



# Housing Commission Special Meeting Minutes *[DRAFT]*

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City Council Chambers, 200 Old Bernal Avenue, Pleasanton, CA

**May 6, 2004**  
**6:30 p.m.**

1. **CALL TO ORDER**

Chairperson Joe Jones called the special meeting of the Housing Commission to order at 6:35 p.m. on Thursday, May 6, 2004, in the City Council Chambers, 200 Old Bernal Avenue, Pleasanton, California.

2. **ROLL CALL**

Present: Chairperson Joe Jones, Vice Chairperson Dave Stark, Commissioners Bob Harris, and Gary Schwaegerle

Absent: Commissioners Rex Whisnand and Kurt Wiest

Staff: Steven Bocian, Deputy City Manager; Scott Erickson, Housing Specialist; Brian Swift, Planning Director

3. **PLEDGE OF ALLEGIANCE**

The Pledge was led by Chairperson Jones.

4. **AGENDA AMENDMENTS**

[There were none.]

5. **MEETING OPEN TO THE PUBLIC**

Joe McAdams, 5754 Belleza Dr., Pleasanton, addressed the Commission, noting that he is a member of the Verona Homeowners Association. He asked about the status of the Pinnacle project in Hacienda Business Park. Brian Swift, Planning Director, responded that there is a preliminary application for a High-Density Residential project on Site 15

across from the Neuron development. The application requires a General Plan amendment and will be subject to public hearings before the Planning Commission and City Council. In response to a question from Mr. McAdams, Mr. Swift clarified that the BRE proposal is not the same as Pinnacle and is located on the Shaklee property.

## **6. PUBLIC HEARINGS AND OTHER MATTERS**

### **A. Review of General Plan Update Potential Additional Housing Sites**

Steven Bocian, Deputy City Manager, gave introductory remarks. He stated that in general, the purpose of this special meeting is to address two matters. The first is to provide recommendations and assistance to the Planning Commission regarding the current update to the City's General Plan. Specifically, there is an interest in looking at currently vacant or undeveloped sites in the City and providing some direction and/or identify three or four sites that might offer an opportunity to be rezoned for the purpose of supporting affordable housing. Mr. Bocian also stated that Mr. Swift would like to have a general discussion about the Housing Commission's perspective on the types of housing that are most needed, such as rental housing for families and/or seniors, low and/or moderate income ownership housing, etc. The goal is to try and take some recommendations to the Planning Commission to assist them in their work and ultimately pass that information on to the City Council.

Secondly, this meeting will address a review of the Inclusionary Zoning Ordinance. The ordinance was adopted several years ago, and the City Council has requested that it be reviewed with the understanding that this is a good time to look at the ordinance to consider possible refinements, clarifications, and improvements. Mr. Bocian invited Mr. Swift to provide an overview of the report concerning the General Plan update.

Brian Swift, Director of Planning and Community Development reported that the Planning Commission has been reviewing the Land Use Element as part of the General Plan Update and has held a series of workshops. The staff report before the Housing Commission is the same that was prepared for a recent Planning Commission workshop. The report outlines the potential sites for High-Density Residential housing in response to one of the programs in the updated Housing Element that was adopted last year. Staff looked again at the sites that were identified in the Housing Element as potential sites to change from Commercial/Office/Industrial to High-Density Residential. Staff also looked at additional sites that might be suitable for High-Density Residential. The staff report reviews each individual site or area and discusses the land use implications, opportunities, and constraints relative to creating High-Density Residential housing in these areas. Mr. Swift noted that there are property owners at the meeting tonight who would like to address the Commission regarding their respective properties.

Mr. Swift summarized staff's goals for feedback from the Commission at this meeting:

- Indication of support by the Housing Commission for adding housing to the General Plan by modifying the land use designations in areas that are currently planned for other land uses.
- Statement of the types of housing desired.
- The Commission’s preference regarding the best sites for affordable housing among those being discussed.

