



**CITY OF PLEASANTON
CITY COUNCIL
MINUTES**

**Tuesday, February 18, 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.

ROLL CALL

Present: Councilmembers Eicher, Gaidos, Nibert, Testa, Mayor Balch
Absent: None.

REPORT ON CLOSED SESSION

City Attorney Sodergren stated there was no reportable action.

AGENDA AMENDMENTS

None.

CONSENT CALENDAR

Mayor Balch opened public comment. The following individuals provided comment: Igor Ginzburg and Luca Reni.

Mayor Balch closed the public comment.

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

City Manager

1. Approve meeting minutes of January 21, 2025

Recommendation: Approve meeting minutes of January 21, 2025.

2. Adopt a resolution authorizing the City Manager to appoint the Assistant/Deputy City Manager as the City's representative on the Tri-Valley Community Television Board of Directors

Recommendation: Adopt Resolution No. 2025-006 authorizing the City Manager to appoint the Assistant/Deputy City Manager as the City's representative on the Tri-Valley Community Television Board of Directors.

Community Development

3. Actions of the Zoning Administrator and Planning Commission

Recommendation: Actions of the Zoning Administrator and Planning Commission.

4. Adopt a resolution amending the Housing Element and Land Use Element of the General Plan to allow for the required 3-acre park/open space of Housing Element Area 27 to be split into more than one area of the site, within the approximately 10.64-acre site at 0 Vineyard Avenue (APN 946-4619-1) [P24-0720]

Recommendation:

Adopt Resolution No. 2025-007 amending the Housing Element and Land Use element of the General Plan to allow for the required 3-acre park/open space of housing element area 27 to be split into more than one area of the site, within the approximately 10.64-acre site at 0 Vineyard Avenue (APN 946-4619-1) [P24-0720]

1. Find that the proposed General Plan Land Use and Housing Element amendments are internally consistent with the goals and policies of the General Plan;
 2. Find that the General Plan Amendment (GPA) is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines 15061(b)(3);
 3. Approve an amendment to the General Plan Land Use designation to allow for the required 3-acre park/open space on Housing Element Area 27 to be split into more than one park/open space area within the approximately 10.64-acre site.
- ### 5. Adopt a resolution amending the Vineyard Avenue Corridor Specific Plan to to align with Housing Element permitted uses for the property (APN 946-4619-1), and make other conforming changes [P24-0747]

Recommendation:

1. Find the proposed amendments to the VACSP are within the scope of the 2023-2031 (6th Cycle) Housing Element Update Program Environmental Impact Report (State Clearinghouse No. 2022040091) which was certified by the City Council on January 26, 2023, by Resolution No. 23-1357 and that no further environmental review is required;
2. Find the proposed amendments the VACSP consistent with the goals and policies of the General Plan;
3. Adopt Resolution No. 2025-008 approving the amendments to the VACSP

to align with Housing Element permitted uses for the subject property and other conforming changes

Finance

6. Accept the monthly disbursements and investment report for December 2024

Recommendation: Accept claim disbursements in the amount of \$21,578,672 and the investment report for the month of December 2024.

Public Works

7. Approve an amendment with Vista Universal, Inc. for an increase of \$300,000 for Street Light Maintenance for Fiscal Year 2024/2025, bringing the total contract capacity for Fiscal Year 2024/2025 to \$600,000 and the total cumulative compensation amount to \$1,200,000

Recommendation: Approve and authorize the City Manager to enter an amendment with Vista Universal Inc. for an increase of \$300,000 for Fiscal Year 2024/25, for a total contract capacity for Fiscal Year 2024/25 of \$600,000, and an increase in total cumulative compensation to \$1,200,000.

MEETING OPEN TO THE PUBLIC

8. Public Comment regarding items not listed on the agenda – Speakers are limited to 3 minutes.

Mayor Balch opened public comment. The following individuals provided comment: Jan Batcheller, Lori Carducci, Pam Alper.

Mayor Balch closed the public comment.

