

## MEMORANDUM

Date: June 12, 2013

To: Planning Commission

From: Janice Stern, Planning Manager

Subject: Item 6.a. East Pleasanton Specific Plan Alternatives

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At its May 22 meeting the Planning Commission provided feedback to staff regarding four potential land use and circulation alternatives. (The meeting materials from the May 22 meeting are attached.) Planning Commissioners commented on several aspects of the alternatives. Regarding the mix of housing types, the Planning Commission recommended that the percentage of single-family to multi-family housing units within the East Pleasanton Specific Plan area should more closely reflect that of the overall City-wide distribution (approximately 75% single-family and 25% multi-family). At the time, staff did not comment on what that would mean for finding locations for needed housing for the next two RHNA cycles. Staff is now providing this information and invites Commissioners to offer additional feedback and comments.

Table 1 provides an estimate of Pleasanton's share of the regional housing needs for the next two planning cycles (to 2030) and an estimate of the units and densities to be accommodated. Table 2 shows the number of multifamily units that would be accommodated in the East Pleasanton Specific Plan area if the Planning Commission's recommendations are followed. The two columns to the right show the percentage of all multifamily units required to be accommodated by the estimated regional housing needs allocation, and the number of multi-family units which will need to be accommodated elsewhere in the City.

**Table 1: Estimate of RHNA to Year 2030 and Acreage Needed to Accommodate Housing Needs**

	<b>2014-2022 RHNA</b>	<b>Estimated 2014 Inventory</b>	<b>Additional units to be planned for 2014-2022 RHNA</b>	<b>Estimate of 2022-2030 RHNA</b>	<b>Estimate of units to be planned for 2014-2030</b>	<b>Additional Acreage Needed</b>
Very Low Income	1,102	991	111	1,102	1,213	40
Low Income						
Moderate Income	405	0	405	405	810	35
Above Moderate Income	551	270	281	551	1,102	147
Total	2,058	1,261	797	2,058	3,125	222

**Table 2: Mix of Single Family and Multifamily Units and Comparison to RHNA**

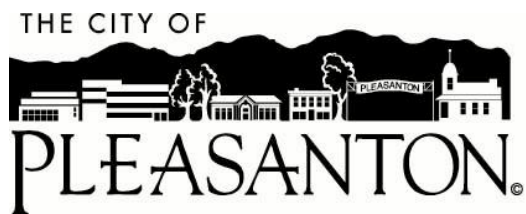
	<b>Total Units</b>	<b>Number of Single Family Units in Alternative</b>	<b>Number of Multi-family Units in Alternative</b>	<b>Number of Single Family at 75%</b>	<b>Number of Multi-family at 25%</b>	<b>25 % Multifamily as a Percent of estimated RHNA for Very-low, Low and Moderate</b>	<b>Number of multifamily units which would need to be located elsewhere in City</b>
Alternative 1	1,000	500	500	750	250	12%	1,773
Alternative 2	1,426	465	961	1,070	357	18%	1,666
Alternative 3	1,710	486	1,224	1,283	428	21%	1,595
Alternative 4	1,283	641	643	962	321	16%	1,702

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission provide additional feedback and comments on the four land use and circulation alternatives for the East Pleasanton Specific Plan.

**EXHIBITS**

- A. Planning Commission Work Session Staff Report from May 22, 2013
- B. Draft Minutes from May 22, 2013 are included as Item 2.a. in the June 12 packet.



**Planning Commission  
Work Session Staff Report**

May 22, 2013  
Item 6.a.

