

Planning Commission Staff Report

March 12, 2014
Item 6. a.

- SUBJECT:** Work Session for P14-0011, PUD-101
- APPLICANT:** MidPen Housing Corporation
- PROPERTY OWNERS:** City of Pleasanton, Housing Authority of the City of Pleasanton, and Pleasanton Gardens, Inc.
- PURPOSE:** Work Session to review and receive comments on applications for General Plan Amendment and Planned Unit Development (PUD) Rezoning and Development Plan to demolish the 90 existing senior apartments at Pleasanton Gardens and Kottinger Place, and construct a 185-unit senior apartment project (Kottinger Gardens) on an approximately 6.43-acre site.
- LOCATION:** 240 and 251 Kottinger Drive, 4138 Vineyard Avenue, and 4133 Regalia Court (4 parcels).
- GENERAL PLAN:** High Density Residential/Parks and Recreation
- ZONING:** RM-2,500 and RM-4,000 (Multi-Family Residential) Districts and R-1-6,500 (One-Family Residential) District
- EXHIBITS:**
- A. [Planning Commission Work Session Topics](#)
 - B-1. [Applicant Project Narrative dated, "Received January 14, 2014"](#)
 - B-2. [Vicinity Map, Site Plan, Building Renderings, Elevation Drawings, Landscaping Plans, and Civil Drawings dated "Received February 20, 2014"](#)
 - B-3. [Color palette dated, "Received February 20, 2014"](#)
 - C. [GreenPoint Multifamily Checklist](#)
 - D. [Climate Action Plan Checklist](#)
 - E. [Arborist report prepared by HORTScience dated July 3, 2013](#)
 - F. [Traffic study prepared by W-Trans dated February 14, 2014](#)
 - G. [Landscape plan State Model Water Efficiency Landscape Ordinance certification letter dated February 14, 2014](#)
 - H. [DRAFT February 20, 2014 Housing Commission Meeting Minutes](#)
 - I. [Resident email dated March 3, 2014](#)
 - J. [Location and Noticing Maps](#)

BACKGROUND

Kottinger Gardens is the proposed redevelopment of Kottinger Place (50 homes) and Pleasanton Gardens (40 homes) into one integrated affordable housing development with 185 new homes for seniors as envisioned by The Kottinger Place Redevelopment Task Force. Formed by the City Council in 2004, the Task Force's goal has been to evaluate the condition of the aging senior housing properties located on Kottinger Drive and develop a redevelopment plan that would allow for their continued and expanded use as affordable senior housing. The Task Force consisted of representatives from the City Council, Housing Commission, Parks and Recreation Commission, existing residents, neighbors, and local affordable housing advocates. For nearly ten years, the Task Force has held numerous public, neighborhood, and resident meetings during which it carefully reviewed several options for redevelopment (including multiple site plans) that would meet the City's growing demand for affordable senior housing and address several long-term challenges for both properties, including increasing maintenance requirements and the lack of accessibility and energy-efficient features in the existing homes. The following Task Force Objectives were established to guide the planning process:

1. Increase the supply of affordable senior housing in Pleasanton;
2. Retain the site's existing character, which has been integral to the historical success of the property, through the inclusion of cottages and open space;
3. Achieve financial efficiency and sustainability both in terms of the amount of public subsidy dollars required and in terms of the long-term management and service delivery at the property; and
4. Respect the existing site context and be a good neighbor to the residents of Kottinger Drive and Vineyard Avenue by developing a site plan and architectural details that are complimentary to the neighborhood.

Throughout the project planning process, staff and the applicant conducted individual interviews with each existing resident to understand their likes and dislikes about their current homes and to inform them about the proposed redevelopment plans. In addition to the individual interviews, the applicant held several group resident meetings and also conducted a resident survey to receive important feedback about their interior and exterior design preferences. The applicant also met individually with many of the neighbors and as mentioned, it and the Task Force have conducted numerous public and neighborhood meetings for the purpose of responding to issues, concerns and opportunities.