Mr. Swift referred to a map showing the parcels under review, noting that some are identified in the Housing Element while others are new:

- The 39-acre office site adjacent to I-680 in which the Bernal Property Specific Plan would be modified to High-Density Residential.
- The St. Augustine Church vacant site, where there has been an application for an Assisted Living Facility.
- The Vintage Hills Shopping Center site at the corner of Vineyard and Tawny.
- The area along the south side of Stanley Boulevard between First Street and the west side of Stanley Business Park.
- The Keiwit, Kaiser and Staples Ranch properties.
- The Shaklee and Roche sites in Hacienda Business Park.
- The former school site located at the end of Valley Trials Drive.
- The southwest quadrant of the property formerly reserved for the West Las Positas interchange along I-680 which could be changed to High-Density Residential.
- The option for “intensification” of development in the Hacienda Business Park to create mixed-use transit-oriented development.

Mr. Swift asked that the following key issues be addressed tonight:

- Would the Commission like to see additional housing in the General Plan (e.g., increase from 27,300 to 29,000)?
- What densities and housing types should be emphasized in the areas designated for future remaining residential development?
- What are the Commission’s top priorities for changes to the Land Use Element among the sites suggested (or others)?

Mr. Swift clarified that the current work on the Land Use Element is preliminary and will need to be integrated with work being carried out by other General Plan Update groups (traffic, infrastructure, etc.). This integration will lead to a “preferred plan” which will be reviewed by the City Council.

Chairperson Jones asked how many units remain under the voter-approved 29,000 housing unit cap. Mr. Swift stated that if all of the remaining land were built out at the General Plan midpoint, the City will reach approximately 23,700 units. All but approximately 1,000 of those units are in already approved projects. Therefore, the City has only about 1,000 units remaining to fully develop all remaining land that is currently

designated for residential uses. There are another approximately 1,700 units that could be added to get from 27,300 to the 29,000 cap without requiring voter approval.

Vice Chairperson Stark queried the possible relocation of the Pleasanton Transfer Station. Mr. Swift stated that Kaiser has held discussions with the Pleasanton Garbage Service to either enlarge or possibly relocate the facility site east of the future El Charro Road near the sand works. Mr. Swift added that most of the costs would be born by future developments except a portion of the improvement of El Charro Road.

Vice Chairperson Stark asked about the concept of transit-oriented development and whether there have been any studies regarding Pleasanton's amenities as compared to other cities and the extent to which those amenities affect "resident participation" in the community. Mr. Swift stated there have been no City-sponsored studies; however, the Hacienda Owners Association is currently working on this issue.

Commissioner Bob Harris asked Mr. Swift to indicate the Urban Limit Line on the map. Mr. Swift stated that the Urban Limit Line in east Pleasanton will follow the future alignment of El Charro Road which has not yet been fixed.

Chairperson Jones opened the meeting to the public and invited comments from members of the audience concerning this item.

Erlene Demarcus, 4542 Mohr Ave., Pleasanton, addressed the Commission. Ms. Demarcus spoke in favor of the Vintage Hills project. She supports 100% affordable senior housing and feels the project needs to move forward to be able to get bond financing. Ms. Demarcus stated that the shopping center has been vacant for 15 years and has been unable to attract an "anchor" in that area. This is an infill project and she feels it fits perfectly within the City.

James Tong, Charter Properties, 4690 Chabot Dr., Suite 100, Pleasanton, addressed the Commission. Mr. Tong gave an overview of the "Vintage Hills" proposal. Currently he is proposing a 188-unit senior housing apartment that is 100% affordable. The ratio will be 10% of the units at rents affordable to households at 50% of the Area Median Income (AMI). The other 90% of the units will be at 60% AMI. The project consists of 8,500 sq. ft. of neighborhood-oriented retail space. Mr. Tong stated that currently interest rates are favorable. He urged the Housing Commission to recommend expedited processing to move the project forward. Mr. Tong showed conceptual plans to the Commission.

Chairperson Jones asked if Mr. Tong would be willing to accept relocated residents from the Kottinger Place and Pleasanton Gardens redevelopment if the City proceeds with that project. Mr. Tong stated that it is a timing issue and difficult to predict. He estimates the project is at least two years off and his option expires in October 2004.