- SUBJECT:** P13-1858
- APPLICANT:** City of Pleasanton
- PROPERTY OWNERS:** Zone 7 Water Agency, Lionstone Group, Kiewit Peter Sons Co., Legacy Partners, Pleasanton Garbage Service, City of Pleasanton
- PURPOSE:** Project update and discussion of four Working Draft Specific Plan Alternatives
- GENERAL PLAN:** Water Management, Habitat and Recreation; Community Facilities; High Density Residential; Retail/Highway/Service Commercial, Business and Professional Offices; Business Park; Parks and Open Space; General and Limited Industrial. Future East Pleasanton Specific Plan.
- ZONING:** P (Public and Institutional), I-G-40 (General Industrial, 40,000 s.f. minimum lot)
- LOCATION:** East of Martin Avenue and Valley Avenue, north of Stanley Boulevard, and south of Arroyo Mocho
- EXHIBITS:**
- A. East Pleasanton Specific Plan: Working Draft Alternatives
  - B. Summary of Housing Commission comments
  - C. Summary of Parks and Recreation Commission comments
  - D. Location & Public Noticing Maps
  - E. E-mail from Rocky and Ellen Cummings, dated 5/14/13

**I. BACKGROUND**

Since August 2012, Planning Commissioner (now City Council member) Narum and Planning Commissioner Pearce have been co-chairing the East Pleasanton Specific Plan Task Force. The Task Force has met regularly to understand the physical area and policy background, to discuss a vision for development and conservation of the area, and to develop draft land use and circulation options. Four working draft alternative plans are the subject of discussion at this time and are described in Exhibit A.

The East Pleasanton Specific Plan Task Force is seeking input from several City commissions and committees in order to refine the plan alternatives. The schedule for these meetings is as follows:

- May 2 – Housing Commission (a summary of Housing Commission comments is included as Exhibit B)
- May 9 – Parks and Recreation Commission (a summary of Parks and Recreation Commission comments is included as Exhibit C)
- May 16 – Economic Vitality Committee (a summary of EVC comments will be provided at the Planning Commission meeting)
- May 20 – Bicycle, Pedestrian and Trail Committee (a summary of the BPTC comments will be provided at the Planning Commission meeting)

Following the May 22 Planning Commission meeting, feedback from all of the meetings will be summarized and any appropriate changes to the plan alternatives will be prepared and provided to the East Pleasanton Task Force for its meeting on June 6, 2013.

## **II. DISCUSSION**

The four Working Draft Alternatives described in Exhibit A have evolved over several months. At this point in the planning process they are considered to be just a few of a variety of potential alternatives that could be developed consistent with the Task Force Vision Statement. They accommodate between 1,000 to 1,710 housing units, with a range of housing densities, and varying quantities of office and industrial development. All the alternatives include approximately 90,000 s.f. of retail space. In addition to receiving information on the alternatives and the planning process, the Planning Commission may also wish to comment on some specific land use and planning issues, including:

- Does the Planning Commission support planning for future development beyond the current Urban Growth Boundary?
- How much of the City's future Regional Housing Needs Allocation should be accommodated in the East Pleasanton Specific Plan area?
- What should be the mix of single family vs. multifamily housing?
- Should multifamily housing sites be centrally located to help create a community focal point or more disbursed?
- Comment on the use of land east of El Charro Road as a passive community park and the use of land south of Lake I as an active recreational area.
- Comment on extending Boulder Street into or through the EPSP area to reduce traffic on Busch Road.
- Comment on site planning priorities regarding Smart Growth, sustainability, and Climate Action Plan objectives
- Comment on planning potential school sites in conjunction with City parks.
- Other?

## **III. NEXT STEPS**

At its June 6 meeting the Task Force will make refinements to the plans before forwarding them to the City Council for consideration at its June 18 meeting. At that point the City Council will authorize a more detailed analysis of traffic, economic and fiscal impacts, and infrastructure impacts which will enable the Task Force to recommend a preferred plan. The

preferred plan will be the subject of an Environmental Impact Report to be completed prior to formal consideration by the Planning Commission and City Council.

#### **IV. STAFF RECOMMENDATION**

Discuss and provide feedback on land use and other planning issues on the four working draft alternatives for the East Pleasanton Specific Plan.

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