Based on completion of the preplanning process and recommendations from the Task Force, Housing Commission, and neighborhood residents, at its meeting of November 5, 2013, the City Council approved the preliminary site plan and overall project concept, and directed staff to begin processing the project PUD. In addition, the Council approved a Disposition, Development, and Loan Agreement with MidPen Housing Corporation (MidPen) that establishes the relationship between the City and MidPen relative to project development and ownership, and a Memorandum of Understanding with Pleasanton Gardens that memorializes

the terms for the anticipated transfer of the Pleasanton Gardens site to the City. Finally, the City Council appropriated \$10 million of Lower Income Housing Funds to provide project financial support.

Staff and MidPen are currently working with The Department of Housing and Urban Development (HUD) as part of its Demolition and Disposition approval process and its preliminary comments are anticipated within the next 30 days. Following that, staff and MidPen will submit a formal HUD application that would provide HUD demolition and funding approval. Staff anticipates the City Council will review the Demolition and Disposition application in April of this year.

As currently proposed, the project will be constructed in two phases with most of the Kottinger Place, Regalia House Site and 4138 Vineyard being in the first phase. The phasing will limit the impacts of tenant relocation and be consistent with various funding sources. Any required tenant relocation will be coordinated by MidPen in close cooperation with the City.

The development pattern and density for the proposed project require a General Plan Amendment and Planned Unit Development rezoning and development plan approvals. These applications require review and recommendation by the Housing Commission, Planning Commission and action by the City Council.

Prior to presenting the applications to the Planning Commission for a formal recommendation to the City Council, the proposed project is being presented to the Planning Commission at this time as a work session for the Commission's review and to provide direction.

SITE DESCRIPTIONS AND SURROUNDING AREA

The proposed 6.43-acre project site consists of the following four parcels:

1. 240 Kottinger Drive (Existing Kottinger Place) – 3.47 acres

Kottinger Place is currently improved with 50 affordable senior homes developed in 1972 and owned and operated as a HUD Public Housing property by the Housing Authority of City of Pleasanton. The 50 existing homes consist of 32 studio, 16 one-bedroom, and two two-bedroom units. The site also includes a small community room, laundry facilities, and open space for gardening and socializing. The existing homes are not accessible, making it difficult for residents to age-in-place, and due to demand, the studios often house couples, which has created crowded living environments. The over 40-year old homes are also experiencing increasing maintenance and repair needs. For these reasons, the Task Force determined that demolition of the existing homes should be considered.

2. 4138 Vineyard Avenue Parcel – 0.51 acres

This parcel is located northwest of the existing Kottinger Place site and is currently vacant. It was purchased by the City of Pleasanton in February 2011 with the redevelopment of Kottinger Place in mind.

3. 4133 Regalia Court – 0.50 acres

This parcel is adjacent to the Kottinger Place and Vineyard Avenue parcel, and is the site of the Regalia House, an unused (due to lack of structural integrity) community facility with parking. The Regalia House has suffered structural damage, is in poor condition and is scheduled for demolition. The proposed parcel is currently a part of Kottinger Village Community Park and is owned by the City of Pleasanton.

4. 251 Kottinger Drive (Existing Pleasanton Gardens) – 1.95 acres

Pleasanton Gardens is located directly across Kottinger Drive from the other three project parcels and is currently improved with 40 affordable senior homes developed in 1970. The site and its improvements are currently owned by Pleasanton Gardens, Inc., a nonprofit entity set up by four local churches in the 1960's. It has many of the same design issues and critical needs as Kottinger Place. In addition some of the existing buildings were constructed over a City culvert and the site has had drainage issues in the past.

If the project is approved, the four parcels will be combined into two parcels under the single-ownership of the City of Pleasanton. During this process, the Regalia Court parcel will also be separated from the existing Kottinger Village Community Park parcel to which it is currently a part.

