



## Planning Commission Agenda Report

February 27, 2019  
Item 6.c.

**SUBJECT:** City Council 2019-2020 Two-Year Work Plan Prioritization Process

**EXHIBIT:** A. [Draft 2019-2020 Work Plan](#)  
B. [Correspondence Received](#)

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### OVERVIEW:

For the past approximately 13 years, the City Council has adopted a two-year work plan designed to inform the community of the Council's "shared vision," and to provide the City Manager with the policy direction needed to direct City resources, including preparation of the annual budget and capital improvement plan.

The priority setting process has typically included a City Council workshop for the purpose of discussing short- and long-term objectives for the City. Information for this workshop has typically included potential priority projects identified by the public, individual mayor and councilmember goals, projects identified by City staff, projects discussed collectively by the City Council, and not-yet completed priority projects previously approved by the City Council. Following the identification and concurrence of priorities at this workshop, the Council adopts the priorities in the form of a two-year annual work plan at a later City Council meeting. The results then get incorporated into the City's annual budget and capital improvement plan.

The City Council's current goals and objectives are organized into the following categories, each reflecting a broad overview of the city's short- and long-term objectives:

1. Develop Bernal Community Park
2. General Plan Implementation
3. Maintain Fiscal Responsibility
4. Address Affordable Housing
5. Implement Improved traffic Circulation Measures
6. Foster Economic Development
7. Strengthen Youth Programs, Services and Activities
8. Assure a Safe and Secure Community
9. Protect and Enhance Pleasanton's Quality of Life, including Downtown
10. Pursue Environmental Awareness, Health, Land Use and Preservation Issues
11. Operate an Effective and Cost-Efficient Government
12. Establish Integrated Initiatives for Organizational Success

The current draft 2019-2020 work plan was recently updated to reflect new potential priority projects as identified by the public, individual goals provided by the mayor and councilmembers (over the past year), projects identified by City staff, projects discussed collectively by the City Council, and not-yet completed priority projects previously approved by the City Council. The draft work plan is attached for your review.

## **STAFF RECOMMENDATION:**

At this time, the City staff is seeking Planning Commission assistance in refining or amending the priorities related to planning and land use. Particularly, staff is requesting that the Commission review the work plan and provide the following information:

- Identify any planning and land use related project(s) that your commission determines are no longer a priority
- Recommend the City Council prioritize a newly added project and/or initiative as described in the work plan, or consider the addition of a new project/initiative not currently part of the work plan
- Provide comment on any project that is part of the existing work plan

Staff will compile comments from all commission and committees and present them to the City Council for consideration as part of its workshop, tentatively scheduled in March.

## **DISCUSSION:**

In order to ensure that the greatest number of prioritized projects are completed within the time frame of the 2019-20 two-year work plan, and with the limitation of City staff and resources in mind, the Commission is encouraged to limit their recommended priorities to three-to-five strategically chosen projects and/or initiatives. This focused approach will allow for a more refined prioritization process for the City Council Workshop and result in a more realistic two-year work plan and appropriate subsequent annual budget.

### Ongoing Projects

There are currently 3 planning-related Council priorities in the draft work plan that were included in the previous plan. These include the following:

1. *Economic Development Zone.* The re-approval of the Johnson Drive Economic Development Zone entitlements and re-certification of the Final EIR, following a legal challenge to the EIR, will be moving forward for Planning Commission review and recommendation in Spring/Summer 2019.
2. *Downtown Specific Plan (DSP) Update.* As the Planning Commission is aware, the Public Review Draft Downtown Specific Plan was published in November 2018, following an approximately two-year process led by the DSP Task Force. The Draft Environmental Impact Report (EIR) for the update was circulated on February 1, 2018, with a review period ending in Mid-March. Thereafter, the Final Draft DSP, reflecting any final revisions recommended by the Task Force, and Final EIR will move forward for Planning Commission review and recommendation for adoption in late Spring/Summer 2019.
3. *Lester Property.* The City received an application for a 33-lot single family residential development on the 128.5-acre Lester property, off Dublin Canyon Road, in August 2018. In addition to the residential units, the project proposes to include a significant open space dedication and construction of a new East Bay Regional Parks District staging area. Staff is conducting its initial review of the project, with a Planning Commission workshop tentatively scheduled for March 13, 2019.

### Key work Program Items including Planning Commission Involvement

Several new work plan items that will involve Planning Commission input and review are included on the 2019-20 Work Program. Key among them, in recommended order of priority are the following four items; the Planning Commission could consider adding to or modifying this list, for a total of up to five priorities:

1. *Comprehensive Housing Legislative Review, & Policy and Regulation Update (including SB 35 readiness).* In 2017 and 2018 the State adopted a series of housing-relative legislation, including the 15 bills adopted as part of the 2017 “Housing Package,” and additional 2018 legislation that included SB 2927, the “BART Housing” bill. Several of these new laws necessitate revision or update to the City’s land use regulations, such as the creation of objective city-wide design standards or criteria for high-density housing and mixed-use development.
2. *East Pleasanton.* This item includes re-starting work to develop and adopt the East Pleasanton Specific Plan, which will be the planning framework for future development and conservation of land within the area. While the scope of work for the resumed planning process is yet to be refined, it will likely include community and Planning Commission and City Council input review of development scenarios considered in the prior effort, with potential adjustment to them as needed to address current community priorities and needs.
3. *Monitor and Coordinate City’s Response to CASA Proposals.* The “CASA Compact,” developed by the Committee to House the Bay Area, was released in December 2018 and includes an ambitious 10-element plan to address Bay Area housing issues. The Compact, many components of which would affect aspects of local housing planning and regulation is widely-expected to serve as a “springboard” for the current and future cycle of statewide housing legislation.
4. *Stoneridge Mall Area Planning Framework:* The mall property and surrounding area are seeing significant redevelopment interest, and there are existing Housing Element sites in the area, as well as proximity to transit. Identifying some key tenets or guidelines for redevelopment of the area may be beneficial to the City.

In addition to the above, other listed projects that may be of interest to the Planning Commission include:

- *Merritt Property.* This item includes review of an application for annexation and development of an age-restricted (senior) residential development on the Merritt property, which is located on the east side of Foothill Road, south of Muirwood Drive and Foothill High School.
- *Signature Center Property.* This item includes review of an application for a mixed-use housing project on the 14.6-acre Signature Center property at 4900-5000 Hopyard Road. The project proponent, KG Investment Properties, has submitted correspondence (Exhibit B), which provides additional detail on the proposal.

- *Fairgrounds – Project Review (Hotel and Amphitheater).* Manage entitlement of Alameda County Fairgrounds hotel development for a site at the west side of the Fairgrounds. Also monitor plans for Amphitheatre expansion to ensure that surrounding community needs are addressed and mitigated.
- *Public Notification Policy/Guidelines for Visual Representation of Projects.* Develop guidelines or a policy to address: (1) Public notification of development projects; and (2) Visual representation of projects, such as requirements for story poles and visual simulations, to more effectively communicate project outcomes to the public and decision-makers.
- *Housing Strategy.* Develop a “big picture” strategy and policy approaches for where higher-density housing should be developed in Pleasanton, in anticipation of the future Regional Housing Needs Allocation (RHNA) and future community conversation around how and where that need will be accommodated.