



**CITY OF PLEASANTON
CITY COUNCIL
MINUTES**

**Thursday, January 9, 2025
7:00 PM**

CALL TO ORDER

Mayor Balch called the Regular Meeting of the City Council to order at the hour of 7:00 p.m. from the Council Chamber located at 200 Old Bernal Avenue.

Councilmember Eicher provided opening remarks.

REPORT ON CLOSED SESSION

City Attorney Dan Sodergren stated there was no reportable action on closed session.

AGENDA AMENDMENTS

None.

CONSENT CALENDAR

Mayor Balch noted there was a correction to the meeting minutes of December 17, 2024 which addressed a clerical error.

MOTION: It was m/s by Gaidos/Nibert to approve the consent calendar as recommended. Motion passed by the following vote:

Ayes: Councilmembers Eicher, Gaidos, Nibert, Testa*, Mayor Balch

Noes: None

Absent: None

Councilmember Testa voted "no" on item 3 adopting Ordinance No. 2289.

City Manager

1. Approve meeting minutes of December 3, 2024 and December 17, 2024

Recommendation: Approve meeting minutes of December 3, 2024 and December 17, 2024.

Community Development

2. Actions of the Zoning Administrator and Planning Commission

Recommendation: Accept Actions of the Zoning Administrator and Planning Commission.

3. Adopt Ordinance No. 2289 approving amendments to Chapters 3.22 – Capital Facilities Fee, 3.26 – Transportation Development Fee, and 14.04 – Regulation of Water System and Water Service Fees of the Pleasanton Municipal Code

Recommendation: Adopt Ordinance No. 2289 approving amendments to Chapters 3.22 – Capital Facilities Fee, 3.26 – Transportation Development Fee, and 14.04 – Regulation of Water System and Water Service Fees of the Pleasanton Municipal Code.

MEETING OPEN TO THE PUBLIC

4. Public Comment regarding items not listed on the agenda

Mayor Balch opened public comment. The following individuals provided comment: Shiroy Choksey, Debbie Wallace, Brad Hirst, Olivia Sanwong, Katerlyen and Anand Desai.

Mayor Balch closed the public comment.

PUBLIC HEARINGS AND OTHER MATTERS

5. Approve the revised FY 2025/27 budget development and engagement plan

Recommendation: Approve the revised FY 2025/27 budget development and engagement plan.

Mayor Balch opened public comment. The following individuals provided comment: Arne Olson, Sharon Piekarski, Linda Kelly, and Vicki LaBarge.

Mayor Balch closed the public comment.

MOTION: It was m/s by Gaidos/Nibert to approve the revised budget development and engagement plan with the addition of two budget workshops, one on February 18, 2025 and the second to be held before the second City Council meeting of March 2025, and engage in an independent audit of the status of the City's finances. Motion passed by the following vote:

Ayes: Councilmembers Eicher, Gaidos, Nibert, Mayor Balch

Noes: Councilmember Testa

Absent: None

6. Continued from December 17, 2024 - Approve the establishment of a Budget Advisory

Committee and appoint members

Recommendation: Approve the creation of a Budget Advisory Committee, comprised of representatives as outlined in this report, and appoint the members as identified at the December 17, 2024, City Council meeting.

Mayor Balch opened public comment. The following individuals provided comment: Arne Olson, Garrett Moore and Sharon Piekarski.

Mayor Balch closed the public comment.

MOTION part 1: It was m/s by Gaidos/Eicher to establish the budget advisory committee with 11 members. Motion passed by the following vote:

Ayes: Councilmembers Eicher, Gaidos, Nibert, Testa, Mayor Balch

Noes: None

Absent: None

MOTION part 2: It was m/s by Balch/Gaidos to appoint members of the Budget Advisory Committee with the following members: Brian Jewell, Kurtis Dickey, Jon Engelbrektson, Tamara Baptista, Weiwei Guo, Atif Qureshi, John Sensiba, Joe Carlucci, Bryan Gillette, Brian Arkin, and Al Exner. Motion passed by the following vote:

Ayes: Councilmembers Eicher, Gaidos, Nibert, Testa, Mayor Balch

Noes: None

Absent: None

Mayor Balch called a recess at 8:54 p.m. and reconvened at 9:04 p.m.