The uses surrounding the proposed project site consist mainly of existing single-family and multi-family residences of varying ages. This is especially true to the north, south, west, and the eastern edge of the southern portion of the proposed project site. Along the eastern edge of the northern portion of the proposed project site is the existing Kottinger Village Community Park, which is a small community park.

Aerial Site View



PROJECT DESCRIPTION

The applicant proposes to build 185 new and fully-accessible apartments in a combination of single-, two-, and three-story buildings. It is expected that 183 of the new homes will be affordable to low-income seniors and the remaining two homes will be reserved for on-site property managers. The proposed development will also include landscaped open space with shared gardens, pedestrian pathways, and a pedestrian crossing on Kottinger Drive. MidPen Housing Corporation will sign a long-term ground lease with the City of Pleasanton, own the improvements, and provide on-site property management, resident services, and programming in the on-site community rooms, resident lounges, and fitness room. Shared laundry facilities with a minimum of one washer/dryer for every ten homes will also be provided on-site for the residents' convenience.

The proposed parking ratio for the proposed project on both sides of Kottinger Drive is 0.8 spaces per unit, which is the same as the current 0.8 spaces per unit at the existing Kottinger Place and represents an increase to the 0.47 spaces per unit parking ratio currently at the existing Pleasanton Gardens. Existing automobile ownership among the current low-income senior residents was used as an indicator to help determine the proposed parking ratio. A total of 149 parking spaces (64 covered) are proposed. Forty-four spaces will be located on the south side of Kottinger Drive, while 105 spaces will be located on the north side. Additionally, 12 existing parking spaces will be maintained at the northernmost end of the proposed project, adjacent to Vineyard Avenue, and will remain dedicated for Kottinger Village Community Park users only (signage will be posted). Limited street parking is available on both Kottinger Drive and Vineyard Avenue.

Existing site access points will be maintained on both sides of Kottinger Drive. The existing driveway at Vineyard Avenue adjacent to the Regalia House will be shifted west, and the existing driveway for 4138 Vineyard Avenue will be removed and replaced with curb and sidewalk. Additionally, the existing bus stop on Kottinger Drive will be removed and a new bus stop with shelter will be constructed for the residents traveling into Downtown or making connections to other routes within the City. The new bus stop location will be east of the existing bus stop, to be more centrally located between both sides of the proposed project. An identified and slightly raised pedestrian crossing connecting both sides of the project on Kottinger Drive will be improved as shown on the plans as well.

The proposed project's site design, buildings, and landscaping were conceived within the context of Pleasanton's historic downtown, which has roots in both the cottage and farmhouse architectural styles. The buildings downtown are predominantly simple forms with covered front porches that extend the entire width of the home or stoop, lending a sense of symmetry to the building. The materials are generally lap siding with various levels of detailing and trim that is white or a contrasting accent color. The Kottinger Gardens architectural design approach utilizes these fundamental cottage and farmhouse characteristics.

Site Plan (Full Site)



The proposed project will include one, 78,010 square-foot, three-story building (36 feet tall max.), and nine separate single-story buildings ranging in size from 2,830 to 5,800 square feet and 16 to 18 feet tall on the current Kottinger Place, Vineyard Avenue, and Regalia Parcels north of Kottinger Drive. There are a total of 131 homes on this portion of the site, including 126 one-bedroom and 5 two-bedroom homes. One, 31,600 square-foot, two-story building (30 feet tall max.) and four separate single-story buildings ranging in size from 1,430 to 8,850 square feet and 16 to 18 feet tall will be located on the current Pleasanton Gardens parcel south of Kottinger Drive. There are a total of 54 homes on this part of the site, including 50 one-bedroom and 4 two-bedroom homes.

