the developers could have worked some of the amenities into the view when driving around the site from the Valley Avenue/Busch Road area.

Commissioner Ritter stated that the thing he liked most about this project is that there are no objectors present other than maybe staff bringing up some good points. He

commended the applicants for going out and doing the neighborhood meetings, which makes it a little easier on the Commission.

Commissioner Piper stated that she has mixed feelings on a few things, but the one area that she just wanted to touch on is that a lot of people compared this project with the Ivy Lane project, and she did not think this occurred at the neighborhood at all. She indicated that it is a different type of homeowner and does not see it as comparable and is not comfortable with that, other than the actual physical structure itself, as it sounds like it is the same floor plan.

Commissioner Piper agreed with most everyone that there should be something more substantial for an amenity. She noted that what the City typically does with neighborhoods is put in a park or something a little bit more substantial than what is offered here.

With regard to the site layout, Commissioner Piper stated that from the business perspective, the developers have laid this out as best as they possibly could with what the property lines and the existing structures are. She noted that she is not terribly disappointed around the separation of the two neighborhoods; however, she would have loved to have seen a park or some gathering place between the two to connect them, although it may not be possible because that is where the parking is located.

Commissioner Piper stated that the amenity being proposed where dogs could run around is not possible because this is on a very busy street would not be fenced in. She pointed out that it would not be a functional place for dogs or even for kids to run around because they would be right on Valley Avenue, and it would be very unsafe.

Commissioner Piper stated that she loves the look of separated sidewalks and thinks it would be very pretty for this particular development because there is an HOA that would maintain the middle section, and the neighborhood would always look clean. She noted, however, that as Ms. Hardy had brought up, a monolithic sidewalk would provide a safer surface like concrete to step on upon stepping out the open door of a car parked on the street. She indicated that she is torn on the sidewalk part but that she certainly likes the canopy trees as well.

Commissioner Piper stated that overall, she did not like the lot sizes being as small as they are, and the FAR being so tight. She noted, however, that it makes sense to her as there is a relatively good demand for low maintenance in today's market.

Chair Allen stated that as Commissioner O'Connor mentioned, she is generally opposed to applications that rezone residential land right now in a situation where the City has exceeded its RHNA numbers unless there are overriding circumstances, and she thinks this project meets the test of overriding circumstances so a residential project is fine with her. She explained that the overriding circumstances are that when she talked to the neighbors, first, there was not a dislike of very small residential housing and that is because they do not like the large tent that is there; second, they are concerned about

what else could go there and it could be worse; and third, the traffic and water impacts for this project will be equal to or less than what would otherwise happen.

Chair Allen stated that she has similar thoughts as everyone about the project and is most closely aligned with Commissioner Nagler.

1. Density. There are too many houses for the small amount of acreage for this project. This is very different than the Ivy Lane project because it is much more visible; the Ivy Lane project is tucked into a little side area, and the only people who really walk most to the homes are the those who live in that area. There is not a four-side design and not the same FAR for the Ivy Lane houses. A FAR comparable to the Classics project of 56 percent is appropriate and more compatible with the other homes in the community.

Commissioner O'Connor inquired if that would affect the density.

Commissioner Allen replied that it would be a 5,500-square-foot minimum lot and would change the number of homes by probably 3 to 5.

2. Site layout. The bifurcation is not ideal but, given the school, it is what it is. There is not enough green space, however, and 54 trees are being removed. There should be a much more robust landscaping plan that deals with buffering and creating a nice look from Valley Avenue. For the same reason, separated sidewalks add some greenery, puts in some trees that are being removed, and makes it more compatible with the Ironwood development in general. This is a huge, highly visible walking area, and people from the Iron Horse Trail are going to be walking through this area; it needs a top-notch look.
3. Concern for adequate parking overflow for the Gardens. Thirteen to sixteen parking spots that are now being reserved are not adequate. This is a serious issue, and it is not right that the residents cannot have family and friends come over to visit. A solid study should be done that would indicate what is needed before this land is completely built out and gets rid of potential parking.
4. School. Increase in enrollment should not be approved without a traffic analysis and doing that due diligence as part of the standard practice. This is so important, given that the other parking concerns are tight and that historically and most recently, parking problems surface a year or two after a project is completed.
5. Amenity. This is a big issue, especially when land is being rezoned to residential when it is not necessary to do so. This is a much more lucrative land use than what it currently is at, and it is incumbent on the Commission to make sure there is a robust amenity provided for this project.

