



PLANNING COMMISSION MEETING MINUTES

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

DRAFT

Wednesday, December 10, 2014

CALL TO ORDER

The Planning Commission Meeting of December 10, 2014, was called to order at 7:00 p.m. by Chair O'Connor.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by the Commission.

1. ROLL CALL

Staff Members Present: Brian Dolan, Director of Community Development; Adam Weinstein, Planning Manager; Julie Harryman, Assistant City Attorney; Eric Luchini, Associate Planner; Jennifer Wallis, Associate Planner; and Maria L. Hoey, Recording Secretary

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

Commissioners Absent: None

2. APPROVAL OF MINUTES

a. November 12, 2014

Commissioner Allen requested that the first sentence of the fourth paragraph on page 6 be modified to read as follows: "Commissioner Allen recalled that when she first visited the neighborhood, the two-story ~~poles~~ homes were primarily on the perimeter of this development...."

Commissioner Ritter referred to the sentence of the third paragraph under Item 7, Matters Initiated by Commission Members on page 30 and indicated that he talked to Mrs. Miller and not Mr. Miller, and requested that it be corrected accordingly.

Commissioner Balch moved to approve the Minutes of the November 12, 2014 Meeting, as amended.

Commissioner Piper seconded the motion

ROLL CALL VOTE:

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

NOES: None

ABSTAIN: None

RECUSED: Commissioner Balch on Item 6.a.

ABSENT: None

The Minutes of the November 12, 2014 Meeting were approved as amended.

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

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

4. REVISIONS TO THE AGENDA

Planning Manager Weinstein stated there are no revisions to the agenda tonight, but he said Commissioner Allen will need to depart at 8:30 p.m. due to a family commitment.

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. P14-1295, Ichen Art Academy

Application for a Conditional Use Permit to establish an art school at 4430 Willow Road, Suite I. Zoning for the property is PUD-I/C-O (Planned Unit Development-Industrial/Commercial-Office) District.

Commissioner Allen moved to make the required Conditional Use Permit findings as listed in the staff report and to approve Case P14-1295, subject to the Conditions of Approval as listed in Exhibit A of the staff report.

Commissioner Ritter seconded the motion.

ROLL CALL VOTE:

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

Resolution No. PC-2014-57 approving Case P14-1295 was entered and adopted as motioned.

6. PUBLIC HEARING AND OTHER MATTERS

- a. **P14-0440 and P14-1309, Housing Element, City of Pleasanton**
Application to recommend approval to the City Council of: (1) an Addendum to the Housing Element and Climate Action Plan Supplemental Environmental Impact Report (SEIR); (2) General Plan Amendment to adopt the 2015-2023 General Plan Housing Element; and (3) a zone change for 5758 and 5794 W. Las Positas Boulevard to maintain a MU (Mixed-Use) zoning designation while changing the density from a minimum of 30 residential units per acre to a maximum of 12.5 units per acre.

Commissioner Balch recused himself due to a conflict of economic interest and left the meeting.

Jennifer Wallis presented the staff report and summarized the key elements of the application.

Commissioner Allen stated that she had a theoretical question regarding the recommendation to change the zoning of the CM Capital 2 site. She asked, if nothing happens to the property in nine or ten years or if nothing is built on the site, and if the City received new RHNA numbers that required the City to build more or a significant amount of additional low-density housing, if there would be anything here that would preclude the City from changing the zoning to 30 units to the acre.

Ms. Wallis replied that nothing in the Planning Commission's action tonight would preclude the City from changing the zoning for the property in the future. She explained, however, that it would have to go through the same process of coming before the Planning Commission and the City Council for a public hearing process.

THE PUBLIC HEARING WAS OPENED.

Karen Ellgas stated that she basically would like to reconfirm staff's recommendation regarding the CM Capital 2 site on behalf of the Parkside residents. She noted that the neighborhood has done a lot of campaigning and work to get to this point and asked that the Commission approve the recommendation.

THE PUBLIC HEARING WAS CLOSED.

Commissioner Allen referred to Program 30.2 on page 27 of the Draft Housing Element and noted that there is an item added that states "...incorporating all lower-income regional housing need allocation requirements into the growth management allocation...." She asked staff if this is something that the City already does.

Ms. Wallis replied that currently, all housing units are currently counted equally within the growth management allocation, and the intent of this option is to break down the 235 units into individual income categories, each treated separately within the growth management allocation. She added that this is different from the exemption option which would exempt all lower-income units from the growth management allocation.

Commissioner Allen asked if this is essentially what the City does today when it creates its growth management allocation numbers.

Ms. Wallis said no, specifically because it is not worded that way.

Commissioner Ritter commented that he liked all three recommendations and that the Supplemental EIR was good to add to the previously prepared report. He commended everybody who put so much time into this document, as well as the public feedback, which was great. He thanked Ms. Ellgas for speaking on the CM Capital 2 site, noting that it was great to see how that worked out. He noted that the changes made by the City Council made a lot of sense.

