



**CITY OF PLEASANTON
CITY COUNCIL
MINUTES**

**Tuesday, August 20, 2024
5:00 PM**

CALL TO ORDER/ROLL CALL

Mayor Brown called the Workshop of the City Council to order at the hour of 5:00 p.m. from the Council Chamber located at 200 Old Bernal Avenue.

ROLL CALL

Present: Councilmembers Arkin, Balch, Testa, Mayor Brown
Absent: Councilmember Nibert

Mayor Brown amended the order of items on the agenda with item 1b to be heard before item 1a.

PUBLIC COMMENT

Mayor Brown opened public comment for each item separately.

WORKSHOP

1. Review and provide direction on the following items:
- b. Provide direction regarding a public art fee and program

Recommendation: Develop and present for Civic Arts Commission and City Council consideration:

- A "percent for art" program for Pleasanton based on best practices from neighboring cities
- Updates to the City's Municipal Code to provide for a "percent for art" and better clarify the public art process and responsibilities
- A public art plan to guide the expansion of the public art program throughout the city

Presentation by Heidi Murphy, Director of Library and Recreation.

Mayor Brown opened public comment. The following individuals provided comment: Jan Coleman-Knight, Kellene Cousins.

Mayor Brown closed the public comment.

The City Council provided direction to proceed with the recommendation and to make the program broad enough in scope to include potential use of the fund for art-based community programs and art grants, and to prioritize installation, maintenance, and acquisition of public art.

- a. Provide direction on key policy considerations for an update of the Inclusionary Zoning Ordinance and affordable housing fee

Presentation by Ellen Clark, Director of Community Development and consultant Megan Gregory with Economic and Planning Systems.

Mayor Brown opened public comment. There being no speakers, Mayor Brown closed the public comment.

Mayor Brown recessed the workshop at 6:40 p.m. with the meeting to resume after the conclusion of the regular meeting in order to finalize the City Council's direction regarding item 1a.

The workshop reconvened at 9:50 p.m.

The City Council provided direction as follows:

1. Inclusionary rate for for-sale and rental projects

- Establish a 15% inclusionary rate for both rental and for-sale projects (all unit types), with rental units at 60% Area Median Income (low-income) and for-sale projects at 120% AMI (moderate income).
- Reduce "threshold" project size for residential developments subject to IZO from 15 to 10 units.
- Bring back for City Council consideration, as part of the future affordable housing fee rate discussion:
 - Consideration of an interim measure to stimulate multi-family housing production, allow rental apartment projects to pay fees in lieu of constructing on-site housing for up to 30% of the required units, for up to two years.
 - An option for rental projects that includes units at 50% and 60% AMI

2. Amount of the affordable housing fee

- Establish an affordable housing in-lieu fee for projects not subject to inclusionary requirements, or otherwise permitted to pay in-lieu fees, of up to

\$45.57 per square foot for single-family and townhome projects, and up to \$20-25 per square foot for multi-family projects, with these preliminary recommendations subject to refinement as part of the broader consideration of the overall fee program.

3. Modifications and refinements to the existing IZO

- Make proposals fully compliant with the IZO subject to approval at the same level as the underlying project
- Make all alternative compliance proposals subject to City Council review and approval, and subject to findings
- Continue to include a range of alternative compliance options, including payment of in-lieu fees, also subject to City Council review and approval, subject to specific findings and structured to encourage use of options other than payment of the in-lieu fee.
- Disallow JADUs to count toward meeting the IZO requirement and return with more information regarding ADUs.
- Improve feasibility for on-site inclusionary units by providing additional flexibility as to smaller unit sizes/types, and clustering of inclusionary units in some circumstances
- Add quantitative standards to ensure minimum unit sizes and other standards are met

ADJOURNMENT

Mayor Brown adjourned the meeting at 10:14 p.m.


Jocelyn Kwong City Clerk