

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

DRAFT

Wednesday, June 10, 2015

CALL TO ORDER

The Planning Commission Meeting of June 10, 2015, was called to order at 7:00 p.m. by Chair Allen.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commissioner Ritter.

1. ROLL CALL

Staff Members Present: Adam Weinstein, Planning Manager; Julie Harryman, Assistant City Attorney; Steven Bocian, Assistant City Manager; Jenny Soo, Associate Planner; Eric Luchini, Associate Planner; and Maria L. Hoey, Recording Secretary

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

Commissioners Absent: Commissioners Jack Balch and David Nagler

2. APPROVAL OF MINUTES

a. May 27, 2015

Chair Allen advised that, for lack of a voting quorum, the consideration of the May 27, 2015 meeting Minutes will be continued to the next meeting.

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. P15-0001, Eric Shephard

Application for Design Review approval to construct an approximately 4,292-square-foot, two-story custom home on an approximately 61,097-square-foot parcel located at 1 Winding Oaks Drive. Zoning for the property is Planned Unit Development – Hillside Residential & Open Space (PUD-HR&OS) District.

b. P15-0144, Emma Nunnenkamp, KT Builders

Application for Design Review approval to construct an approximately 3,957-square-foot single-story residence with an attached 769-square-foot garage on a vacant lot located at 2529 Yolanda Court. Zoning of the property is PUD-LDR (Planned Unit Development – Low Density Residential) District.

Commissioner O'Connor moved to approve Cases P15-0001 and P15-0144, subject to the Conditions of Approval as listed in Exhibit A of the respective staff reports.

Commissioner Piper seconded the motion.

ROLL CALL VOTE:

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

NOES: None

ABSTAIN: None

RECUSED: None

ABSENT: Commissioners Balch and Nagler

Resolution No. PC-2015-15 approving Case P15-0001 and Resolution No. PC-2015-16 approving Case P15-0144 were entered and adopted as motioned.

6. PUBLIC HEARING AND OTHER MATTERS

a. Review of the City's Capital Improvement Program (CIP) for Fiscal Years 2015-2016 through 2018-2019

Steven Bocian presented the staff report. He indicated that it is the Planning Commission's responsibility to review the Capital Improvement Program (CIP) and to

determine that it is consistent with the General Plan. He stated that to assist the Commission in this task, he has included in the staff report a narrative that provides an outline of the Program as well as a listing of all of the projects included in the CIP.

Mr. Bocian stated that the CIP is the City's four-year comprehensive program for meeting its capital improvement needs, and generally consists of one-time projects that are related to major City buildings, parks, roadways, etc. He indicated that there are no personnel expenses in the Program; that all occurs in the City's operating budget and have dedicated funding sources. He added that the City has specific funds dedicated to the CIP.

Mr. Bocian stated that staff goes through a process of looking at all proposed CIP projects to ensure they are consistent with the General Plan. He explained that the first two years of the four-year plan are funded, and the final two years are for planning purposes only. He indicated that the City Council will be reviewing the plan at its June 16, 2015 meeting, and if the Council approves it, the programs and projects in the first two years will be funded to go. He added that the program is separated into various categories including Streets, Parks, Water, Sewer, and Miscellaneous, and that there are seven different projects that are recommended for funding. He noted that for all four years, the financial resources total \$106,712,412, and the expenditures and reserves total \$71,585,294.

Mr. Bocian then displayed a slide illustrating a pie chart on the allocation of the \$106 million over the entire four years. He noted that Streets is the largest category at \$40 million, followed by Water at \$20 million and Parks at \$16 million. He then showed additional slides of pie charts demonstrating the total financial resources for the first two years, the source of major financial resources, and the summary of all Streets funding sources. He explained that unappropriated funds are available, but these have been earmarked for specific projects such as traffic improvement funds, and although there may not be projects and funds in this specific CIP, the funds remain as a reserve fund for expected future projects. He then showed a slide of a graph chart of the changes in the City's financial resources over the last four years and noted that the financial resources are up this year from previous years and are expected to grow for next year as well.