Chair Allen stated that she felt this project should have gone through a Work Session, as is done with most applications and as staff had proposed and encouraged the applicant to do. She stated that it is important to have a Work Session so the Commission can provide feedback and the applicant and staff can rework the design to make it the best design it can be. She indicated that she does not personally feel ready to vote in a positive way on this project and would like to be in a position in the future to do so. She stated that because of the issues brought up by the Commissioners, she feels this project could benefit from more time between staff and the applicant, and she would like to know how the Commission feels about a proposal for a continuance, just as the Commission did recently for another project, so it can be a project that everyone can be really proud of.

Commissioner O'Connor stated that if the Commissioners are supportive of continuing this item, he suggested that the Commission identify the five or six concerns made tonight so the applicant knows what the Commission is willing to live with and what it wants to see enhanced or changed.

Commissioner Ritter commented that it sounds like the applicants are on a time constraint, which was what pushed the process, and inquired, if the Commission decides to forward this to the Council without a vote, if the applicant can, in the interest of time, take all of the Commission's input, make the changes to their project, and go before the City Council.

Ms. Harryman noted that Chair Allen referred to a continuance, and that is something covered in the Commissioner's Handbook: *"Any commissioner may continue an item (not subject to a legally or City-imposed deadline) to the next Commission meeting or to another date agreeable to the majority of the Commission. An agenda item may be continued only once using this procedure."* She indicated that this is another way for the Commission to give direction for staff to work on specifically.

Commissioner Ritter inquired if it takes a majority of the Commissioners to continue a motion.

Ms. Harryman said no.

Commissioner Ritter stated that the last time the Commission considered a Ponderosa project, the Commission voted "no," and Ponderosa made some great changes with the submittal to the City Council who approved the project, and the City now has a beautiful development.

Ms. Harryman stated that is another option. She explained that if the Planning Commission does not like the project designed as presented, it could deny the project, and the applicants could appeal the decision to the City Council in the hopes that they will continue to work with staff before it got to the City Council.

Commissioner Ritter noted that would help the applicants if they are on a timeframe constraint. He commented that it is like giving them a workshop without bringing it all back to the Commission and going through it all over again.

Chair Allen stated that everyone is on a timeframe.

Commissioner O'Connor inquired if, with a continuance, the applicants can skip coming back to the Commission and just go straight to the Council.

Ms. Harryman pointed out that the Commission's action is a recommendation and not an approval. She stated that she misspoke when she said the applicants could appeal the Commission's decision; this application will go to the City Council without the need to appeal. In summary, she stated that the Planning Commission can recommend action to the City Council, the Planning Commission or a Planning Commissioner can continue the item and direct the applicants to work with staff, or the Planning Commission can recommend denial and outline its reasons so staff and the applicant can hopefully work together between now and the Council meeting.

Commissioner Nagler commented about the option for the Planning Commission to continue the item and the applicant going directly to the Council.

Ms. Harryman replied that is not an option because if the Planning Commission continues the item, it will come back to the Planning Commission no matter what.

Commissioner Piper clarified that the Commission can make recommendations to the applicant, to staff, and to the City Council for the application to move forward to the City Council.

Ms. Harryman said yes. She added that the Commission can also provide guidance, for example, recommend that the applicant include additional amenity.

Commissioner O'Connor noted that with a majority vote, the Commission could recommend approval to the City Council with certain changes that the Commission would agree on.

Chair Allen summarized that the Commission could recommend approval; it could recommend denial because of the issues mentioned; or it could ask for a continuance to give staff and the applicant enough time to think through the issues the Commission brought up tonight and create an application that could come back to the Commission. She added that in all cases, there has to be collaboration and work done, which will probably take almost as much time.

Commissioner Ritter stated that he is not in favor of the continuance. He indicated that the Commission has done some great discussions here and has given staff and the applicant some great opinions that could be incorporated into a motion to recommend

approval or denial, and the applicants can revise their application and make it even better like that other project.

Chair Allen stated that she is not yet proposing a continuance and would like to poll each of the Commissioners. She indicated that she is feeling wanting a continuance because she would rather have things worked out in advance and be done thoughtfully, and she thinks that is the way to get the best outcome and the best project if it comes back to the Commission. She added that if everyone knows that the project is going to come back to the Commission, it will need to meet that acid test.

Commissioner O'Connor stated that he would like to ask the applicant, should the Commission have a continuance, how long it would take for them to revise the project based on what the Commission wants to see, and come back to the Commission.