Vice Chairperson Stark asked Brian Swift what the Commission could take tonight regarding this site. Mr. Swift answered that this is one of the sites that is potentially identified for high-density housing. The Commission can make whatever recommendation it wishes regarding the General Plan update process. Mr. Swift feels it is not appropriate to endorse a particular project plan as it is not on the agenda. The specific development plan would come back to the Commission at a later date.

Navy Banvard, AIA, 225 Arizona Ave., Santa Monica, California, architect for the Charter project, addressed the Commission. He noted that he is prepared to make a brief presentation on the project or simply be available for questions. He has examples of similar projects that he has designed.

Max Nardoni, Klein Financial Corporation, 4030 Palos Verdes Dr. North, Suite 106, Rolling Hills Estates, California, addressed the Commission. Mr. Nardoni is the financial consultant to Mr. Tong and has advised him to seek parallel processing with the General Plan land use update. Interest rates are currently favorable, and the characteristic level of competition at the California Debt Limit Allocation Committee is anticipated to be less than normal this year. He requested the Commission's support for the project.

In response to a question from Vice Chairperson Stark, Mr. Nardoni stated that it has not yet been determined which agency would issue the bonds for the project.

Dick Vesperman, Evangelical Free Church, 6900 Valley Trails Dr., Pleasanton, addressed the Commission. Mr. Vesperman stated that the church has discussed what should be done with the 9.5 acre former school site on Valley Trails Drive. Within the past year the church decided to actively seek some type of development. The church was ready to do an RFP, but this coincided with notification of City review of potential changes to Medium-Density Residential MDR for housing, which the Church supports.

James Paxson, Hacienda Owners Association, 4473 Willow Rd., Suite 105, Pleasanton, addressed the Commission. Mr. Paxson offered to answer questions regarding Hacienda Business Park. They are currently preparing a presentation to the Planning Commission regarding redevelopment opportunities. Mr. Paxson reported that the East Bay Community Foundation funded a study regarding mixed use and other proposals in May 2003. The main issues were traffic and schools. The traffic model is just being finished. They will begin to advance the Montelena and Pinnacle projects when the traffic model is in place. Hacienda Business Park already has some good live-work opportunities.

Chairperson Jones asked for clarification on the traffic study. Mr. Paxson indicated that while it is not yet done, but they are reviewing existing studies regarding traffic impacts from transit-oriented developments.

Commissioner Schwaegerle asked Mr. Swift if there have been any follow-up studies regarding the traffic generation rates at the Stanley Boulevard senior apartments. Mr.

Swift replied that all senior apartment projects are considered to have a lower peak trip rate. However, the City has not conducted any follow-up studies at projects that have already been developed.

In response to a question from Chairperson Jones, Mr. Paxson stated that the owners of the properties along West Las Positas that are being considered for conversion to residential uses still have a strong interest in developing those sites.

In response to a question from Commissioner Schwaegerle, Mr. Paxson stated that there is a real interest in retaining the existing commercial base which might provide opportunities for mixed-use commercial and residential development. However, mixed use must be done correctly and carefully.

Vice Chairperson Stark asked Mr. Paxson to keep the Housing Commission informed regarding Hacienda Business Park sites, market studies, and related issues. Mr. Paxson stated that the Planning Commission presentation is tentatively scheduled for June 16.

Joe McAdams, 5754 Belleza Dr., Pleasanton, addressed the Commission. He asked the Commission to think seriously about the proposals along West Las Positas Boulevard. He does not want to be surrounded by high-density housing and feels there are other sites available to help meet the City's goals without using the West Las Positas corridor. Commissioner Stark asked Mr. McAdams if there are parcels that are of specific concern. Mr. McAdams replied that the entire West Las Positas corridor (Parcels 10-15) proposed for possible conversion to residential uses are of concern. He would also like to keep ownership and rental housing more separated.

