



**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.

Staff Planner: Janice Stern, Planning Manager 925.931.5606 / jstern@cityofpleasantonca.gov