Ms. Hardy replied that she would like to hear Commissioner O'Connor summarize the issues so they have a full understanding of the Commission's direction. She added, however, that should they agree to a continuance rather than ask the Planning Commission to make a decision tonight, they would want to have that continuance to an absolute date certain, and ideally it would be at the next Planning Commission meeting. She indicated that she realizes that does not leave staff with a whole lot of time, but they are under a timeframe and, in addition to the Commission, they need to go to the City Council.

Commissioner O'Connor asked Chair Allen to go through what she summarized of the concerns mentioned and the few she added, and then see who among the Commissioners were in agreement.

Chair Allen summarized the concerns as follows:

1. Density, including reducing the FAR from 69 percent to 56 percent.

Chair Allen asked what that means in terms of reduction of units.

Mr. Schroeder replied that going to a 5,500-square-foot lot as previously suggested would reduce the project to 18 units, and that would make the project infeasible. He explained that when this project came to Ponderosa, the Church was in a dire situation and they had to make a change. He stated that the Church representatives could have gone out to the market to anybody, and a lot of people would have paid a lot more money for this site than Ponderosa could, but they came to Ponderosa because they knew what Ponderosa could probably do here.

Mr. Schroeder stated that this site, which is next to a three-story apartment project, a four-lane divided road, an industrial site, and the Operations Services Center, really wants to be denser than this 27-lot project, but Ponderosa thought that would not work and was not really practical. He noted that they did the Ivy Lane project on Stanley Boulevard, and that worked. He indicated that they laid out the site and thought they

could make an offer that would work for the Church. He pointed out that if the Church went out to the market, it would be a denser project.

Mr. Schroeder stated that they worked extensively with staff on the site plan – the number of units, the architecture, and all the aspects of this project – and they gave about as much as they could and still make it work for the Church to meet their fine print. He indicated that if the Commission wants to make that kind of change, it is not going to work and kills the project.

Chair Allen asked how many units would work if it were to be reduced to some number.

Mr. Schroeder asked Chair Allen to make him an offer and give him an opportunity to do a little tweaking. He stated that they have already lost two to three lots in the process of working with staff so there is not much room left to move.

Commissioner Nagler asked what changes were made that caused those two or three lots to be lost.

Mr. Schroeder replied that when the original project was submitted, it was a 24-unit apartment project where the six lots are, and when they tried to add market-rate units to the apartment site, it was going to be a 47-lot project with the apartments. He stated that subsequently, with the apartment market, the cost to build apartment units, and when the market heard that the product was for seniors, and the rent was not the same as the market rate overall, they realized they could not make it work financially and switched gears, coming up with a new site plan with those same small lots from the 21-lot side and adding them into the six-lot side. He indicated that they went through various ideas on how to do that, worked with staff, and came out with a plan that they thought worked really well. He noted that they were struggling with the parking lot and originally had their entrance off of the parking lot, which they changed and were able to make it work.

Mr. Schroeder stated that they have done a lot of work on this and that they are just at the end of where they can go with this. He further stated that there may be a little tweaking here and there, but it is not going to be a significant change like the Commission is suggesting because it is just not going to work. He indicated that the Church is in a contract to purchase another property, and if they are not able to make a significant deposit, they may lose out on the opportunity to buy that building. He noted that they hate to be in this position and to put anybody in this kind of position, but they have worked with staff and have reached agreements on a lot of these things that are now an issue again, such as the FAR issue, which was a done deal in a meeting with Brian Dolan and Mr. Weinstein, with the additional site plan change from the apartments to houses. He added that they have enhanced the architecture above what they had over at Ivy Lane, and there is a wall all the way around that hammerhead with landscaping so that the hammerhead will not be visible.

Mr. Schroeder stated that there is an opportunity to work with staff to provide an additional amenity, and there may be a way to treat the lot count a little bit in doing that. He noted, however, that the tot lot is not something that is attractive or of use to this community who will have to pay for it and maintain it. He added that the site is next to the Iron Horse Trail, which is a significant amenity, and Ponderosa paid for all that landscaping all the way to the end of the corner of Valley Avenue and Busch Road.

Mr. Schroeder stated that they cannot do separated sidewalks because a whole row of lots would get lost with that. He noted that these are two tiny private cul-de-sacs that do not go anywhere, and there are no detached sidewalks next door or at the Village. He added that the Estates project has no sidewalks.

Commissioner O'Connor asked Mr. Schroeder if the project could live with losing one or two units should the Commission wish to see a more substantial amenity, such as Commissioner Piper's suggestion to tie these two pieces together with a park or gathering place for the community.

Mr. Schroeder stated that they could probably lose one more lot but it is a huge risk. He indicated that they make some money when they build beautiful communities in Pleasanton, but they are not making a huge profit on this project, and they are trying to help the Church. He added that they have received a lot of positive feedback for what they build and that they do not take anything lightly; they are very deliberative about everything they do, and they do the best job they can.

