



**Hacienda Business Park TOD Specific Plan
Update Memo
October 3, 2007**

This memo is an update and information about recent City of Pleasanton actions and work that has been done to move our process forward and ask that the stakeholder group reconvene soon to map out our next steps.

During the last several months, the city has been working on completing the Draft Land Use and Circulation Elements of the General Plan. The Draft Land Use Element has now been reviewed by both the Planning Commission and the City Council and the Draft Circulation Element is due for review soon.

Several significant items relevant to Hacienda were incorporated into the Draft Land Use Element. The most significant of these are as follows:

- The park has been given a Mixed Use designation which includes all current permitted uses with the addition of residential use (the entire park was so designated, with the exception of the existing residential sites which will remain as PUD-HDR, with the understanding that our planning process will ascertain which sites will receive specific combinations of mixed use under one of three categories: MOIPD, MCOIPD or MCOIRPD),
- Staff, the Planning Commission and City Council have agreed that additional residential units are available under the current Residential Cap. A majority of Planning Commissioners and City Council members have expressed support for allocation of these units for transit oriented projects and affordable projects. A number of potential sources have been identified, the most prominent of which are:
 - Units discovered from a correction to previous analysis of units remaining under the Residential Cap (~320 units)
 - Units previously allocated to the Staples Ranch project (up to 270 units [NOTE: a specific reallocation of these units did not occur during the discussion of the Draft Land Use Element, however, there was broad consensus among both the Planning Commission and City Council that the issue of the current allocation needed further examination as it was felt that the allocation did not make sense])
 - units from projects developed at levels below the midpoint of presumed development (no specific amount identified), and
- Staff, the Planning Commission and City Council all agreed to incorporate language within the Land Use Element that would allow for some flexibility in making the final determination as to where these units would be located (deemed feasible and appropriate in that all of the various traffic model runs which examined traffic impacts based on various disbursements of housing units available under the Residential Cap, including a run for Hacienda which included all of Hacienda's current entitlement and an additional 1,270 residential units, showed that the traffic impacts were virtually unchanged regardless of where the housing units were placed within the city) and that Hacienda's plan would be used as the mechanism for making the final determination of the number of units that would be allocated to the park.



Repeated interest, both on behalf of the Planning Commission and the City Council, was expressed in seeing a plan brought forward for Hacienda as soon as possible. With only one notable exception, support for Hacienda's effort was widespread among both Planning Commission and City Council members.

Subsequent to the completion of the Draft Land Use Element, city staff forwarded a letter, attached, outlining the city's expectations for both the park's larger planning process and the review process for individual projects. The letter reiterated the role Hacienda's Specific Plan is to play in moving any projects forward that contemplate significant changes to land use and development within the park. More importantly, however, the letter also left open the option to move Hacienda's Specific Plan forward in parallel with the General Plan update and development plans for specific sites forward in parallel with Hacienda's Specific Plan.

Several meetings have been held with city staff to clarify how this can be accomplished; particularly with respect to allowing site specific applications to move forward in the near term. Staff has agreed that individual projects can begin doing preliminary site development evaluations and that, in particular, traffic studies can commence using the current traffic model. However, in order to be able to proceed with traffic studies it has been necessary to obtain resolution on two matters related to how the city will evaluate these studies. First, a methodology acceptable to the city is needed to ascertain what constitutes traffic neutrality when an approved office project with site specific traffic entitlement is converting to residential use (and, in addition, what must be done if the project is determined to have impacts beyond those assumed under the current traffic entitlement or how to quantify any residual entitlement should it be determined that the residential project has fewer impacts than those assumed under the current traffic entitlement). Second, a methodology acceptable to the city is needed that will amend the PUD traffic condition affecting properties developed prior to 1993 such that these properties are only responsible for mitigating their pro rata share of impacts rather than all impacts identified within the study (as is currently the requirement).

After several discussions, the city has indicated that they are prepared to develop both of these criteria so that Hacienda can begin traffic evaluations. The criteria is currently being drafted and will be released once the Draft Circulation Element is sent to the Planning Commission for review. It is expected that this will occur within the next few weeks. Again, of critical importance to Hacienda is the fact that the Draft Circulation Element contains language supportive of the objectives outlined above.

Given the strong expression of interest in Hacienda presenting a Specific Plan soon and the willingness of the city to entertain discussions to advance individual site applications concurrent with the preparation of the Specific Plan, it is suggested the stakeholders reconvene to organize this process on both fronts. During the intervening months since our last meeting, the consultant team has been involved in a number of discussions with many of the stakeholders to stay informed of the genesis of their site planning efforts. It has become apparent that, as these plans have evolved and as the city has moved its policies in a direction supportive of our project, the park is likely very close to a proposal that can both meet stakeholder requirements and be approved by the city. As was noted at the last meeting, with stakeholder consensus, a presentation on the plan outline to the Planning Commission and City Council can be developed relatively quickly (so that the consultant team can illustrate the plan concepts to create support) with the completed Specific Plan following shortly thereafter.