Mr. Bocian then focused on the individual projects that are funded in the CIP, which staff looks at closely in relation to the City Council's priorities. He reminded the Commission that every two years, the City Council sets a number of priorities which it wants staff to focus on and to put its efforts towards, and that is used as a guideline for CIP projects. He pointed out that not all the CIP projects, as listed in Exhibit C, are funded in this document, but many of them are:

- Bernal Community Park, Community Farm Master Plan, over on the Bernal property, across the street from where the Bernal Phase I Park is. There has been strong interest in looking at a community farm there which was approved by the voters, and this is the first step towards that.
- Bernal Property, Off-Leash Dog Park over at the Marilyn Murphy Kane Trail was approved previously by the City Council.

- Marilyn Murphy Kane Trail, Additional Tree Plantings, which has turned into one of our most popular trails in town. More trees will be planted on it over a two-year period
- Enhancements to the Downtown Wi-Fi, which was constructed a number of years ago and which has spotty coverage in some places; staff is looking at improving the service with some real changes in the technology related to that type of service.
- The Lions Wayside and Delucchi Park, which the Planning Commission has been involved with, is currently at the environmental review stage, and staff expects to get those results back by the end of this year and will then determine how and when that project proceeds. These improvements to the park are identified in the Master Plan; it will obviously be a significant improvement for the Downtown and create another meeting place for the Downtown, linking closely to the Firehouse Arts Center.
- The Old Stanley Road Resurfacing project, which has been on the books for a while.
- The Advanced Water Metering Infrastructure, which is moving towards automated water metering throughout the community.
- The Annual Soundwall Repair throughout the community, to change and improve those older soundwalls that were built with original subdivisions.
- Recycled Water Reserve.
- Pioneer Cemetery Improvements.
- Annual Street Resurfacing, one of which is the complete resurfacing of Bernal Avenue from Valley Avenue over to Foothill Road. This will complete the work on the freeway ramps in that area.
- Hopyard Road and Owens Drive Intersection Improvements, a General Plan project, a southbound west turn onto Owens Drive from I-580 to improve the flow of traffic getting off of the freeway, basically heading eastbound and then wanting to turn onto Owens Drive.
- Traffic signals at Amador High, scheduled for the upcoming year.

Commissioner O'Connor inquired if those two traffic signals are in addition to the crosswalk signals.

Mr. Bocian said yes.

Commissioner O'Connor then asked if the crosswalk signals will not be replaced.

Mr. Bocian replied that he cannot recall whether one is replacing the other but that he will talk to City Traffic Engineer Mike Tassano and will let the Commission know.

Chair Allen addressed Mr. Bocian to clarify that what staff is looking at is for the Planning Commission to validate that the CIP is consistent with the General Plan, not to vet whether the projects seem like the right ones as a lot of work has gone on in selecting these.

Mr. Bocian confirmed that was correct and the role of the Planning Commission.

Commissioner Ritter inquired under which category the In- Lieu Housing Fees belongs.

Mr. Bocian replied that the In-Lieu Housing Fees are not part of the CIP; they are part of the Operating Budget. He added that as far as he knows, the City has never had a capital project that used Lower-Income Housing Fees.

Commissioner Ritter then asked if it is the same deal for In-Lieu Parking Fees for parking Downtown.

Mr. Bocian replied that the In-Lieu Parking Fees also go to the Operating Budget. He pointed out that there is a project to look at additional parking for the Downtown, and the study for it is planned for Fiscal Year 2015/2016.

Chair Allen inquired if that is in this year's budget.

Mr. Bocian said yes.

Commissioner O'Connor inquired if there will be some kind of Committee for that study.

Mr. Bocian replied that he believes that has not yet been resolved. He indicated that the Pleasanton Downtown Association has approached the City and asked staff to look into it, so it has been included in the CIP. He added that if the City Council approves this at its June 16th meeting, staff will get back to the City Council in July or August with information and a recommendation regarding how to proceed with that project.

Commissioner O'Connor inquired if it would be a consultant doing the work.

Mr. Bocian replied that he thinks that would be the case. He stated that he did not think it would be done by staff because it will be fairly involved as the study will be looking at various locations throughout the Downtown and the potential of a parking structure Downtown.

Commissioner Piper asked Mr. Bocian for a brief description of the second Bernal Bridge project.

