



PLANNING COMMISSION MEETING MINUTES

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

DRAFT

Wednesday, April 22, 2015

CALL TO ORDER

The Planning Commission Meeting of April 22, 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: Steve Kirkpatrick, Acting Director of Community Development; Adam Weinstein, Planning Manager; Julie Harryman, Assistant City Attorney; Steve Otto, Senior Planner; and Maria L. Hoey, Recording Secretary

Commissioners Present: Commissioners Nancy Allen, Jack Balch, David Nagler, Herb Ritter, and Gina Piper

Commissioners Absent: Commissioner Greg O'Connor

2. APPROVAL OF MINUTES

a. March 25, 2015

Commissioner Balch stated that Mr. Gary Monzo contacted him indicating that the fifth paragraph on page 7, "*Commissioner O'Connor noted that the original submittal was an 8,000-square-foot ranch-style home but the City never saw the original design.*" is not accurate as the original design was not a ranch-style home, and what went back to the Commission was a two-story non-ranch-style home.

Chair Allen inquired if what Mr. Monzo wanted was to eliminate any definition and just indicate it was an 8,000-square-foot home.

Ms. Harryman advised that procedurally, the record should reflect what was actually said, even if it was wrong; the Commission can ask staff to listen to the tape to determine what was said. She added that tonight's Minutes will reflect this discussion and that staff will go back and check the tape recording.

Commissioner Balch requested staff to check if Commissioner O'Connor's statement was accurate.

Note: Staff listened to the tape and made the following change:

"Commissioner O'Connor noted that the original submittal was an 8,000-square-foot ranch-style home but inquired if the proposed home followed the original design of the original 8,000-square-foot home, a design that the City never saw ~~the original design.~~"

Commissioner Balch moved to approve the Minutes of the March 25, 2015 Meeting, as amended.

Commissioner Piper seconded the motion.

ROLL CALL VOTE:

AYES: Commissioners Allen, Balch, Nagler, and Piper

NOES: None

ABSTAIN: Commissioner Ritter

RECUSED: None

ABSENT: Commissioner O'Connor

The Minutes of the March 25, 2015 Meeting were approved as amended.

3. BER 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 Item 6.a., P15-0142, Larry and Robert Dondero, and Item 6.b., P15-0037, Jursad and Zarina Kiziloglu, are being rescheduled for future meetings for various reasons.

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.

6. PUBLIC HEARING AND OTHER MATTERS

a. P15-0142, Larry and Robert Dondero

Application for Design Review approval to construct an approximately 4,503-square-foot, two-story commercial building at 725 Main Street. Zoning for the property is C-C (Central-Commercial), Downtown Revitalization, Core Area Overlay District.

This item was continued to the May 13, 2015 meeting.

b. P15-0037, Kursad and Zarina Kiziloglu

Appeal of the Zoning Administrator's approval of an application for Administrative Design Review at 5196 Hummingbird Road to: (1) construct an approximately 297-square-foot single-story addition with an open-sided second-floor balcony on the rear of the residence; (2) construct an approximately 558-square-foot second-floor addition above the garage on the east side of the residence; (3) install five new dormer windows; (4) install a new roof over the front porch; and (5) install new second-floor windows and doors. Zoning for the property is R-1-6,500 (One-Family Residential) District.

This item was continued to the May 27, 2015 meeting.

7. MATTERS INITIATED BY COMMISSION MEMBERS

No discussion was held or action taken.

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

a. Future Planning Calendar

Mr. Weinstein advised the Commission of upcoming Planning Commission projects and hearing items. He noted that these dates are subject to change:

- May 13, 2015:
 - Summerhill Homes application for Design Review for 94 units;
 - Dondero application for Design Review at 725 Main Street; and
 - Harwood application for Design Review at 363 St. Mary Street.

- May 27, 2015:
 - Kiziloglu appeal for Administrative Design Review application at 5196 Hummingbird Road;
 - Consideration of the Draft EIR for the East Pleasanton Specific Plan; this is tentative, depending on the City Council's decision to continue or stop the process; and
 - Lund Ranch II is also tentative; staff is looking for a date when all the Planning Commissioners will be available to attend.

Commissioner Balch advised that he will have to recuse himself for the Summerhill Homes item.