Commissioner Allen echoed Commissioner Ritter and thanked staff for all their hard work, the public, Ms. Ellgas and her team for coming out and working in a win/win way to create a really good plan. She noted that the bottom line is that HCD approved the document and that she knows staff worked really closely with HCD regarding its issues and concerns. She indicated that the Housing Element is a testament to having a well-thought through plan that serves the needs of the community.

Chair O'Connor stated that the Housing Element is one of the longer triumph-type things the City does every so many years. He noted that there are a lot of new things, a lot of public comment, and a lot of work that went into this. He noted that, unfortunately, he does not have the long, long list of names, because there are many, many people to thank who put the effort into this, including some on staff who are no longer here.

Commissioner Allen moved to: (1) find that the previously prepared Supplemental Environmental Impact Report (SEIR), including the adopted California Environmental Quality Act (CEQA) Findings and Statement of Overriding Considerations and the Addendum to the SEIR, Exhibit K of the staff report, are adequate to serve as the environmental documentation for this project and satisfy all the requirements of CEQA; (2) recommend approval to the City Council of the Draft Housing Element, as shown in Exhibits A, B, C, and D of the staff report; and (3) recommend approval to the City Council of the zone change, as shown in Exhibit L of the staff report.
Commissioner Piper seconded the motion.

ROLL CALL VOTE:

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

Resolution No. PC-2014-58 recommending approval of Case P14-0440, the Draft Housing Element, and Resolution No. PC-2014-59 recommending approval of Case P14-1309, the zone change, were 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

No discussion was held or action taken.

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 Planning Commission Chair and Vice Chair for 2015

Chair O'Connor moved to nominate Commissioner Allen as Planning Commission Chair for 2015, and Commissioner Ritter as Vice Chair for 2015.
Commissioner Piper seconded the motion.

Commissioner Allen and Commissioner Ritter were selected as Planning Commission Chair and Vice Chair, respectively, for 2015.

e. Adoption of Planning Commission Schedule of Meeting Dates for 2015

The Commission adopted the Planning Commission Schedule of Meeting Dates for 2015.

f. Matters for Commission's Information

East Pleasanton Specific Plan Task Force

Commissioner Ritter stated that the Task Force held its almost-last East Pleasanton Specific Plan Task Force meeting on December 4, 2014 and reviewed the final update of the 116-page "Preliminary Draft East Pleasanton Specific Plan Revision – 1" document, 29 months of work by staff, community members, and the public. He indicated that the Task Force discussed and provided feedback on the changes made to the document after the Regional Housing Needs Allocation (RHNA) numbers came in and with the additions of about ten alternatives for the Environmental Impact Report (EIR) process that the Task Force wants to send to the City Council. He noted that there was a near-unanimous vote, with one dissenting vote. He stated that the next step is for the City Council to consider the Plan and basically approve the EIR process, and after the EIR is completed, community meetings will be held to receive feedback from the public. He added that following the community meetings, the Task Force will meet to discuss the public comment and have one final meeting to review the document; then it comes back to the Planning Commission.

Commissioner Ritter noted that it was amazing to have 18 people, who have been working on the East Pleasanton Specific Plan for 29 months or so, come up with a document that is now going to the City Council for review.

Mr. Dolan stated that the Council will consider this item next week. He noted that there were no real substantive changes to the plan, except the primary change in the base plan wherein the total unit count was lowered from 1,759 units to 1,300 units, and multi-family units were removed entirely, with three different densities but all single-family detached units. He indicated that the main reason for the Council check-in is for the Council to approve this as the version of the plan that will be evaluated in the EIR. He noted that a couple of meetings ago, the Task Force amended the alternatives to be considered in the EIR and wants to just make sure the Council is on board with that list of alternatives.

Mr. Dolan stated that once the alternatives are final, the EIR can be completed and then have some more public outreach, after which it will come back to the Task Force with the information from the completed EIR and the input from our additional public outreach. He added that the Task Force will then make a final recommendation and

forward it to the Planning Commission. He indicated that the Commission will probably start with a Work Session and work towards a recommendation to the City Council in the of 2015.

Chair O'Connor thanked Mr. Dolan for his clarifications. He pointed out that there have been a lot of tossing around of these numbers, both in the newspapers as well as verbally, and some of them are not always accurate. He then inquired if he heard correctly that there are ten alternatives and if there is any one that would consider a higher density, or if the higher density has been removed from every alternative.

Commissioner Ritter replied that the alternatives went from nothing to everything and that there are ones that preserve the existing conditions.

Mr. Dolan stated that the 1,759-unit and the 1,430-unit alternatives still includes multi-family residential.

Chair O'Connor thanked staff for all their work over this past year and noted that some of the staff have been with the City for less than a year.

Commissioner Ritter thanked Chair O'Connor, the most senior Commissioner, for being a great inspiration to the rest of the Commissioners and for coaching them through the process. He added that he was honored that Chair O'Connor will continue to be on the Commission.

Commissioners Allen and Piper thanked Chair O'Connor as well.
Chair O'Connor thanked the Commissioners.

9. ADJOURNMENT

Chair O'Connor adjourned the Planning Commission Meeting at 7:27 p.m.

Respectfully,

ADAM WEINSTEIN
Secretary