Commissioner Nagler stated that the Commission is in favor of the development if it could work. He thanked Ponderosa for working with staff, but this is obviously another step along the way. He stated that as much work as has occurred so far, the Commission is trying to put the Council in a position of having a project that is appropriate for the community and defensible. He noted that the project is candidly bordering on a very recent debate about what should happen in East Pleasanton, so there is going to be some attention to this development just by coincidence because of its location, and the Commission has an obligation to make sure that the project is as well-planned for the community as possible. He indicated that the Commission is not suggesting that Ponderosa should change this project to make it economically infeasible, but the Commission believes that on the margins, there are ways to approve the project, that you were asked to do a Work Session with the Planning Commission and, for whatever good reasons, decided that was not of interest to you. He stated that this conversation, in part, is the result of that decision, and encouraged the applications to put together a project that the Commission will feel good about recommending to the Council.

Mr. Schroeder replied that he understands the Commission's responsibility and agrees that the Commission has to do the right thing for the community. He stated that they had two neighborhood meetings and have no significant opposition to this project; they met with people who back up to the project and have heard nothing from them that says they do not like this project. He pointed out that this project is not Ironwood and was

never intended to be Ironwood; it was intended to be a church. He noted that Ponderosa would not be here except for a change of circumstances; the Church business has changed a lot in the last ten years. He added that this is a good project that has been built in this community and which they have improved. He noted that reducing the unit count so the lots match the next door neighborhood does not help that situation because it just makes the houses even more expensive.

Chair Allen returned to the first item to be polled and stated that she is open to it not necessarily being 56 percent but to reducing the house count by two or three to make it less dense.

Commissioner Nagler stated that he would support that.

Commissioner O'Connor stated that he is fine with reducing the unit count by one or two if it gets a place to put an amenity that is more substantial than what is out there next to the Iron Horse Trail. He added that he is also aware of what it will take to make this development feasible, and if the Commission is asking too much, it is not going to be feasible.

Commissioner Ritter agreed with Commissioner O'Connor. He stated that Ponderosa squeezed as much as they can, and he did not want it to end with Ponderosa losing the property, so he is supporting one lot, or two at the most.

Commissioner Piper stated that she can co-sign on that thought.

Chair Allen stated that she agrees with one, two, or three units, and truly agrees that it should also help with the amenity.

Commissioner O'Connor commented that it looks like there is a consensus for up to two units.

Commissioner Nagler said yes, as long as it is tied to improving the overall layout of the development with the amenity.

2. Separated sidewalks.

Commissioner O'Connor stated that separated sidewalks look great but they will push the lots back and really reduce their size. He indicated that he thinks that is too much to ask.

Commissioner Ritter agreed.

Commissioner Piper stated that she does not understand why staff would necessarily recommend that if it greatly reduces the lot size. She indicated that her neighborhood does not have a sidewalk at all so she is thrilled with just a sidewalk.

Commissioner Nagler stated that he could go either way but that it ought to be taken into account in the overall consideration; for example, potentially a lot or two in exchange for an amenity which may create more green space, possibly by doing a separated sidewalk.

Chair Allen stated that she is changing where she came out at the beginning after listening to the applicant and could also go either way, but added that she also believes that the entire project needs more trees and green space.

Commissioner O'Connor stated that the trees can be placed on the other side of the sidewalk instead of in the curb piece of grass.

Chair Allen stated that the Commission needs to look at the whole landscaping plan and that she is willing to release on the separated sidewalk aspect of it if there were other strengths.

3. Coherent neighborhood.

Chair Allen stated that she is fine with the two areas being separated by the day school.

Commissioner O'Connor stated that if there is a way to get that amenity to tie together as earlier mentioned by Commissioner Piper, it could really go a long way of saying separated sidewalks are fine.

Commissioner Piper agreed.

Commissioner Nagler agreed as well. He stated that the objection appears to be that they are cemented and seems like they are two distinct areas. He added that the lots also have to be where the lots are because that is where the land is.

4. Inadequate parking; parking needs for the Gardens and if overflow is required.

Chair Allen stated that staff should take the time to validate this and come back with a determination on whether 16 spots are adequate or not, based on the feedback she received from every single one of those residents.

The Commissioners agreed.

5. The school and increasing the capacity beyond what it is today until there is a parking analysis done that would validate what is needed for that increased capacity.

Commissioner O'Connor stated that that was already a recommendation.