Perspective Elevations



Sample Elevations: One-story Building Elevations



Sample Elevations: Three-Story Building Elevations



Proposed Color/Material Palette

KOTTINGER GARDENS COLOR PALETTE

HARDIE BOARD AND BATTEN SIDING						
	ELDER CREEK	BARNWOOD	BLUFF STONE	NOTTINGHAM FOREST	PORCH SWING	MOUNT TAM
HARDIE HORIZONTAL LAP SIDING						
	ELDER CREEK	BARNWOOD	BLUFF STONE	NOTTINGHAM FOREST	PORCH SWING	
BUILDING BODY PAINT COLORS						
	ELDER CREEK	BARNWOOD	BLUFF STONE	NOTTINGHAM FOREST	PORCH SWING	MOUNT TAM
ROOF/DOOR AND ACCENT COLORS						
	GAF "CHARCOAL"	SNOWGLOBE WHITE	TIFFANY AMBER	NECTAR OF THE GODS	DAPPER GREY HOUND	SEVILLE SCARLET

* ALL PAINT COLORS ARE KELLEY MOORE

The apartments are designed to include storage, private patios/balconies, Green Building Measures, and accessibility features to help resident's age-in-place and live independently for as long as possible. A typical one-bedroom home is 584 square feet and a two-bedroom home is 842 square feet. Full floor plans for all unit types and configurations are provided in Exhibit B.

Shared indoor amenities include community rooms on both sides of the street for resident gatherings, resident lounges with computers, a fitness room for group exercise classes, and on-site resident services programming and coordination.

The proposed project site is relatively level. Except for minor grading, the applicant is proposing to generally maintain the existing grades on the entire site. Parking lot and roof drainage would drain into bioretention areas (vegetation-lined swales) and biofiltration planters that would filter contaminants from the parking lot and roof drainage before entering the adjacent City storm drain systems on Kottinger Drive and Vineyard Avenue, as well as the adjacent creek.

The landscape design provides a hierarchy of outdoor spaces ranging from public to private, seeking to foster a healthy senior community by facilitating social interaction. This hierarchy provides a variety of opportunities for residents to interact with the outdoor space at different times during the day or year. There are a variety of outdoor spaces programmed for relaxing, socializing, and recreation. These include large common open spaces adjacent to the

community rooms on both sides of Kottinger Drive, as well as a patchwork of courtyards and shared vegetable gardens. Each upper floor home has a private deck, which overlooks gardens and toward the surrounding hills and horizon.

Most existing on-site trees are proposed for removal. In some cases, the final location of the homes was adjusted to protect the most healthy and prolific trees, making them focal features scattered throughout the project. Using the Arborist's Report as a guide (Exhibit E), the applicant evaluated each existing tree to determine overall suitability for the proposed project. Each tree's location, species, size, and health was taken into consideration. Of the 146 trees evaluated on-site, 22 trees (15 Heritage Trees) will be retained and 124 (45 Heritage Trees) will be removed. The landscape plan proposes to plant approximately 100 new trees on the subject site.

Plant materials are intended to provide seasonal interest and the plant palette reflects the architectural character. In addition to the common gardens, a private porch or balcony can accommodate garden ornamentation, and provide an opportunity for residents to personalize their individual space. An automatic water-efficient irrigation system, Bay-Friendly landscape practices for healthy soil and water conservation, and selection of plants that are well-adapted to the local climate and setting will aid overall long-term maintenance.

An internal path system will link to the perimeter Kottinger Village Community Park trail at multiple locations, encouraging residents to access and enjoy park amenities. While it is important to integrate with the park, it is also important to clearly distinguish the Kottinger Gardens open space system and paths. Where the internal path system intersects with the public path on the perimeter, the landscape portals will be designed to distinctly identify these private pedestrian entries.

No detailed signage information has been provided for the proposed project at this time. Given its residential character, it is anticipated minimal signage would be proposed for the project.

