



## Parks and Recreation Commission Minutes

City Council Chambers – 200 Old Bernal Avenue  
May 14, 2009 – 7:00 p.m.

### 1. CALL TO ORDER – PLEDGE OF ALLEGIANCE

Chairperson Dibiase called the meeting to order at 7:03 p.m. The Pledge of Allegiance to the flag was recited.

### 2. ROLL CALL

Commissioners Present: Commissioners Teddy Kinzer, Kurt Kummer, Herb Ritter, and Chairperson Jim Dibiase.

Commissioners Absent: None.

Staff Present: Steve Bocian, Assistant City Manager; Susan Andrade-Wax, Parks and Community Services Director; Lisa Hagopian, Parks Maintenance Superintendent; Fan Ventura, Management Analyst; Mike Fulford, Landscape Architect, and Gail Spielvogel, Recording Secretary (transcribed by Edith Caponigro).

### 3. AGENDA AMENDMENTS

There were none.

### 4. MINUTES

Motion made by Commissioner Kinzer, seconded by Commissioner Ritter to approve the minutes from the March 12, 2009 meeting. The motion was approved unanimously.

Correction to April 9, 2009 Minutes, page 5, para.3: change to read: ... Commissioner Kinzer noted that maximizing the size of the fields had been included in the planning of this park. ...

A motion was then made by Commissioner Kummer, seconded by Commissioner Ritter to approve the minutes of the April 9, 2009 meetings as corrected. The motion was approved unanimously.

## **5. MATTERS INITIATED BY MEMBERS OF THE AUDIENCE**

Tom Murphy, 4980 Los Rios – reviewed with the Commission an outline of concerns he had put together regarding tennis courts available in the City of Pleasanton. He discussed issues pertaining to court availability for tennis and rate increases that have been put in place from 2005 to 2009. He further discussed the contract for Lifetime Tennis that has been in effect during this time period. Mr. Murphy advised that long-time community members and tennis players have hit a breaking point because of the lack of tennis courts available within the City and the excessive rate increases that have occurred over the years.

Mr. Murphy questioned the need for the rate increases and whether they were justified based on: 1) maintenance and labor costs, 2) increases placed on other City sports facilities, 3) the difference charges for advanced versus regular court reservations, 4) passing 100-150% increases on to players, 5) comparison of high increases, 6) how other cities can offer open court play without court fees, 7) increasing fees by \$1.00 vs. what was proposed, 8) the lack of non-prime time and senior rates, and 9) what would be given up if rate increase were not approved.

Further questions raised by Mr. Murphy included the cost to maintain tennis facilities and whether this warranted the increase in rates; whether new programs were associated with the cost; and if the cost for providing excellent customer service had increased. He felt that community tennis courts are for the greater use of the community who are in need of good facilities they can afford.

Mr. Murphy asked the Commission to consider what the cost would be for including eight (8) additional lighted courts on the Bernal Property versus the cost being incurred to include lighted baseball/soccer/lacrosse fields.

He was particularly concerned about the increases that have been made after having received information from Ms. Andrade-Wax about the increases that are made by other cities.

Jim Musfeldt, 3366 Sagewood Court – commended the City and Commission for initiatives that were put in place years ago, but was concerned about the loss of courts and availability problems with the tennis courts at the Hopyard Road and other facilities. He acknowledged that with today's economic issues and budget problems there were concerns, but felt that the tennis community needed to be considered, especially when rate increases are being put in place.

Leonard Cooper, 6923 Lassen Street – felt tennis in the community changed because of the initiation of Lifetime Tennis. He asked that consideration be given to adding the two (2) additional courts at the Bernal project that were recommended in the original plan, put in the courts and add lights at a later date, especially with today's technology he didn't think adding lights later would be a problem.

Chairperson Dibiase advised that the Commission was unable to discuss or make any decisions at this meeting regarding the issues raised, but would consider placing this on a future agenda for discussion and consideration.

