

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF PLEASANTON RESCINDING ORDINANCE NO. 1989 (THAT PRE-ZONED AND REZONED THE STAPLES RANCH SITE) AND ADOPTING AN ORDINANCE PREZONING AND REZONING THE SAME SITE

WHEREAS, the Alameda County Surplus Property Authority applied to amend the Stoneridge Drive Specific Plan (“the Stoneridge Drive Specific Plan Amendment/Staples Ranch”) concerning the 124 acre Staples Ranch property to pre-zone those portions of the Staples Ranch site that are currently in the unincorporated area of Alameda County and to rezone those portions of the Staples Ranch site that are currently within the City of Pleasanton; and

WHEREAS, the City Council approved the Stoneridge Drive Specific Plan Amendment/Staples Ranch on February 24, 2009 and on March 3, 2009 adopted an ordinance pre-zoning and rezoning the Staples Ranch site; and

WHEREAS, On June 2, 2009, the City Council decided to assess whether it should further amend the Stoneridge Drive Specific Plan Amendment/Staples Ranch; and

WHEREAS, at its duly noticed public hearing on May 26, 2010, the Planning Commission considered all public testimony, relevant exhibits, and recommendations of City staff concerning a revised Stoneridge Drive Specific Plan Amendment Staples Ranch, as well as the pre-zoning/zoning of the site; and

WHEREAS, the Planning Commission recommended that the current Stoneridge Drive Specific Plan Amendment/Staples Ranch be rescinded and a revised Stoneridge Drive Specific Plan Amendment/Staples Ranch be adopted; and

WHEREAS, the Planning Commission also recommended that if its recommendation were followed on the Specific Plan Amendment that the current ordinance pre-zoning and zoning the Staples Ranch site likewise be rescinded and a new pre-zoning/zoning ordinance adopted; and

WHEREAS, the City Council, following a duly noticed public hearing on August 24, 2010, considered all public testimony, relevant exhibits, and the recommendation of staff and the Planning Commission; and

WHEREAS, the City Council has followed the Planning Commission’s recommendation concerning the Specific Plan Amendment and, as a result, it is necessary for the City Council to rescind the existing ordinance that pre-zoned and rezoned the Staples Ranch site and then to adopt a new ordinance pre-zoning and rezoning the Staples Ranch site; and

WHEREAS, the City Council finds that the proposed pre-zoning and rezoning of the Staples Ranch site is consistent with the General Plan, the Stoneridge Drive Specific Plan Amendment/Staples Ranch, and the PUD District Ordinance of the City of Pleasanton.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Ordinance No. 1989 is rescinded.

SECTION 2. That portion of the Staples Ranch property that is currently in the unincorporated area of Alameda County (i.e., 122.5 acres of the 124 acre Staples Ranch property), bounded on the north by I-580 and the City of Dublin, on the east by El Charro Road and the City of Livermore, and on the south by the Arroyo Mocho channel and unimproved quarry lands, is pre-zoned to the (a) PUD-C (Commercial) District, (b) PUD-HDR/C (High Density Residential/Commercial) District) and (c) PUD-P (Park) District.

SECTION 3. That portion of the Staples Ranch property that is currently within the City limits of the City of Pleasanton (i.e., 1.5 acres of the 124 acre Staples Ranch property), generally on the western side of the property, is rezoned from the PUD-MDR (Medium Density Residential) District to the (a) PUD-MDR (Medium Density Residential) District, (b) PUD-C (Commercial) District and (c) PUD-HDR/C (High Density Residential/Commercial) District, or a similar combination thereof.

SECTION 4. The Zoning Map of the City of Pleasanton, dated April 18, 1960, on file with the City Clerk, designating and dividing the City into zoning districts, is hereby amended by Zoning Unit Map No. 475, attached hereto as Exhibit A, dated August 24, 2010, and incorporated herein by reference.

SECTION 5. A summary of this ordinance shall be published within fifteen days after its adoption in "The Valley Times", a newspaper of general circulation published in the City of Pleasanton, and the complete ordinance shall be posted for fifteen days in the City Clerk's office within fifteen days after its adoption.

SECTION 6. This ordinance shall be effective thirty days after its passage and adoption.