The proposed project will involve a limited amount of temporary resident relocation to accommodate the new construction. In order to minimize the number of households who will need to move off-site in order to build the new homes, the construction will be phased. This will allow a majority of residents to stay in their current homes until their new home is constructed and ready for move-in. The first phase is expected to occur on the Vineyard Avenue Parcel, Regalia Parcel, and a portion of the Kottinger Place Parcel. The second phase would include the remainder of the Kottinger Place Parcel and the entire Pleasanton Gardens Parcel. The applicant has communicated frequently with the residents to inform them of their relocation rights and has engaged a relocation consultant to ensure that all relocation activities are conducted according to Federal and State laws and requirements.

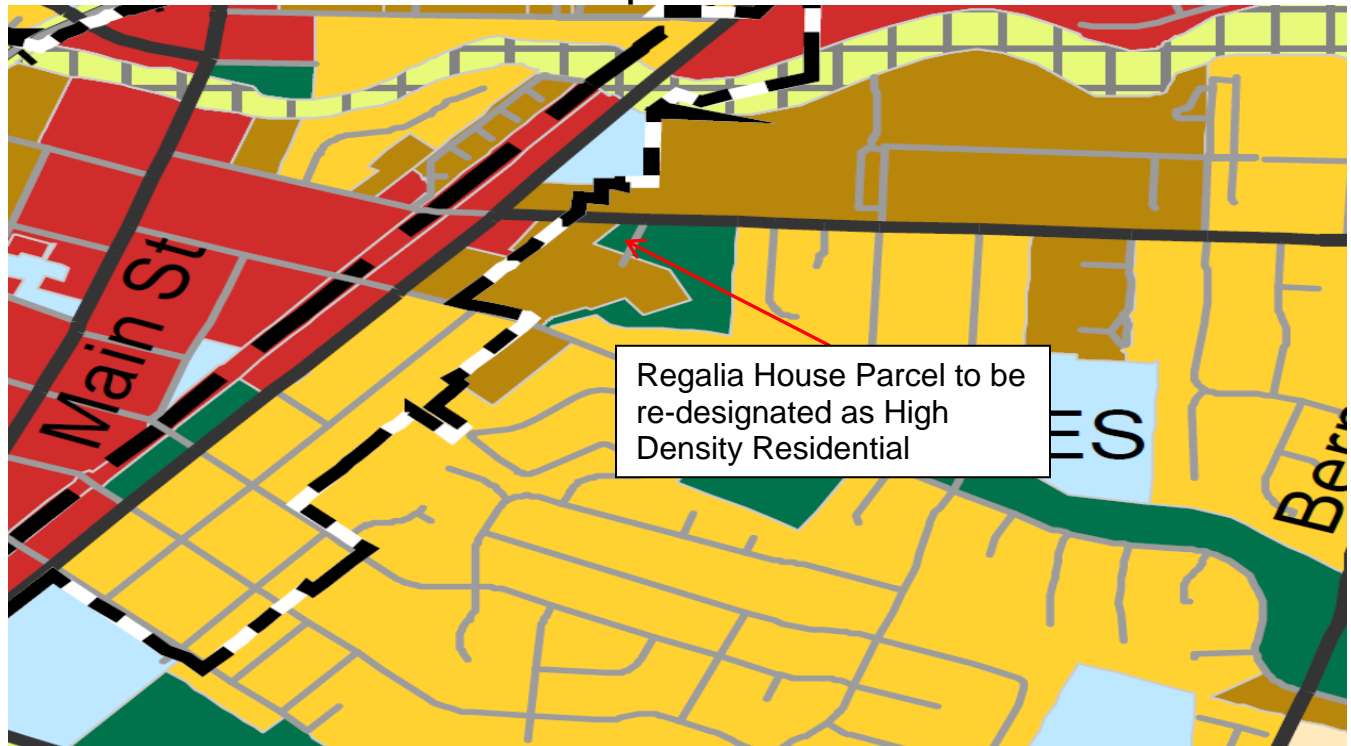
CONSIDERATIONS FOR THE WORK SESSION

General Plan

The proposed project parcels are designated by the Land Use Element of the Pleasanton General Plan for either "High Density Residential or Parks and Recreation" land uses as the subject parcels are already developed with either existing high density residential uses or a