## 6. PUBLIC HEARINGS

### A. Consider Approval of the Staples Ranch Neighborhood Park Master Plan Process and Direction Regarding Conceptual Design Elements

Mr. Bocian advised that in October 1989, the City Council adopted the Stoneridge Drive Specific Plan (SDSP), for 293 acres located east of the Pleasanton Meadows Subdivision. Since this time, all of the SDSP areas have been developed with the exception of the 124 acre Staples Ranch property which is designated for service commercial and light industrial uses, retail and service commercial uses, and a community park. Discussions began in 2006 between the Alameda County Surplus Property Authority (ACSPA) and the City of Pleasanton regarding a development concept that involved uses and designs not fully contemplated in the 1989 SDSP. The outcome of those discussions brought about a Memorandum of Understanding (MOU) by the City Council and ACSPA creating a “roadmap” regarding the future development and review process for the 124-acre site.

On February 24, 2009, the City Council approved the Stoneridge Drive Specific Plan Amendment/Staples Ranch and a Final Environmental Impact Report (FEIR) including Environmental Findings, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Plan for the Staples Ranch development. The Specific Plan includes the following developments:

- a 37-acre auto mall
- a 45-acre senior continuing care community being developed by Continuing Life Communities (CLC)
- an 11-acre retail/office development
- a 17-acre City community park that potentially could include a recreational ice skating facility
- a 5 +/- site for a joint neighborhood park/storm water detention basin, and
- the extension of Stoneridge Drive from its current terminus to El Charro Road.

Mr. Bocian further advised that the Staples Ranch Community has undergone two (2) extensive planning processes that have resulted in the City Council approving the Master Plan at its June 10, 2008 meeting, which included the following major elements:

- Trail staging area/community park parking – 36 spaces
- Restroom facility
- Children’s play area with water feature
- Loop trail throughout the property
- Individual and group picnic areas with shade structures
- Central pedestrian promenade
- Open turf/informal play area
- Open meadow with wild flowers and native grasses
- A four (4) rink ice facility, paved parking and grass overflow parking
- A water feature
- Bus stop
- A meandering loop trail

The Commission was further informed that at this time it is necessary to move forward with developing a master plan for the 5+/- acre Neighborhood Park. In accordance with draft agreements between ACSPA and the Staples Ranch developer's, the Master Plan and park design will be funded by Continuing Life Communities (CLC) and the ACSPA at no cost to the City. Considering the public comment and involvement with the Staples Ranch Community Park process, staff anticipates the Master Plan process will occur entirely before the Parks and Recreation Commission, with two or three meetings being necessary.

Meeting One will require the Commission to give direction regarding the Staples Ranch Neighborhood Park Master Plan process, approve the park concept and elements for the storm water detention area, and provide comments regarding the Staples Ranch neighborhood park element included in the Staples Ranch Community Park Master Plan.

Meeting Two will be reviewing the draft Neighborhood Park Master Plan and provided feedback on design and elements, and if applicable, approve the Master Plan and recommend City Council approval.

Meeting Three (if necessary) will be to review changes to the Staples Ranch Neighborhood Park Master Plan, and if appropriate, approve and recommend City Council approval.

Components of the Staples Ranch Neighborhood Park Master Plan Design Elements were provided by Mr. Bocian, who noted that this would be a joint use park between the City and the developer. He advised that the design elements includes two (2) components: 1) a hydromodification storm water detention basin of approximately 2.5 to 3.3 acres, and 2) a general neighborhood park area with emphasis on serving the neighborhood including the CLC development.

Mr. Bocian reviewed with the Commission design elements of the Master Plan for the Staples Ranch Community Park. He then asked the Commission to consider the site access and park facilities for the Neighborhood Park, which included: road, parking, pedestrian circulation, pedestrian plaza, dog exercise area, lighted tennis courts (2), landscaping, picnic table with shade structure, and detention basin/open grass area. The Commission was further advised that the project is anticipated to cost approximately \$4.8M. Costs will be shared by all involved partners for land and improvements and developments will be responsible for a continued maintenance costs through a special funding program.

The Commission was asked to consider adopting the planning process put in place for the Staples Ranch Community Park for the Neighborhood Park and approve the design elements for the detention basin as outlined, subject to any refinements they deemed appropriate.

Mr. Bocian discussed anticipated costs for the restroom, tennis court, and tennis court lighting not being covered by CLC. Mr. Fulford advised that the restroom would be about \$450,000 and the tennis court approximately \$90,000. Mr. Bocian advised that agreements with CLC have not yet been finalized. Commissioner Kummer indicated he was impressed with the proposed design for tennis courts.