Mr. Bocian explained that the second Bernal Bridge project has been in the books for a long time and involves building a bridge right next to the existing Bernal Bridge over at Foothill Road. He stated that there has been a lot of study done on that, but there has been no specific action that has occurred towards that. He indicated that this CIP includes the repainting of the existing bridge, which will occur in 2015/2016, and the concept of the second bridge will actually be brought forward probably within the next two years. He noted that there is no specific bridge design or a timeline at this point, but it is a real project, something that both the staff and the City Council want to happen.

Commissioner Piper inquired if the Bernal Avenue improvement from Valley Avenue to Foothill Road would include bike lanes,

Mr. Bocian said yes. He stated that the idea with that project is to get a clear pedestrian pathway all the way from Foothill Road over to the Safeway Shopping Center.

Chair Allen commented that she believes the bike lanes are actually being installed now.

Mr. Bocian confirmed that it is occurring now and that once the repaving is done, everything will be appropriately marked.

Commissioner Ritter noted that two things on the balance that have the highest expenditure numbers are water and traffic impact fees, which seem like the two hot buttons that will kill the East Pleasanton project.

THE PUBLIC HEARING WAS OPENED.

There were no speakers.

THE PUBLIC HEARING WAS CLOSED.

Commissioner Ritter moved to make the finding that the proposed Capital Improvement Program (CIP) is consistent with the General Plan. Commissioner Piper seconded the motion.

ROLL CALL VOTE:

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

Resolution No. PC-2015-17 finding that the proposed CIP is consistent with the General Plan 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

Hillside Development and Measure PP

John Bauer thanked the Commissioners for their public service to this community, noting that it is a commitment that takes a lot of time and sometimes is thankless.

Mr. Bauer stated that earlier tonight on the Consent Calendar, the Commission approved an application for a home in the hills south of Vineyard Avenue. He noted that

as part of this PUD, there will be many structures in this PUD, including roads and a water tank, which are exempt from Measure PP. He further noted that at last week's City Council meeting, the City Council approved the Final Map for the Chrisman property, which is also on steep hillsides south of Vineyard Avenue, for a 15-parcel development of which 11 are dwelling units and one is for-profit commercial business. He pointed out that City staff had indicated that this property was exempt from Measure PP.

Mr. Bauer stated that the reason he is bringing this up is because this Commission will soon be asked to consider a very important project within the community – the rezoning of the Lund Ranch II parcel. He noted that this property has been controversial for the last 25 years, especially since 2008 with the passage of Measure PP. He pointed out that it has divided the community: the residents of the Mission Hills Park area had been opposed to Lund Ranch II, and the residents of Bridle Creek and Sycamore Heights, the latest homes that have been built in the area, are also opposed to development of the Lund Ranch property.

Mr. Bauer encouraged the Commissioners to do their homework over the next few weeks and walk the neighborhoods, come to Mission Park, come to the streets, look at the traffic, and walk to the Chrisman property that has extremely steep hillsides. He questioned why that property is able to be developed but yet Lund Ranch may or may not be able to be developed. He indicated that the community is concerned about protecting the hillsides, but asked if the community is looking at implementing Measure PP equally, fairly and without bias.

Mr. Bauer stated that he is looking forward to speaking with the Commission before a much larger audience than tonight on a very controversial issue that has divided the community.

Items for Future Commission Meetings

Mr. Weinstein stated that tonight's meeting at less than a half-hour would be very different than upcoming meetings. He confirmed that the Lund Ranch II project is coming before the Commission at its next meeting, and there will be some other upcoming items as well, one of which is the amendments to the Pleasanton Municipal Code regarding Design Review for historic structures. He explained that there is a kind of a loophole right now that allows people to make modifications to the first ten feet of a historic building without going through the City's standard Design Review process.

Mr. Weinstein continued that the Summerhill Homes Tract item is not going to be that complicated, and the PUD Major Modification for the Continuing Life Communities is also coming up. He advised that there would be a Work Session sometime in July or August on the Irby Ranch project, a major development project in the City that would include both market-rate housing and a residential component for developmentally disabled adults and children.

Commissioners' Vacation Schedules

Commissioner Ritter asked Mr. Weinstein if he got the Commissioners' notice of which future meetings they would be missing. He noted that he feels bad that he will not be able to attend the June 24th meeting. He indicated that he would send the Commissioners his thoughts and wished them good luck, adding that he is sure they will do a great job.

Mr. Weinstein thanked all the Commissioners for responding to staff's email regarding their vacation plans.

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 7:25 p.m.