park. The proposed project will amend the General Plan to re-designate a portion of the existing Kottinger Park, specifically a 0.50-acre portion where the Regalia House is currently located, from Parks and Recreation to High Density Residential to facilitate development of the proposed project as the current designation does not allow for residential uses. The remaining portions of the proposed project site will remain designated for High Density Residential land uses. With the General Plan Amendment, the proposed project will comply with the General Plan to allow high density residential uses on the subject parcels at a density of 28.77 development units per acre, consistent with the currently allowable range of 8+ development units per acre prescribed in the General Plan.

Portion of the General Plan Land Use Map to be Modified



Zoning and Uses

The proposed project site is zoned RM-2,500 and RM-4,000 (Multi-Family Residential) Districts and R-1-6,500 (One-Family Residential) District. The RM Districts allow for multi-family residential development, while the R-1 District does not. Additionally, all three Districts have specific development standards that dictate a defined and in most cases standardized development pattern conducive to the specified land uses they allow.

In this case, the proposed project requires flexibility from the prescribed site development standards of the current zoning, as well as for parking, which is encouraged to facilitate infill development and a variety of residential housing types found to be consistent with the community character. This type of flexibility is normally achieved by rezoning to PUD.

Discussion Point:

A. *Is the proposed General Plan land use change, density, and PUD rezoning acceptable?*

Traffic and Circulation

A Traffic Impact Analysis report was completed for the proposed project on February 13, 2014 (Exhibit F). The purpose of the analysis was to determine and address the transportation effects of the proposed project on the surrounding street systems for the existing and proposed developments. The AM and PM vehicular trips for the proposed project was developed based on trip generation rates for Senior Adult Housing contained in the Institute of Transportation Engineers (ITE) publication Trip Generation, 9th Edition. This is a standard reference used by jurisdictions throughout the country and is based on actual trip generation studies at numerous locations in areas of various populations. The proposed project is estimated to generate a total of 295 new net trips on a daily basis, of which 20 would be AM peak hour trips and 24 would be PM peak hour trips. The ITE standard reflects trip rates based on single use destination land uses that are not in close proximity to transit. Based on this information, the analysis concludes that all study intersections would continue to operate at their current and acceptable level of service with or without the project and, therefore, no special mitigation measures are required.

Parking

The applicant is proposing a total of 149 parking spaces for the proposed 185-unit project. Of those spaces, 142 are intended for tenant parking, four are designated for staff parking and three are designated for visitor parking. Sixty-four of the 149 parking spaces will be covered by carports that are shown over the exterior parking areas adjacent to the subject site's property lines and not the parking areas adjacent to the buildings. The applicant has indicated a preference to keep the parking areas adjacent to the building open for unobstructed views and also to allow for landscape areas. Accordingly, covered parking spaces would be assigned through a lottery and waitlist system, similar to the applicants' other properties. The proposed parking ratio on both sides of Kottinger Drive is 0.8 spaces per unit, which is the same as the current 0.8 spaces per unit parking ratio at Kottinger Place and represents an increase to the 0.47 spaces per unit parking ratio currently at Pleasanton Gardens.

Automobile ownership among the existing low-income senior residents was used by the applicant as an indicator to determine the proposed parking ratio. Of the 66 residents who responded to the applicant's question related to automobile ownership during resident interviews, only 40 existing households owned a car. This represents a ratio of 0.6 spaces per unit, and therefore the applicant believes a 0.8 spaces per unit parking ratio is more than adequate for residents and visitors.