**Chairperson Dibiase opened the meeting for public comment.**

Leonard Cooper, 6923 Lassen Street – was disappointed that the design included only two (2) tennis courts, since Jim Wolfe, former Director of Parks and Community Services, had suggested his group ask for four (4) courts, instead of the six (6) the group originally indicated were needed. He felt a Citizens Committee should be established to work with staff on the tennis court elements, i.e. surface and fence placement.

John Carroll, 2981 Moreno Avenue – concerned about a couple of items. He suggested relocating the tennis courts because of the noise from the street, which would make it difficult to hear a partner's comments and also the placement of the courts. Mr. Carroll also recommended relocating the dog park because of its proximity to the CLC facility, commented on the lack of a bocce ball court, and felt that the number of parking spaces proposed was insufficient. A further issue was contamination from the dog park into the stormwater detention basin.

**Chairperson Dibiase closed the meeting for public comment.**

Commissioner Kinzer suggested that follow up meetings be scheduled to coincide with Commission regular meetings, with the possibility of integrating community suggestions. In light of some of the comments already received, he wondered how the Commission would be able to integrate. Ms. Andrade-Wax advised that it would be easy for staff to work with members of the tennis community on all issues that are raised. Overall he supported the proposed park design. He also felt it was important to include elements that are currently not covered, i.e. restroom.

Commissioner Ritter discussed the sizeable area of the stormwater detention basin. Mr. Bocian advised it is anticipated to be about 3.0-3.3 acres. He also discussed placement of the Stoneridge Avenue extension, the possibility of including a dry well for recycling, and the importance of including a bathroom.

Comments from Commissioner Kummer included: receiving input from local residents; design elements and finding funding sources for them; moving of tennis courts; and placement of detention area under the flight path for Livermore Airport (he suggested airport personnel be consulted). Commissioner Kummer supports the design.

Chairperson Dibiase questioned if the public would have access to the detention basin. Mr. Bocian discussed safety and liability issues that would require fencing of the area. He also discussed with Mr. Fulford the size of the dog exercise area at Muirwood Community Park and whether it would be equal in size. Chairperson Dibiase asked about eliminating bocce from this park to provide room for tennis courts. With regard to restrooms, he agreed they were necessary for this park, and supported the proposed design.

Commissioner Ritter was informed by Mr. Bocian that current EIR problems would not affect this neighborhood park project.

A motion was made by Commissioner Kummer, seconded by Chairperson Dibiase, to adopt the Staples Ranch Community Park planning process and approve the design elements for the detention basin as outlined above, subject to refinements deemed appropriate by the Commission.

**ROLL CALL VOTE:**

AYES: Commissioners Kinzer, Kummer, Ritter, and Chairperson Dibiase.  
NOES: None  
ABSENT: None  
ABSTAIN: None

Commissioner Kinzer confirmed the motion would include having staff communicate with members of the tennis community.

**7. MATTERS BEFORE THE COMMISSION**

**A. Confirm Committee Assignments**

Ms. Andrade-Wax noted that due to the resignation of two (2) Commissioners, an immediate appointment to the East Bay Regional Park District/City Liaison Committee is necessary, and other Committee assignments should be reviewed. Staff anticipates new members of the Commission will be in place by the July regular meeting.

Committee Appointments

- Bicycle & Pedestrian Advisory Committee – Herb Ritter; Alternate VACANT
- Community of Character – Teddy Kinzer; Alternate VACANT
- East Bay Regional Park District/City Liaison Committee – Kurt Kummer, Alternate Teddy Kinzer
- Heritage Tree Board of Appeals – Kurt Kummer; Alternate VACANT
- Sports Council – Teddy Kinzer; Alternate Herb Ritter
- Trails Ad Hoc Committee – Kurt Kummer; Alternate Herb Ritter
- Youth Master Plan Implementation Committee – Teddy Kinzer; Alternate VACANT

Project Representatives

- Bernal Community Park – Jim Dibiase, Alternate Teddy Kinzer
- Firehouse Arts Center Task Force – Kurt Kummer; Alternate VACANT
- Kottinger Place Redevelopment Task Force – Jim Dibiase; Alternate VACANT
- Lions Wayside and Delucchi Parks – Herb Ritter; Alternate Jim Dibiase

These Committee and Project assignments will be reviewed again when new Commissioners are in place.