Mr. Weinstein confirmed that the current enrolment limit is 120 students and would be increased based on the results of a traffic study.

Commissioner Nagler stated that he wants to encourage potentially that it be part of a conversation about how to incrementally change things; if that is the approved future building, it may not need to be where it is exactly approved to be. He indicated that this is a reconfigured neighborhood, but if it is potentially in a different place and the Commission is looking at how to add an amenity and parking, there may be a way to put that in the mix of what ends up being regulation.

Commissioner O'Connor stated that when the school wants to expand, the applicants will have to make their plan which will be reviewed by staff, followed by the traffic study; it is all rolled into one.

Commissioner Nagler commented that it is just whether that is the envelope.

6. Significantly enhanced amenity.

Commissioner Piper noted that doing something significantly more than what they are doing now may be about a redesign and losing lots.

Chair Allen asked to brainstorm what an amenity could be aside from what was already discussed.

Commissioner O'Connor stated that staff is hoping for something passive that will draw a lot of people to a gathering. He indicated that he was thinking of an additional green space. He noted that there are two neighborhoods here that the Commission is trying to tie together. He suggested an additional interior green space between the homes, a seating area, picnic benches, something that will get the residents in there.

Commissioner Ritter stated that he heard the applicant say that they had some ideas for an additional amenity.

Mr. Weinstein stated that he would not recommend something like a pool as they are expensive and also use a lot of water and would probably not be appropriate in a drought. He indicated that the options are endless, and amenities are approached through the prism of personal experiences so what one prefers might be different from what someone else prefers. He noted that it could be a community garden, a bocce ball court, a horseshoe court, more passive open space, a par course. He stated that something that involves some sort of open space that is added to the City's current supply of open space would be good, and the key objective is looking for something that would make life in this neighborhood better for residents within and outside of the project site.

Commissioner Piper referred to Condition No. 60 and asked if that is something that can be removed.

Mr. Weinstein replied that he just found out about it late in the afternoon. He stated that it is a condition that was inadvertently inserted; there is no bus route in this location, and the shelter should go away. He indicated that staff would remove it when the project advances.

Commissioner O'Connor stated that the applicants also brought up Condition No. 49. He noted that this is also on one of their other sites and the Commission actually allowed the gate to stay. He further noted that it was not a locked gate, but it was not like an open invitation for everybody to run through the neighborhood; it gives some privacy but one can go through.

Chair Allen stated that she is fine with that.

The Commissioners stated that they were fine with it.

Mr. Beaudin proposed two changes to the condition: that it would remain open to the public, and unlocked rather than eliminated.”

Chair Allen agreed.

Mr. Beaudin stated that the other condition that might be appropriate for the Commission to consider this evening is related to a shared parking agreement or something that formalizes the arrangement for the neighboring Gardens senior apartment project, confirming that the number and location of assigned parking spaces would be reviewed and approved by the City, and then ultimately recorded with the County as a deed restriction so that the agreement runs with the land, such that if there is an expansion effort in the future, the future school operator does not have the opportunity to cut off that arrangement. He noted that 13 spaces are shown on the plans, so that would be the arrangement that the Planning Commission has been shown this evening and would be recommended be locked into an agreement as part of this motion as it goes forward to Council.

Chair Allen stated that it makes sense to her.

Commissioner Piper agreed.

Commissioner O'Connor inquired if staff is not going to look at that parking requirement any further.

Mr. Beaudin replied that it is on the list of items that staff can certainly work on with the applicant to do some additional study as this moves forward. He indicated that he is not sure that there will be 13 spaces or more or less, but the concern is that 13 spaces are on the table this evening. He added that he is not sure where more spaces would be generated on this site other than the removal of lots. He noted that staff would look into it but would want to formalize it by the time the project got to the Council.

Commissioner O'Connor stated that he just wants to have an agreement with the applicant that there will not be a parking problem on either side.

Ms. Harryman stated that another part of that agreement in solidifying that the 13 spaces are specifically assigned and reserved for the Garden Apartments folks is having that agreement reflect that at times when the schools do not need their parking spaces such as when the schools are closed or when they are not used on weekends, those additional spaces beyond the 13 spaces can be made available to the public, which might help when some family members come.

Chair Allen stated that would be great.

Mr. Beaudin stated that he would like to be sure the applicants are amenable to that condition.

Ms. Hardy replied that they are working on a shared parking agreement among the three entities as a course of business. She indicated that they do not have a problem with the proposal and that there are a total of 16 parking stalls that would be made available to the Gardens residents. She added that she assumes this negates Chair Allen's interest for additional parking analysis for the Gardens.

