



Planning Commission Staff Report

January 11, 2012
Item 8.b.

SUBJECT: Actions of the City Council, January 4, 2012

Accept or Appeal Actions of the Zoning Administrator and Planning Commission

Council accepted the report.

Second Reading and adoption of the Ordinance approving **PUD-50-01M, Ponderosa Homes/ Lehman and Selway**, for a Major Modification to allow 31 lots at 3157 Trenergy Drive and 2313 Martin Avenue.

Council adopted the Ordinance.

Vote: 5-0.

PGPA-17; and P11-0904 through P11-0925 and P11-0927 through P11-0934, City of Pleasanton Housing Element Update

Consideration and certification of the Supplemental EIR documents for the General Plan Housing Element and Climate Action Plan; the Housing Element; and General Plan Amendments (GPA) and Specific Plan Amendments (SPA); and/or Rezoning of 15 sites to allow multi-family or single-family residential development or mixed-use (including multi-family residential) development

Council certified the SEIR documents for the General Plan Housing Element and Climate Action Plan, with modifications to the text on page 4.L-12 and to Mitigation Measures 4.D-1a, 4.D-1b, 4.L-2, and 4.N-7 (see attached).

Council also approved the General Plan Amendments (GPA) to land use designations on Site 2 (Sheraton), Site 3 (Stoneridge Shopping Center), Site 4 (Kaiser), Site 7 (Pleasanton Gateway, and Site 8 (Auf der Maur/Rickenbach); and the Specific Plan Amendment (SPA) for the Bernal Property Specific Plan land use designation for Site 7 (Pleasanton Gateway); and introduced the ordinances for the Rezoning of nine sites (Site 1, BART; Site 2, Sheraton; Site 3, Stoneridge Shopping Center; Site 4, Kaiser; Site 7, Pleasanton Gateway; Site 8, Auf der Maur/Rickenbach; Site 9, Nearon; Site 10, CarrAmerica; and Site 13, CM Properties.

Vote: 5-0.

Changes to Final SEIR initiated by the City Council on January 4, 2011

1. Amend the text of Mitigation Measure 4.d-1a. as follows:

Mitigation Measure 4.D-1a: Prior to demolition, the project applicant shall have a historic resource evaluation conducted for the homes and outbuildings on Site 6 and for the residence on Site 21. If it is determined that this structure is historic, based on policies and local criteria as may be adopted by the City of Pleasanton, Mitigation Measure 4.D.1b will be required. If the structure is not found to be historic, demolition of the structure will be found to be a less than significant impact.

2. Amend the text of Mitigation Measure 4.d-1b. as follows:

Mitigation Measure 4.D-1b: If the historic resources evaluation determines that Site 6 contains a historic resource based on policies and local criteria as may be adopted by the City of Pleasanton, prior to demolition, the structure shall be documented according to Historic American Building Survey (HABS) standards. These standards include large format black and white photographs, an historical narrative describing the architectural and historical characteristics of the building, and measured drawings (or reproduced existing drawings if available). The HABS documentation shall be archived at the City of Pleasanton Planning Division and the City of Pleasanton Public Library.

3. Amend the text on p. 4.L-12, following Table 4.L-3, as follows:

The fees are expected to cover the facilities costs, which are created by residential development through the General Plan build-out plans, including the proposed housing elements (City of Pleasanton, 2009b). As a result, the new development associated with the proposed Housing Element would pay a fee to cover facility costs to accommodate new enrollment. Furthermore, in accordance with Section 65995(h) of the California Government Code (Senate Bill 50, chaptered August 27, 1998), the payment of statutory fees "...is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any changes in governmental organization or reorganization." Therefore, with the required payment of fees, impacts to schools associated with the residential development on the potential sites for rezoning under the proposed Housing Element would be less than significant. In addition to the required payment of fees, the City of Pleasanton has committed to work with PUSD to locate sites and plan for additional school facilities as made necessary by this expansion of residential development.

4. Amend the text of Mitigation Measure 4.L-2, as follows:

Mitigation Measure 4.L-2: Prior to the recordation of a Final Map, the issuance of a grading permit, the issuance of a building permit, or utility extension approval to the site, whichever is sooner, the applicant shall submit written verification from Zone 7 Water Agency or the City of

Pleasanton's Utility Planning Division that water is available for the project. To receive the verification, the applicant may need to offset the project's water demand. This approval does not guarantee the availability of sufficient water capacity to serve the project. Development is also subject to General Plan Housing Element Program 9.1 regarding growth management to ensure that residential development is consistent with the City's infrastructure capacity.

5. Amend the text of Mitigation Measure 4.N-7, as follows:

Mitigation Measure 4.N-7: The City shall require developers of the potential sites for rezoning to contribute fair-share funds through the payment of the City of Pleasanton and Tri-Valley Regional traffic impact fees to help fund future improvements to local and regional roadways. Development is also subject to General Plan Housing Element Program 9.1 regarding growth management to ensure that residential development is consistent with the City's infrastructure capacity.