This parking ratio is higher than what is currently offered at some of Pleasanton's other senior housing properties, such as The Gardens at Ironwood, which has a 0.7 spaces per unit parking ratio. In fact, The Gardens at Ironwood leases 16 additional parking spaces from the neighboring church, which brings their parking ratio to the proposed project's 0.8 spaces per unit parking ratio. The Gardens at Ironwood claim to have adequate parking to serve their needs.

Conversely, The Ridge View Commons senior housing project has a 218 total parking spaces for 200 units (mostly one bedroom units), which is a slightly higher 1.09 space per unit parking ratio than proposed. According to the property manager, on average, 166 or 76% of those spaces are in use at any given time (peak hours); with 131 of the spaces being assigned to

tenants, 52 spaces designated for visitor parking, and the remaining 35 spaces being open for staff, additional visitors, et cetera. In general, it appears a minimum of 25% of the parking lot for this development is empty at all times of the day.

The Pleasanton Municipal Code does not specifically address parking requirements for senior apartments. As such, the use of other similar type developments as a parking barometer, as well as using the applicant's experience from managing over 25 other senior housing projects, indicates the proposed parking ratio is more than adequate to serve their needs.

Site Plan

The site plan layout focuses on minimizing impacts to the surrounding uses, specifically the existing residential uses, by siting the taller multi-story buildings within the center of the project site on both sides of Kottinger Drive, and then utilizing the one-story cottage type buildings as transitional buffers along the subject site's perimeter to minimize impacts on the adjacent residential uses. Where parking is used along property lines, the applicant has elected to cover the majority of those spaces with carports, as well as use landscaping to buffer the adjacent residential uses.

On-Site Common and Private Open Space

The project includes several active and passive recreation areas for the residents. Interior recreation areas include a fitness center and a club room. Exterior recreation areas include community gardens and walking paths. Residents of the project will also have use and/or access to the adjacent Kottinger Village Community Park. Private open space is provided through the use of a porch or balcony area for the residential units on both sites at an average of 65 square feet per unit (ranges between 60 to 80 square feet per unit).

Discussion Point

B. Is the proposed positioning of the buildings, on-site circulation, parking location, parking ratio, private open space, common open space, and on-site amenities acceptable?

Architecture and Design

The proposed project's building design were conceived within the context of Pleasanton's historic downtown, which has roots in both the cottage and farmhouse architectural styles. The buildings downtown are predominantly simple forms with covered front porches that extend the entire width of the home or stoop, lending a sense of symmetry to the building. The materials are generally lap siding with various levels of detailing and trim that is white or a contrasting accent color. The Kottinger Gardens design approach is a contemporary interpretation of these fundamental cottage and farmhouse characteristics, creating design that is suitable for both multi-story and single-story building scales and helping to create a cohesive community as well as compatibility with the surrounding residential uses. Full architectural plans and details are provided in Exhibit B and the proposed colors and materials in Exhibit B-1 for the Commission's consideration.

Discussion Point

C. Are the building designs, massing, heights, and colors and materials acceptable and compatible with the surrounding area?

Tree Removal

The applicant is proposing to retain 22 existing on-site trees of which 15 are Heritage Trees. 124 existing on-site trees, of which 45 are Heritage Trees, are to be removed. Most of the trees to be removed are ornamental in nature/species and are either in poor health with a limited chance of survival prior to or after construction, or are located directly within the footprint of a newly planned building. While the applicant has attempted to site the buildings and maintain many existing on-site Heritage trees, it appears removal cannot be avoided or is necessary in many instances either due to construction impacts or simply existing tree health. In addition to the 22 trees to be preserved, as mitigation for the proposed tree removal, the applicant is proposing to plant over 100 new trees throughout the site. Based on staff's review of the arborist report (Exhibit E), it appears two additional existing trees could potentially be preserved via minor alterations to the site plan. Tree Nos. 164 and 165, both Heritage Tree sized Coast Live Oaks in good health, and located adjacent to the proposed roundabout, should be considered for preservation by adjusting the drive aisles slightly.