Diane Birchell, 5715 Belleza Dr., Pleasanton, addressed the Commission. Ms. Birchell reiterated Joe McAdams' concerns. She spoke about factors that cannot be reduced to numbers but are important relative to quality of life of Verona residents. Verona is a quiet, small neighborhood of 151 townhouses. Most residents are individual owners with few renters. The residents enjoy the ambience and quality of life. She would not like to see that diminished by a large percentage of rental units which can also adversely affect the financing of town homes. Ms. Birchell feels that Parcel 15 would do the most damage and has concern for the adequacy of parking.

Kevin Close, 871 Sycamore Rd., Pleasanton, addressed the Commission. Mr. Close discussed the open space on Happy Valley Road, the golf course project and the bypass road. He asked the Housing Commission to recommend to the City Council to add 100+ medium and large density units into an "escrow" within the housing cap.

Michael Knuppe, 2899 Vizzolini Ct., Pleasanton, addressed the Commission. Mr. Knuppe stated that he owns the vacant parcel on the corner of Stoneridge and Foothill. He is willing to work with the City to develop housing on his site. He feels the site is ideal for housing but the value of the land is too high to enable any developers to

come forward with projects that “pencil out.” Mr. Knuppe stated that he would like to develop the property himself.

Becky Dennis, 838 Gray Fox Circle, Pleasanton, addressed the Commission representing the “Citizens for a Caring Community” (CCC). Ms. Dennis stated that CCC is very interested in the way the properties will be prioritized. Their primary interest is having the City meet its very low and low income housing obligations and to remove the barriers that have historically prevented the City from meeting the very low income housing target. Ms. Dennis suggested that the Housing Commission look at the properties that are on the list (especially vacant properties with infrastructure that do not require major redevelopment), eliminate those that are deemed inappropriate for development, and recommend the remaining sites for appropriate rezoning to residential use. She also recommended that the sites be prioritized for non-profit development as affordable housing. Ms. Dennis stated that the designation of a larger number of properties for residential use will permit greater flexibility in the future. Properties without infrastructure and/or requiring redevelopment could be handled in the next General Plan cycle which is not far away. She also mentioned that a design competition process could be done if too many proposals were received.

Chairperson Jones thanked the Citizens for a Caring Community for their diligence in monitoring these sites and stated his hope that the Housing Commission can count on their support in the future as needed. Ms. Dennis confirmed that CCC has supported most recent affordable housing proposals, and their priority is for sites which have a high likelihood for success.

Vice Chairperson Stark asked if CCC has a position on the Vintage Hills redevelopment project. Ms. Dennis commented that they have not seen the specifics but feel it is a good site for several reasons, including the proximity to transit, parks, schools, and other high density residential development. In addition, the project meets the CCC’s priority for housing for very low income persons and seniors.

Scott Trobbe, 1690 Dell Ave., Campbell, California, addressed the Commission, noting that he is one of the owners of the South Bay/Bernal site consisting of approximately 39 acres near I-680 and Bernal. He stated that they have a 10-year development agreement with the City for a 750,000 sq. ft. office project but are willing to renegotiate the agreement to accommodate a housing development or mixed-use project. Mr. Trobbe brought a copy of the original “catalyst” plan for the site, noting that they have had interest primarily from the retail/grocery users and residential developers.

In response to a question from Chairperson Jones, Steven Bocian confirmed that staff sent a letter within the past year to the City Council and the Planning Commission indicating the Housing Commission’s interest in pursuing affordable housing on this site.

Vice Chairperson Stark asked Mr. Trobbe if they have considered mixed use for the project. Mr. Trobbe replied that they have considered mixed use. He added that the parcel has been characterized as a gateway site. Vice Chairperson Stark suggested that Mr. Trobbe open up dialogue with nonprofit housing developers.