Chair Allen replied that it does not and explained that she would like to validate that 16 spots are adequate to cover their needs.

Ms. Hardy noted that the Gardens is not part of this application.

Chair Allen replied that she is aware of that but that the Gardens is part of the original PUD and everything needs to be looked at.

Ms. Hardy reiterated that it is not part of this project and not part of this site. She explained that while they can provide the Commission with some information from their property manager, they are not going to be in a position to add additional spaces on the subject property site. She clarified that as earlier mentioned, they are voluntarily going to be formalizing the agreement of 16 parking spaces to serve that overflow, but to have them or staff do the parking data for a site it is adjacent to but not part of this project is not acceptable to them.

Chair Allen stated that she is concerned that there is an issue today that is known, and if there is no understanding of how big that issue is, that overflow will happen as it is happening today and will end up impacting the proposed project and the real parking there. She explained that is why she just wants to understand what it is and be above board about it. She added that, as Ms. Harryman mentioned, a great solution could be for the school to provide additional space on the weekends.

Ms. Hardy stated that they are amenable to that and asked Pastor Barris to say a couple of words about it.

Pastor Barris stated that they are working on the shared parking agreement and have been doing that for a bit of time. He indicated that he gets the idea of taking the 16 spaces and doing what was recommended in terms of making that be something that stays in perpetuity; however, he cannot really totally give away the weekend or make that be an absolute requirement without first talking to the operator because the project needs to be viable for the operator to want to keep operating. He added that either makes their plan work or not work. He stated that he would be more than glad to look at that and would normally not have any problem, but whether that part of it would be in perpetuity is very questionable in his mind.

Commissioner O'Connor stated that he is fine with a recommendation to approve the project with the things the Commissioner agree on and let those items go on to Council; and in the meantime, the applicant will work with staff on putting those things into a package that the Council can see what the Planning Commission passed.

Chair Allen asked staff what their perspective is on which option is the best use of everyone's time and will net the best result.

Ms. Hardy stated that she is hoping that they will also have an opportunity to respond to staff's comments.

Commissioner Nagler commented that all the other Commissioners have much more experience than he does on how they can influence outcomes so he is not pretending to know what they know. He noted, however, but just as a principle, that it strikes him that the more often they move something along that is incomplete, they create the question for the next applicant with a controversial matter to "do for us what you did for those guys," and over time, he believes the Commission's ability to be influential on things that matter to the Commission is potentially diminished.

Commissioner O'Connor stated that the Commission does approve projects where it alters the Conditions of Approval. He indicated that when it comes down to projects that the Commissioners agree on, the Commission will have a condition of approval to go on to the Council.

Chair Allen stated that what is different about this is that it is all a matter of degree and then the Commission will go to staff. She noted that, first of all, there are more items here than there normally are; and second, staff recommended, and the Commission normally does for projects like this, to do a Work Session to create the best outcome because there would be issues, and the applicant chose not to do that.

Mr. Beaudin summarized the issues as an approved amenity or additional amenity for this site, the possibility of losing/removing 1 or 2 units to accommodate that and potentially improve the development in other ways, and then the shared parking discussion. He indicated that based on the fact that staff has whittled this down to three issues, staff can be comfortable working with the applicant between now and the City

Council meeting to make progress on those issues and ultimately see if they can be responsive enough to the Commission's concerns and to those addressed this evening. He stated that while it is not their preference, staff can support the modified Conditions of Approval, adding these things as conditions and working with the applicant. He added that staff's goal is to have things a lot more buttoned up when it comes to the Commission, and he is glad that the Commission has been able to work through the issues tonight and get down to one or two items to really focus on between now and the Council meeting. He stated that staff will work with the applicant now to make sure they can pick an appropriate Council meeting date to give them the time they need to do the work.

Chair Allen commented that this is not the practice the Commission wants to continue doing as a norm. He then asked Pastor Barris and Ms. Hardy for their comments.

Pastor Barris stated that from the Church's standpoint, it's really important to them to be able to address the issues and move forward. He expressed appreciation for the staff's perspective on that and would love to work in that direction. He indicated that it is vital to them because of other fine points in the sale of the preschool and the purchase of the new piece of property moving forward. He added that he hears what the Commission is wanting and that they are committed to working with staff.

Ms. Hardy stated that as staff had anticipated, Ponderosa does have a schedule here and would like to have an understanding of when this item could come in front of the Council. She noted that they did have a tentative agreement to put this on in mid-September meeting so she would not want that to slide too much.

Chair Allen stated that based on what she has heard, she is comfortable going with staff's recommendation.