**B. Parks Project Status Quarterly Report for January, February and March 2009**

Mr. Fulford reviewed the report and advised that the Bernal Community Park, Phase I, 90-day maintenance period has commenced and should be complete late August or early September. Also the Meadowlark project is complete and should be opened within a week or so. At its regular meeting on June 2, 2009, the City Council will be asked to review the Draft Schematic Design for Bernal Community Park, Phase II.

Chairperson Dibiase had questions concerning play equipment that had been moved and Commissioner Kummer wondered whether the dog exercise area could again be used. Ms. Hagopian provided information about liability responsibility.

**C. Parks Maintenance Division Quarterly Report for January, February, and March 2009**

Ms. Hagopian reviewed the report with members of the Commission.

Chairperson Dibiase commented on the repaired fence along Foothill and improvements to the 4th tee at the Callippe Preserve Golf Course. Ms. Hagopian provided information about painting the bathroom.

Ms. Hagopian responded to Commissioner Kummer's questions regarding cost for replacement signs. He was also informed by Ms. Andrade-Wax that problems with Donlon Elementary School fields were due to the School District budget cuts and that City staff is in dialog with School District personnel regarding this matter. Commissioner Ritter discussed the need for community involvement to help during this time of economic difficulty and Ms. Andrade-Wax indicated that some groups maybe willing to help.

**D. Community Services Division Quarterly Report for January, February, and March 2009**

Ms. Andrade-Wax reviewed the highlights of the report including: a September 12, 2009 event for the grand opening of the ball complex at Bernal Community Park, nearing completion of the Marilyn Murphy Kane Trail, Senior Job Fair, grand re-opening of Gingerbread Preschool, and Civic Arts programs at the Amador Theater.

Commissioner Ritter discussed with Ms. Andrade-Wax the costs related to printing of the Activities Guide brochure.

**E. Review of Commission Meeting Schedule for June, July and August, 2009**

Ms. Andrade-Wax reviewed the meeting schedule for the summer months of June, July, and August 2009. Commissioner Ritter and Kinzer indicated they would not be available for August, and Chairperson Dibiase advised that he would be out of town for June. Commissioner Ritter also advised that he would have problems making the July meeting. After further discussion it was agreed to continue with the June and July meeting as scheduled and cancel the August meeting.

Ms. Andrade-Wax announced that the upcoming City Council Budget Workshop was scheduled for Tuesday, June 9, 2009 at 6:30 p.m.

**8. COMMUNICATIONS**

Ms. Andrade-Wax advised Commissioners they were invited to attend the Tri-Valley Commissioner's dinner at the Shannon Community Center in Dublin on Thursday, June 18, 2009.

**9. REPORTS OF BOARDS, COMMISSIONS, AND COMMITTEES**

**A. Bicycle and Pedestrian Advisory Committee**

No report.

**B. Community of Character**

Commissioner Kinzer attended two (2) meetings that covered general business and workshop. The Juanita Haugen award was presented at the May 11, 2009 meeting.

**C. City/East Bay Regional Park District Liaison Committee**

No report.

**D. Heritage Tree Review Board**

No report.

**E. Kottinger Place/Kottinger Village Park**

No report.

**F. Lions Wayside Park**

No report.

**G. Sports Council**

Commissioner Kinzer attended a general meeting on April 20, 2009 and a meeting with bat and ball leagues on May 7, 2009. Discussed field allocation assignments with Livermore.

**H. Trails Ad Hoc Committee**

Commissioner Kummer advised that the Trails Ad Hoc Committee had reviewed the results of the recent survey and agreed to make no changes to the trail on Vineyard Avenue.

Ms. Andrade-Wax and Mr. Fulford discussed the possibility of a joint meeting to discuss the Firehouse Arts Center trail area.

**I. Youth Master Plan Implementation Committee**

Commissioner Kinzer advised that the Committee is rewriting the Youth Master Plan, have selected a new Vice-Chairperson, and will be kicking off with a Jam Fest at the Concerts in the Park.

**10. MATTERS INITIATED BY MEMBERS OF THE COMMISSION AND STAFF**

Commissioners Kummer, Ritter and Kinzer discussed concerns and issues that had been raised by tennis residents in the community, and why the additional two (2) courts requested had not been included in the plans for the neighborhood park at Staples Ranch.

**11. ADJOURNMENT**

There being no further business, the meeting was adjourned at 9:05 p.m.