Martin Inderbitzen, 4218 Casterson Court, Pleasanton, addressed the Commission. He encouraged the Housing Commission to prioritize the Vintage Hills project and noted that he has worked with Jim Tong for approximately 20 years. Mr. Tong has developed residential, commercial and office projects and has also worked on similar housing developments. Similarly, Klein Financial has had significant successes in financing affordable housing projects. Mr. Inderbitzen stated if the City prioritizes this project there could be groundbreaking and construction before the end of 2006. The project would have a minimum impact on schools and the surrounding neighborhood. He asked for the Commission's support in recommending that the project be allowed to proceed for a General Plan amendment separate from the update process.

Greg Canfield, Roche Molecular Systems, 4300 Hacienda Dr., Pleasanton, addressed the Commission. Mr. Canfield showed the development plan for Site 6 in the Hacienda Business Park. Roche has negotiated with a local residential developer and hopes to sign an agreement within the next several weeks. They would like to develop multi-family for-sale units.

Chairperson Jones commented that the proximity to BART is a strong positive attribute of this site.

Stuart Gruendl, Bay Rock Residential, 5801 Christie Avenue, Suite 455, Emeryville, California, addressed the Commission. Mr. Gruendl stated that Bay Rock Residential is the managing member of Neuron/Bay Rock, LLC, which owns the site at 5725 West Las Positas Boulevard. He indicated that Bay Rock has had a pending application for over a year for 167 units on five acres (34 units per acre). They have been working on a traffic model and their goal is to meet the Inclusionary Zoning Ordinance. He noted the earlier comments made by Verona residents and wanted to point out that they have enjoyed substantial appreciation over the last 13-14 years living across from the existing 354-unit Springhouse apartment complex. Mr. Gruendl also stated that the Greenbriar apartment project is a good example of integrating high density residential into an ownership neighborhood. He noted that Bay Rock is beginning a neighborhood outreach process.

Vice Chairperson asked Mr. Gruendl if they intend to meet the requirements of the Inclusionary Zoning Ordinance. Mr. Gruendl referred to SB 972 and SB 975 and noted that City involvement in project financing would require the payment of prevailing wages. Therefore, they will not be requesting any fee waivers. He encouraged the Commission to support for-profit developers doing affordable housing.

Bradley Griggs, BRE Properties, 44 Montgomery Street, 36<sup>th</sup> Floor, San Francisco, California, addressed the Commission. Mr. Griggs echoed James Paxson's comments regarding the Shaklee site in the Hacienda Business Park. He supports the 15% affordable housing requirement in the Inclusionary Zoning Ordinance.

Chairperson Jones closed the public hearing and asked for comments from members of the Commission.

Commissioner Harris stated for the record that he will not vote on any matters involving the Vintage Hills Shopping Center site inasmuch as he has worked as a consultant on the project and has a conflict of interest. The Commission discussed how to proceed. Commissioner Harris stepped down while the Commission discussed the site.

**A motion was made by Vice Chairperson Stark to state that the Housing Commission supports the land use concept proposed by Charter Properties for the Vintage Hills Shopping Center site and recommends to the Planning Commission that the project be considered for parallel processing relative to the General Plan Update process in order to expedite the development review process. The motion was seconded by Commissioner Schwaegerle.**

Vice Chairperson Stark noted that this site is good in that it represents high-density development and it is ready to move forward.

The Commission discussed the motion and whether it was better to keep the working general or make it more specific. Brian Swift stated that staff is seeking input from City commissions. He noted that staff believes that this is an easy, infill site that is appropriate for high-density senior housing. While neighbors have voiced strong support for retaining a neighborhood shopping center on the site, this does not seem to be a realistic alternative.

In response to a question from Vice Chairperson Stark, Becky Dennis affirmed that Citizens for a Caring Community will advocate in favor of the senior housing project.

**Chairperson Jones called for the vote. The motion passed by a vote of 3-0 (Harris abstaining).**

Chairperson Jones encouraged Mr. Tong to bring the project back for more detailed review by the Commission in the near future.

The Commission discussed how to proceed further. Chairperson Jones asked to discuss the sites in Hacienda Business Park. Commissioner Harris recommended discussing the sites in terms of categories (e.g., location, type, etc.).