7. Continued from December 17, 2024 - A) Adopt a resolution approving an addendum to the Downtown Specific Plan Final Environmental Impact Report; introduce an ordinance to approve: (1) Planned Unit Development rezoning (P21-1173) of two parcels totaling approximately 2.3 acres in area from C-C (Central-Commercial) to PUD-MU (Planned Unit Development-Mixed-Use) District; and (2) A PUD-MU development plan (PUD-146) to: (a) retain the two-story single-family home and construct a two-story addition to the north side of the home; (b) demolish the detached accessory dwelling unit, Barone's restaurant, and all other structures and site modifications; and (c) construct 14 detached single-family homes and two commercial buildings with a public plaza and parking lot, new private street, and related site improvements; and

B) Adopt a resolution to approve a Vesting Tentative Tract Map (Tract 8631) to subdivide the 2.3 acres into 15 single-family lots, one commercial lot, and three private common space parcels located at 475 and 493 St. John Street

Recommendation:

1. Adopt Resolution No. 2025-001 adopting an addendum to the Downtown Specific Plan Final Environmental Impact Report (FEIR), finding the document satisfies

the requirements of CEQA.

2. Introduce an ordinance making the PUD findings and approving the applications for: (1) Planned Unit Development rezoning (P21-1173) of two parcels totaling approximately 2.3 acres in area from C-C (Central-Commercial) to PUD-MU (Planned Unit Development-Mixed-Use) District; and (2) A PUD-MU development plan (PUD-146) to: (a) retain the two-story single-family home and construct a two-story addition to the north side of the home; (b) demolish the detached accessory dwelling unit, Barone's restaurant, and all other structures and site modifications; and (c) construct 14 detached single-family homes and two commercial buildings with a public plaza and parking lot, new private street, and related site improvements, subject to the Draft Conditions of Approval.
3. Adopt Resolution No. 2025-002 approving Vesting Tentative Map (Tract 8631).

Melinda Denis, Planning and Permit Center Manager, presented the item.

The project applicant, Richard Yee with Robson Homes, presented the item.

Mayor Balch opened public comment. The following individuals provided comment: Deanne, Nadine Moore, Garrett Moore, Bill Wheeler, Arne Olson, Ken Norvell, Sharon Murphy, Olivia Sanwong, and Melissa Morgan.

Mayor Balch closed the public comment.

The project applicant, Richard Yee with Robson Homes, provided a rebuttal statement.

MOTION 7A: It was m/s by Gaidos/Nibert to approve item 7A as recommended (recommendations 1 and 2) with the additional condition of approval that the developer will be responsible for maintaining their section of the arroyo in accordance with Zone 7's requirements. Motion passed by the following vote:

Ayes: Councilmembers Eicher, Gaidos, Nibert, Testa, Mayor Balch

Noes: None

Absent: None

MOTION 7B: It was m/s by Nibert/Eicher to approve item 7B as recommended (recommendation 3) approving the Vesting Tentative Tract Map. Motion passed 4-0 by the following vote:

Ayes: Councilmembers Eicher, Nibert, Testa, Mayor Balch

Noes: None

Abstain: Councilmember Gaidos

MATTERS INITIATED BY COUNCIL

By majority consensus, the City Council requested and directed the City Manager to prepare a memorandum to summarize the analysis that has been completed as it relates to noise of the Union Pacific Railroad.

COUNCIL REPORTS

The City Council reported on regional and local meetings attended.

ADJOURNMENT

Mayor Balch adjourned the meeting at 11:05 p.m.



Jocelyn Kwong, City Clerk