PUBLIC HEARINGS AND OTHER MATTERS

9. Continued from February 4, 2025 - Receive update on residential development proposals on two properties in East Pleasanton, outside the City Limits and 1) Provide direction to proceed with applications for annexation and development in Pleasanton; 2) Provide feedback on key issues relative to the two projects; 3) Approve key terms regarding processing of applications for the Arroyo Lago Project; and 4) Approve Key Terms regarding processing of applications for the East Lakes Project

Recommendation: Receive update on residential development proposals on two properties in East Pleasanton, outside the City Limits and 1) Provide direction to proceed with applications for annexation and development in Pleasanton; 2) Provide feedback on key issues relative to the two projects; 3) Approve key terms regarding processing of applications for the Arroyo Lago Project; and 4) Approve Key Terms regarding processing of applications for the East Lakes Project.

Presentation by Ellen Clark, Community Development Director.

Applicant Steve Reilly provided comments regarding Arroyo Lago and applicant Steven Dunn provided comments regarding East Lakes.

Mayor Balch opened public comment. The following individuals provided comment: David Atwell, Diana Atwell, Arne Olson, Brian Werner, Dustin Baker, Bob Watson, Pam Alper, Jon Dalrymple, Bumha Lee, Ted Fong, Cliff MacDonald, Kelly French, Pete Miller.

Mayor Balch closed the public comment.

Mayor Balch called a recess at 9:25 p.m. and reconvened the meeting at 9:35 p.m.

By majority consensus, the City Council approved recommendations 1, 2 and 3 regarding annexation and development of the two Projects in Pleasanton as follows:

1. The City should accept and process development applications for the Arroyo Lago and East Lakes projects, due to the relative environmental and fiscal benefits of these projects developing in Pleasanton, and opportunity to achieve a coordinated approach to planning and provision of infrastructure.
2. Direct staff and the applicants to work collaboratively toward creating a mechanism for property owners benefiting from new public infrastructure to help finance the East Pleasanton infrastructure.
3. Direct staff to initiate a process to amend the General Plan, to incorporate a vision and expanded and updated policies for the East Pleasanton area.

By majority consensus, the City Council approved recommendations 4 and 5 regarding the Arroyo Lago Project as follows:

4. Accept deviations from all non-compliant ODS standards except for the minimum 15-foot rear setback standard. Direct the applicant to modify the project to provide a minimum 15-foot rear setback for lots abutting the Ironwood community, with the expectation that such modifications do not require significant re-design of the project.
5. Approve the Key Terms as outlined in agenda report attachment 1, with respect to the anticipated Arroyo Lago application process, including required discretionary entitlements, CEQA review, and schedule.

By majority consensus, the City Council provided direction on items 6 and 7 and approved recommendation 8 regarding the East Lakes Project as follows:

6. Provided feedback to the applicant that some age-restricted housing is desired in the proposed project, but to still retain mixed-use housing.
7. Provided feedback that inclusionary units, consistent with City's Inclusionary Zoning Ordinance, should be constructed on-site.
8. Approve the Key Terms as outlined in agenda report attachment 2, with respect to the City's intended process for the East Lakes application, including required discretionary entitlements, CEQA review, and schedule.

By majority consensus, the City Council requested an evaluation of the potential for some units not to be built on the site and that would instead be subject to in-lieu fees.

10. Accept the FY 2024/25 Mid-Year Budget Update report and adopt a resolution approving FY 2024/25 budget amendments

Presentation by Susan Hsieh, Finance Director.

Recommendation: Adopt Resolution No. 2025-009 approving Mid-Year adjustments to the FY 2024/25 Budget.

MOTION: It was m/s by Gaidos/Testa to approve the item as recommended. Motion passed by the following vote:

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

Noes: None

Absent: None

11. Accept the Audited Financial Statements of the City of Pleasanton including the Annual Comprehensive Financial Report and other related Audit Reports for the Fiscal Year ended June 30, 2024

Recommendation: Accept the audited financial statements including the Annual Comprehensive Financial Report (ACFR) and related audit related reports for FY 2023/24.

Presentation by Susan Hsieh, Finance Director.

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

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

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

Noes: None

Absent: None

MATTERS INITIATED BY COUNCIL

None.

COUNCIL REPORTS

Councilmembers reported on regional and local agency meetings attended.

ADJOURNMENT

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



Jocelyn Kwong, City Clerk