The foregoing ordinance was introduced at a special meeting of the City Council of the City of Pleasanton on August 24, 2010 and was adopted at a regular meeting of the City Council of the City of Pleasanton on _____, 2010 by the following vote:

Ayes:
Noes:
Absent:
Abstain:

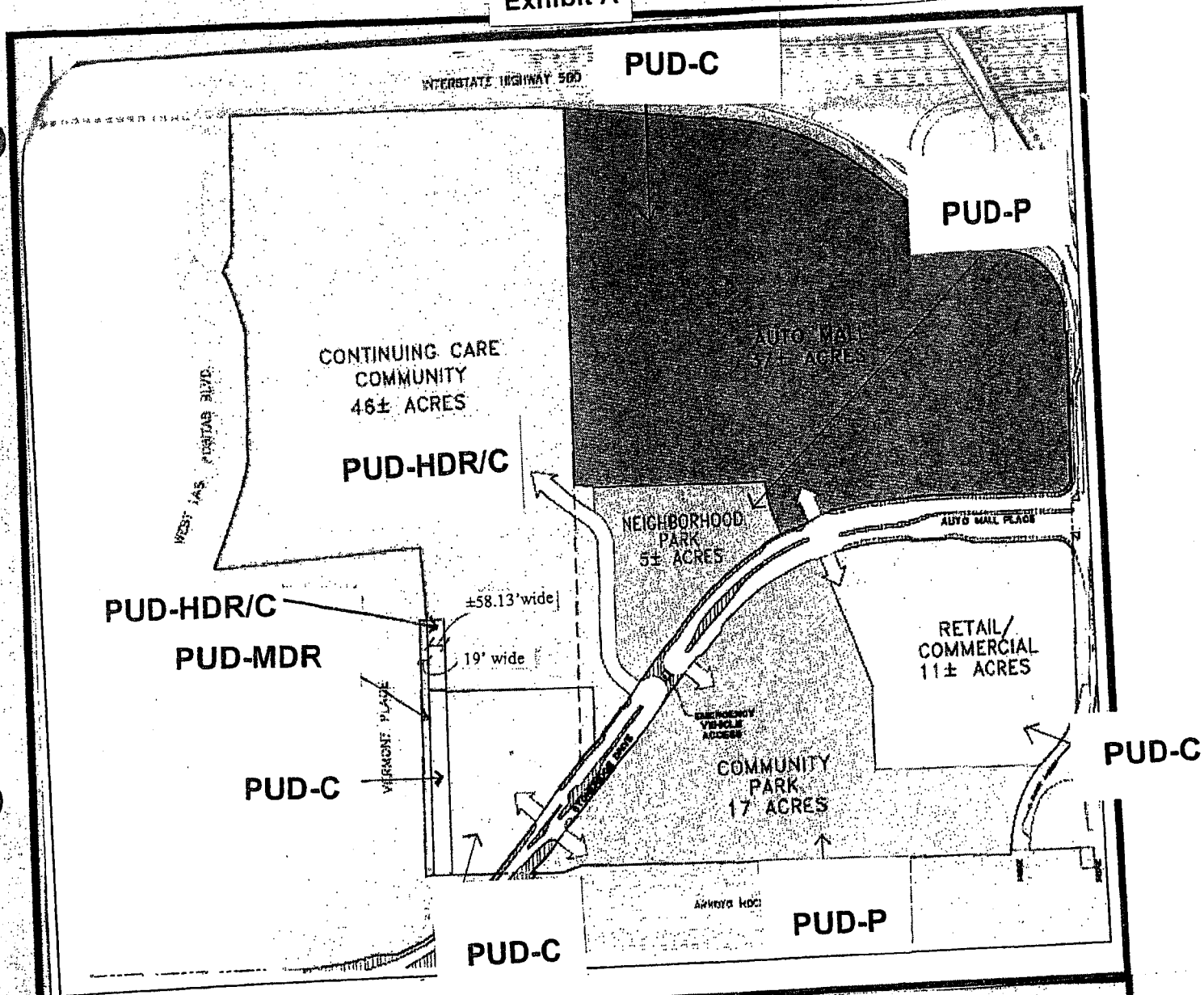
Jennifer Hosterman, Mayor

ATTEST:

Karen Diaz, City Clerk

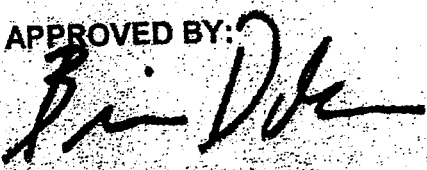
APPROVED AS TO FORM:

Jonathan P. Lowell, City Attorney



**CITY OF PLEASANTON
PLANNING DEPARTMENT**

**Ordinance No. 1989
Zoning Unit Map No. 475**

DRAWN BY: R. Giffin	APPROVED BY:  DIRECTOR of COMMUNITY DEVELOPMENT	DATE: 02/24/2009
SCALE: Not to Scale		SEC. NO.: PRZ-44