Chair Allen moved to: (1) find that the project would not have a significant effect on the environment; (2) make the Planned Unit Development (PUD) findings for the proposed Development Plan as listed in the staff report; (3) recommend approval of a General Plan Amendment (P15-0250) to change the land use designation of an approximately 4.23-acre portion of the 6.22-acre site from "Community Facilities – Other Public and Institutional" to "Medium Density Residential;" (4) recommend approval of the PUD Rezoning (P15-0249) and Development Plan (PUD-111) to rezone an approximately 4.23-acre portion of the 6.22-acre site from the PUD-P&I (Planned Unit Development – Public & Institutional) District to the PUD-MDR (Planned Unit Development – Medium Density Residential) District, and to construct 27 detached single-family homes and related site improvements, subject to the Conditions of Approval listed in Exhibit A-1 of the staff report, with a modification to Condition No. 49 to retain the gate at the trail connection, and to eliminate Condition No. 60 regarding the construction of a bus shelter; and (5) recommend approval of the proposed modifications to the existing Centerpointe Presbyterian Church site plan (P15-0390) and the Conditional Use Permit (P15-0250) to eliminate the existing

church its related uses and retain the existing preschool/private school facility as a stand-alone use with a modified operation and site plan, subject to the Conditions of Approval in Exhibit A-2.

Commissioner Ritter seconded the motion.

Commissioner O'Connor added the two issues for clarification to come to an agreement, including the parking agreement that staff has already started work on.

Chair Allen stated that the second is the enhanced amenity, and there is a third one on density and the reduced number of units.

Chair O'Connor stated the Commission is looking for an amenity that ties these two neighborhoods together better, which may require the removal of up to two units.

Chair Allen clarified that they could be related but are not necessarily so.

Chair O'Connor inquired if the Commission would say it wanted the density reduced if it is not necessary for the amenities or just reduce the number of units.

Chair Allen stated that the project is too dense. He asked Mr. Beaudin to recap the three items again in language that works for everyone.

Mr. Beaudin stated that there is the amenity, and he wanted to make sure he is really clear here because what he heard was to tie the two sites together and an additional amenity. He indicated that based on the site plan and the way it is configured today, he is not sure the applicants will be able to tie these two together, but staff will make every effort in working with the developer to find a way to do that, but it may just have to be an additional amenity.

Commissioner O'Connor clarified that the amenity is to be interior to the project.

Mr. Beaudin continued that along those lines staff would be looking at the potential of removing one to two units to accommodate that improved amenity; the unit reduction could also just help the overall site plan and development in general, should that be appropriate. He indicated that the final issue is the parking agreement that would help address the parking needs related to some surrounding uses, including the senior housing project and additional parking for the residential development.

Chair Allen and Commissioner Ritter accepted the amendments to the motion regarding the enhanced amenity, the unit reduction, and the parking agreement, as previously discussed by the Commission.

ROLL CALL VOTE:

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

Commissioner Nagler stated that he would like to explain that he is abstaining to preserve the integrity of the Planning Commission because he is not opposed to the project so he does not want to vote no, but he does not believe that this is the right thing for the Planning Commission to do.

Chair Allen asked Commissioner Nagler to share more about what is not the right thing here because it is important.

Commissioner Nagler replied that he will probably have to be more controversial than he ought to be. He stated that as he looked at the process that the applicant has gone through in working with staff, his sense is that there has been more resistance to a dialogue than the Commission typically sees with other applicants, and given the presence the well-earned, terrific reputation that Ponderosa Homes has in Pleasanton, he fears that there is the possibility that they will advocate directly to the Council something that is different from what the Commission is asking to be done. He added that if the Commission does not maintain its ability to influence that dialogue directly, the Planning Commission is not doing its job properly.

Chair Allen stated that she understands and appreciates Commissioner Nagler's explanation. She indicated that it is good and that the Commission needs to hear that. She asked if she can change her vote at this stage. She then withdrew her motion and stated that she is abstaining on the same principle that Commissioner Nagler did.

Ms. Harryman stated that a new motion is necessary and suggested that the seconder make the new motion.