Mr. Weinstein then introduced Steve Kirkpatrick, Acting Director of Community Development.

The Commissioners welcomed Mr. Kirkpatrick.

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. Selection of one Planning Commission representative to the Civic Center/Library Master Plan Task Force

Chair Allen asked Mr. Weinstein to give a brief description of the Civic Center/Library Master Plan Task Force.

Mr. Weinstein stated that this is a major planning effort in the City, a reinventing of the Civic Center by coming up with Master Plan for the site. He indicated that this will obviously have huge implications on where the City will be doing its government business and where City staff will be working, as well as the future vitality of the Downtown. He noted that this is a multidisciplinary effort and will include design, economic, fiscal, and land use consideration all together at once. He added that there will also be community input and that it is not certain at this point how often the group would meet.

Mr. Weinstein stated that staff is looking for nominations for Planning Commission primary and alternate representatives to the Task Force, for City Council recommendation and action.

Chair Allen inquired how long the Task Force will last.

Mr. Weinstein replied that he is not certain but that it will probably take a year or two.

Commissioner Ritter inquired which Commission would take the lead on this Task Force.

Mr. Weinstein replied that there will be Councilmembers on the Task Force and who would probably take the lead.

Commissioner Nagler stated that the Mayor and Councilmember Karla Brown are on the Task Force and that the Mayor will presumably chair the group.

Mr. Weinstein then reviewed the list of Planning Commission representatives to the different Committees and Task Forces:

- Commissioners Ritter and Balch – East Pleasanton Specific Plan Task Force
- Chair Allen – Bicycle, Pedestrian, and Trails Committee
- Commissioner O'Connor and Chair Allen; with Commissioners Piper and Ritter as Alternates – Heritage Tree Board of Appeals

Chair Allen asked if any of the Commissioners are interested in representing the Commission on this Task Force.

Commissioner Nagler indicated that he was interested in the new library piece but that being new to the Commission, he would defer to any other member of the Commission who might also be interested. He stated that he and his wife have actually stepped up and formed the Pleasanton Library Foundation, whose capital campaign is to try and create private donations to make contributions toward the construction of a new library.

Chair Allen indicated that she was interested in the Task Force too, but not as a primary representative.

Commissioner Ritter nominated Commissioner Nagler and Chair Allen as Representative and Alternate, respectively, to the Civic Center/Library Master Plan Task Force.

ROLL CALL VOTE:

AYES: Commissioners Balch, Nagler, Piper, and Ritter

NOES: None

ABSTAIN: None

RECUSED: None

ABSENT: Commissioner O'Connor

a. Matters for Commission's Information

East Pleasanton Specific Plan

Commissioner Ritter stated that a Neighborhood Meeting was held on the East Pleasanton Specific Plan, and while he was not present, Mr. Weinstein and Chair Allen were in attendance. He noted that there will be two more Neighborhood Meetings and that he has been asked to chair the meetings. He asked Mr. Weinstein and Chair Allen to give the Commission an update on what happened at the first Neighborhood Meeting.

Mr. Weinstein stated that it was a very interesting meeting; 15 people RSVP'd and almost 100 people showed up, over-stacking the perimeter of the Operations Services Center conference room. He indicated that overall tenor of the conversation was in

opposition to the Plan, and serious concerns were expressed about water, school, housing, and traffic. He stated that staff gave a short presentation at the beginning of the meeting and essentially opened it to a Question-and-Answer session. He noted that questions and comments ranged from why the City is not going for traffic circles as is done in Europe; why the City is moving forward with a 1,300-unit development in the context of a severe drought in Pleasanton; why the El Charro Road extension is necessary; and if a school is being planned for the area and what effect the project will have on school enrolment. He added that there was a lot of overlap between the topics raised and topics that the Commission would likely hear at the Draft EIR comment session on May 27, 2015.

Chair Allen stated that it was an interesting and challenging meeting in that there were expert people there who have been involved with this process for a long time, and there were people who just came for the first time who only knew there is this development going on. She indicated that it was actually very good to hear the perspective from both groups, and Mr. Weinstein mentioned most of the issues brought up. She categorized the comments into four: (1) Why is the City building anything when it has already met its RHNA requirements and there is no mandate to rezone anything more; and if the property is rezoned, it will potentially be built on. (2) Traffic. (3) Schools. (4) Water. She noted that “water” has always come up, but that it came up even stronger because of the current situation.