**A motion was made by Vice Chairperson Stark to state that the Housing Commission prioritizes the following sites for land use changes: 1) vacant sites in Hacienda Business Park, 2) miscellaneous infill sites, 3) the South Bay Bernal site, 4) Hacienda Business Park “up-zoning,” and 5) the East Area.**

Commissioner Harris stated that he cannot support the motion because it includes the Hacienda Business Park sites. He expressed concern that the City needs to proceed cautiously and exercise careful planning with regard to changing land uses in the business park. He is concerned that the park will otherwise become a hodge-podge of incompatible land uses.

Vice Chairperson Stark withdrew his motion. He asked staff’s desired schedule for obtaining the Commission’s input regarding Hacienda. Brian Swift replied that staff would appreciate receiving feedback at tonight’s meeting so that the Planning Commission can establish its recommended priorities concerning specific sites in Hacienda Business Park.

Commissioner Harris felt that the Commission should prioritize infill sites since the RHND targets emphasize creating new housing units by 2006. As an example, he noted that the Kiewit property in east Pleasanton does not fit within this time frame and, therefore, should have a low priority. He also expressed concern for the impact on the housing cap that would result if the Commission supports redesignating a large number of parcels.

The Commission discussed how to proceed. Brian Swift stated that this meeting provides a good opportunity for the Commission to state its position regarding the housing unit cap as well as other policy positions such as the type of housing needed by the City.

In response to a question from Commissioner Harris, Mr. Swift stated that residential use on the “non-infill” sites discussed in the staff report would probably produce several thousand additional housing units by buildout.

Chairperson Jones expressed the opinion that the City needs to emphasize high-density apartments in order to meet its affordable housing needs.

Vice Chairperson Stark proposed that the Commission eliminate the East Area parcels from consideration.

Commissioner Harris noted a dilemma regarding the Commission’s support of modifying the land use in favor of housing on a large number of sites and the need to take a position regarding the voter-approved housing unit cap. The Commission discussed this issue.

Vice Chairperson Stark asked staff to identify any other projects in addition to the Vintage Hills Shopping Center site that are particularly time-sensitive. Brian Swift

replied that the Bay Rock and BRE projects in Hacienda Business Park are the furthest along in the City review process. However, the proponents of most of the projects discussed in the staff report would probably like to be able to move forward in the near future.

Commissioner Harris expressed the opinion that the Roche and Shaklee sites are well suited to high-density housing development due to their proximity to the BART station. He stated his priority for focusing the Commission's efforts on getting affordable multi-family rental housing.

**A motion was made by Commissioner Harris to state that the Housing Commission recommends that its overall efforts to create affordable housing should emphasize high density, multi-family rental housing. Affordable ownership projects should emphasize townhomes and condominiums rather than single-family detached housing. The motion was seconded by Vice Chairperson Stark.**

The Commission discussed the motion. Commissioner Schwaegerle expressed his priority for ownership of affordable housing.

In response to a question from Vice Chairperson Stark, Brian Swift stated that the City does not require condominium maps for all multi-family development.

**Chairperson Jones called for the vote. The motion passed unanimously (4-0).**

**A motion was made by Vice Chairperson Stark to state that, for the period of the updated General Plan, the Housing Commission does not support land use changes that would create residential development within the East Area. The motion was seconded by Commissioner Schwaegerle.**

The Commission discussed the motion. Brian Swift explained the relationship of the timing of the Regional Housing Needs Determination (RHND) target numbers with the time frame of the next General Plan.

Commissioner Harris supported the motion within the context of the five-year time frame of the RHND. However, he noted that the time frame for the General Plan is actually twenty years and he felt that the East Area would have to be addressed at some point.

**Chairperson Jones called for the vote. The motion passed unanimously (4-0).**

Commissioner Harris stated that in order to satisfy the current RHND targets, the City should consider sites in Hacienda Business Park for affordable housing. However, he reiterated his concern that any addition of residential land use in the business park needs to be closely coordinated with planning for services and infrastructure to support the housing. The Commission discussed this issue.