Commissioner Ritter moved to: (1) find that the project would not have a significant effect on the environment; (2) make the Planned Unit Development (PUD) findings for the proposed Development Plan as listed in the staff report; (3) recommend approval of a General Plan Amendment (P15-0250) to change the land use designation of an approximately 4.23-acre portion of the 6.22-acre site from "Community Facilities – Other Public and Institutional" to "Medium Density Residential;" (4) recommend approval of the PUD Rezoning (P15-0249) and Development Plan (PUD-111) to rezone an approximately 4.23-acre portion of the 6.22-acre site from the PUD-P&I (Planned Unit Development – Public & Institutional) District to the PUD-MDR (Planned Unit Development – Medium Density Residential) District, and to construct 27 detached single-family homes and related site improvements, subject to the Conditions of Approval listed in

Exhibit A-1 of the staff report, with a modification to Condition No. 49 to retain the gate at the trail connection, and to eliminate Condition No. 60 regarding the construction of a bus shelter, and the amendments to the motion regarding the enhanced amenity, the unit reduction, and the parking agreement, as previously discussed by the Commission; and (5) recommend approval of the proposed modifications to the existing Centerpointe Presbyterian Church site plan (P15-0390) and the Conditional Use Permit (P15-0250) to eliminate the existing church its related uses and retain the existing preschool/private school facility as a stand-alone use with a modified operation and site plan, subject to the Conditions of Approval in Exhibit A-2.
Commissioner Piper seconded the motion.

ROLL CALL VOTE:

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

Resolutions Nos. PC-2015-21 recommending approval of the Negative Declaration; PC-2015-22 recommending approval of Case P15-0250 (General Plan Amendment); PC-2015-23 recommending approval of Cases P15-0249 and PUD-111 (Rezoning and Development Plan); PC-2015-24 recommending approval of Case P15-0390 (modifications to the Centerpointe Presbyterian Church approved site plan); and PC-2015-25 recommending approval of Case P15-0250 (Conditional Use Permit), were entered and adopted as motioned.

Commissioner Piper asked Chair Allen to reiterate what her abstention vote was as she did not understand it.

Chair Allen stated that she is abstaining because she really would like to see this worked through completely and come back to the Commission for approval before it goes to the Council because she also feels like the end proposal to the Council may not represent as strongly as she think it should what has been said here. She added that she is also disappointed that Ponderosa did not take the time to do a Work Session because she thinks that is important to the community and important for developing the right projects. She noted that she felt, in reading the staff report, that there did not appear to be as much give-and-take as she has seen with other developers and that she would hope for future projects that could be controversial where there are design discussions like tonight, that Ponderosa would take the time to do Work Sessions and work more collaboratively with staff upfront.

Ms. Hardy stated that at the risk of there being a dialogue, she is really disappointed to hear any Commissioners have that viewpoint because the fact is, they have been working on this project for over a year and thought that they worked through a lot of the

issues with Brian Dolan prior to Mr. Weinstein, and again now with Mr. Weinstein and Mr. Beaudin. She indicated that the comments are really contrary to what she is getting. She noted that they did listen and referred to Mr. Schroeder earlier saying that they have lost two to three lots. She added that they completely revised their rooflines, their massing, their architecture, and they have listened and have worked with staff. She explained that they did not propose to do the Work Session like they would expect on a blank slate piece of property because of the existence of the preschool. She indicated that it is not slighting the Commission at all but working closely with staff, and they felt that frankly, the Work Session was not necessary. She noted, however, that they did have not one but two neighborhood informational and workshop sessions where they fielded questions and comments with people who were the most affected by this project and people who live around it. She reiterated that she appreciates the Commission's comments, but feels like she has to defend Ponderosa. She affirmed that they know one thing: that they do their outreach and work with the community, the Commission, and staff more so than a lot of builders do, so she has to take exception to the comments.

Chair Allen stated that she understood and thanked Ms. Hardy for her comments.

7. MATTERS INITIATED BY COMMISSION MEMBERS

Chair Allen stated that she had planned but neglected to introduce Mr. Beaudin, the new Director of Community Development, in the very beginning of the meeting. She welcomed Mr. Beaudin and indicated that they are delighted to be working with him.

Mr. Beaudin thanked Chair Allen and stated that he wished it was a different tone for his first meeting. He indicated that he is really looking forward to working with all the Commissioners and doing great things with the community here in Pleasanton.

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

a. Future Planning Calendar

Mr. Weinstein stated that a Planning Commission meeting is coming up pretty soon for the continued Lund Ranch hearing, and the applicant for the Valley Plaza Villages II PUD modification for a private dog park on that site has withdrawn his application. He added that the Irby Ranch project will not be coming in the near-term.

b. Actions of the City Council

No discussion was held or action taken.

c. Actions of the Zoning Administrator

No discussion was held or action taken.

d. Matters for Commission's Information

No discussion was held or action taken.

9. ADJOURNMENT

Chair Allen adjourned the meeting at 9:41 p.m.

Respectfully submitted,

Adam Weinstein
Secretary