Commissioner Ritter stated that the good news is that staff will summarize the statements everyone brought up as part of the response to the Draft EIR.

Mr. Weinstein replied that there will not be a word-for-word Minutes similar to what is produced for the Planning Commission, but there will be a summarized consolidated version of the verbal and written comments conveyed by the people. He added that people filled up comment forms at the meeting and that staff is compiling those as well. He indicated that the summary will be provided to the Task Force members, the Planning Commission, and the City Council.

Commissioner Nagler asked Mr. Weinstein to talk about the Council discussion at its meeting last night regarding agendizing the EPSP for a future Council conversation.

Mr. Weinstein stated that he was not at the Council meeting but that the City Council decided to agendize a conversation about the EPSP process moving forward or not. He indicated that no date has been set but that it should be scheduled within the next few meetings. He added that theoretically, the City Council will decide at that meeting to pull the plug on the Plan or keep it moving forward.

Commissioner Piper inquired if this was a result of the Neighborhood Meeting.

Commissioner Balch stated that it is a combination of the comments on water and building homes, in addition to the public comment period at the beginning of the meeting. He indicated that he watched the Council meeting last night and it sounded

like the City Manager, Nelson Fialho, is thinking of scheduling it for the first meeting in May.

Commissioner Balch added that he wanted to quickly mention this one other thing that came out of the Task Force meetings that the land is already zoned. He stated that people have this impression that the land is “free-and-clear unzoned land,” but it is fully zoned as Heavy Industrial, based on the General Plan that is in place. He noted that the site could theoretically be built that way, and one of the things that did come out of the Task Force is that rezoning the site per the Preferred Plan would actually reduce the traffic impact to City, versus if it is built according to its actual zoning, which would basically cripple the City. He added that he did not want to misspeak on it and say that it is potentially an issue; but that was something discussed, that it is actually being rezoning lighter than it currently is.

Chair Allen stated that there are a lot of ways to interpret that, and people will have to wait and see to really understand it.

Mr. Weinstein informed the Commissioners that they are more than welcome to take a look at the Alternatives section of the Draft EIR which discusses the impacts of that alternative along with the other alternatives explored in the Draft EIR.

Commissioner Piper inquired if everything, including the Task Force, will essentially stop if the Council pulls the plug.

Commissioner Ritter commented that the it might not be the right time to put a big plan together, but right now, staff will still go ahead to get comments, record and keep track of them and see what direction the City Council gives.

Commissioner Piper inquired if anyone at the meeting gave positive feedback on the Plan.

Chair Allen replied that she did not hear any.

Mr. Weinstein explained that there were a lot of very vocal people at the meeting and not everybody got a chance to verbalize their thought. He added that it is possible there were people who did not come across with their positive comments.

Commissioner Ritter stated that the developers also had their own meetings to educate some people on the project. He pointed out that staff’s job is to gather information on all sides.

Chair Allen stated that the Task Force is doing a good job. She commented that as challenging as the meeting was and as negative as the comments were, she felt that no one was mad at anyone, that the people felt this was part of the public process and that they were being heard by the members. She congratulated staff for presenting the information objectively and for listening.

Mr. Weinstein made it clear that staff is not promoting the Plan one way or the other. He noted that staff is at the meetings to get people's thought on the Plan.

Beekeeping

Commissioner Balch asked staff how many beekeeping applications have been filed.

Mr. Weinstein announced that staff has received two official beekeeping applications, and the first application was submitted was by Mr. Jack Balch. He added that Mr. Balch's application was very well put together.

Commissioner Balch noted that staff was excellent in helping with the application. He complimented and thanked Ms. Natalie Amos, who gave him the list of what he needed to do and go through, as she did with Mr. Brown, the second applicant. He indicated that he should be receiving his approval within 15 days.

Chair Allen thanked staff for the update and congratulated Commissioner Balch.

9. ADJOURNMENT

Chair Allen adjourned the Planning Commission meeting at 7:24 p.m.

Respectfully submitted,

Adam Weinstein
Secretary