**A motion was made by Vice Chairperson Stark to state that the Housing Commission supports land use policy changes in Hacienda Business Park that create high density residential development that would contribute to fulfillment of RHND targets provided these developments support services and infrastructure consistent with residential neighborhoods. The motion was seconded by Commissioner Harris.**

**The motion passed unanimously (4-0).**

Commissioner Harris discussed the South Bay Bernal site. He feels that the site is ideal in many ways for affordable housing. He noted, however, that any support of a land use change to residential would carry the City beyond the voter-approved 29,000 unit-housing cap. The Commission discussed this matter.

Vice Chairperson Stark suggested that the Commission take no specific action regarding the South Bay Bernal site.

Commissioner Harris discussed the miscellaneous sites listed under paragraph “e” on page 9 of the staff report. He recommended that the Commission not place a priority on any of those sites. The Commission discussed the properties. Commissioner Schwaegerle gave some background regarding the Westbrook site on Dublin Canyon Road. Brian Swift noted that there are a number of planning issues affecting the site, including traffic, noise, grading, and creek impacts.

**A motion was made by Vice Chairperson Stark to state that the Housing Commission does not place high priority on the following sites: 1) Westbrook, 2) Kaiser Clinic, 3) DSRSD, 4) Rose Avenue Extension, and 5) Utility Vault. Commissioner Harris requested a friendly amendment to remove the Westbrook property for discussion at a future meeting. Vice Chairperson Stark agreed to the amendment. The motion was seconded by Commissioner Schwaegerle.**

**The motion passed unanimously (4-0).**

The Commission discussed paragraphs “f” and “g” on pages 9 and 10 of the staff report related to modifying inclusionary requirements and encouraging increased densities. Brian Swift explained that the sites that are currently planned for residential development would not permit the City to meet its RHND targets based on current General Plan residential densities and current Inclusionary Zoning Ordinance standards and requirements. He noted that the key issue is density. In response to a question from Commissioner Harris, Mr. Swift stated that the mid-point density for the High Density Residential land use designation was recently increased from 15 to 20 units per acre.

The Commission discussed this matter and determined that it would not take any specific action at this time inasmuch as it will be discussing potential modifications to the Inclusionary Zoning Ordinance in the near future.

Steven Bocian noted that the Commission had not yet taken action on the South Bay Bernal site. Vice Chairperson Stark asked if the sites that have not been considered by the Commission for prioritization could be revisited at a later date. Brian Swift replied that this was possible although the current review is an opportune time for conveying feedback to the City Council at an important change relative to the General Plan Update.

**A motion was made by Commissioner Harris to state that the Housing Commission will not take a position to prioritize residential land use on the South Bay Bernal site until the City determines its position regarding the 29,000 unit-housing cap. The motion was seconded by Vice Chairperson Stark.**

The Commission discussed the motion. Commissioner Schwaegerle stated that this action might hinder creative opportunities to encourage mixed-use development on the site. Commissioner Harris reiterated that his main concern is the impact a change to residential land use would have on the existing voter-approved unit cap.

**Chairperson Jones called for the vote. The motion passed unanimously (4-0).**

**A motion was made by Commissioner Harris to continue item 6B regarding the Inclusionary Zoning Ordinance to the Commission's next regularly scheduled meeting. The motion was seconded by Vice Chairperson Stark.**

**The motion passed unanimously (4-0).**

The Commission discussed the future steps for the Vintage Hills Shopping Center project. Brian Swift advised that the matter will probably be scheduled first for review by the Planning Commission in order to provide an opportunity for neighbors to air their concerns regarding the range of planning and zoning issues. The project will then be submitted for detailed review by the Housing Commission concerning the affordable housing proposal.

## **B. Review of the Inclusionary Zoning Ordinance**

This item was continued to the Commission's next regularly scheduled meeting.

## **7. ADJOURNMENT**

**The meeting was adjourned at 9:50 p.m. by unanimous consensus.**

DATED: May 6, 2004

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Joe Jones, Chairperson

ATTEST:

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Steven Bocian, Deputy City Manager

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