Discussion Point

D. Is the proposed tree removal/replacement plan acceptable?

Green Building/Climate Action Plan

As required by the City's Green Building Ordinance, the proposed project is required to qualify for at least 50 points on BuildItGreen's GreenPoint Rated Multifamily Checklist. The applicant has proposed to incorporate green building measures into the project that allow the project to qualify for 128 points including solar water heating, high efficiency plumbing fixtures, exceeding minimum Title 24 energy calculations, and drought tolerant landscaping. Staff has included the Multifamily GreenPoint Checklist (Exhibit C) for the Commission's consideration.

On February 7, 2012, the City of Pleasanton adopted a Climate Action Plan (CAP). The CAP was reviewed by the Bay Area Quality Management District and was deemed a "Qualified Greenhouse Gas Reduction Strategy" in accordance with the District's CEQA guidelines. Implementation of the CAP will occur over several years and will consist of amendments to regulations and policies related to Land Use and Transportation, Energy, Solid Waste, and Water and Wastewater, which will result in reductions in greenhouse gas emissions in compliance with the targets set by AB 32 California's Global Warming Solutions Act. In advance of full implementation of the City's CAP, staff has analyzed the consistency of this project with the CAP and suggests the Commission consider requiring the applicant to add these items to the project and revise Exhibit C/project plans for additional CAP compliance:

- Offering discounted transit passes to residents (TR1-6)
- Provide one or more electric vehicle charging stations (TDM1-6)
- Incorporating solar tubes, skylights, etc. into the building design (EC4-4)
- Incorporate the use of reclaimed wastewater and rain harvesting (WA3-2, 3-4)

Discussion Point

E. Are the proposed Green Building measures and Climate Action Plan measures acceptable?

Additional Discussion Point

F. What other information would the Planning Commission wish to see to assist its decision on the proposals (i.e. color and material board, photo simulations, etc.)?

HOUSING COMMISSION RECOMMENDATION

The Housing Commission recommended approval of the proposed project to the City Council at their February 20, 2014, meeting. Part of their recommendation included information related to public financial contributions to the proposed project and loan terms, disposition or property terms, and unit affordability levels. With regard to affordability, none of the units will be market rate, and the affordability levels will range between 30% and 60% AMI, with 30% AMI being maintained for all existing residents. The draft (not yet approved) meeting minutes are attached as Exhibit H.

PUBLIC COMMENT

Notices of these applications were sent to surrounding property owners and tenants within a 1,000-foot radius of the site. Staff has provided the location and noticing maps as Exhibit J for reference. At the time this report was published, staff received one email from a resident indicating concern with parking both during construction and once the proposed project is complete. This email is attached as Exhibit I.

ENVIRONMENTAL ASSESSMENT

Since the Planning Commission will take no formal action on the project at the work session, no environmental document accompanies this work session report. Environmental documentation will be provided in conjunction with the Planning Commission's formal review of the applications.

STAFF RECOMMENDATION

Staff recommends the Planning Commission review the proposal, hear all public testimony, and provide comments to staff and the applicant.

Staff Planner: Eric Luchini, Associate Planner, 925-931-5612 or eluchini@cityofpleasantonca.gov

Exhibit A
Planning Commission Work Session Discussion Points
March 12, 2014

- A. *Is the proposed General Plan land use change, density, and PUD rezoning acceptable?*
- B. *Is the proposed positioning of the buildings, on-site circulation, parking location, parking ratio, private open space, common open space, and on-site amenities acceptable?*
- C. *Are the building designs, massing, heights, and colors and materials acceptable and compatible with the surrounding area?*
- D. *Is the proposed tree removal/replacement plan acceptable?*
- E. *Are the proposed Green Building measures and Climate Action Plan measures acceptable?*
- F. *What other information would the Planning Commission wish to see to assist its decision on the proposals (i.e. color and material board, photo simulations, etc.)?*