

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON, APPROVING AMENDMENTS TO THE GENERAL PLAN, THE DOWNTOWN DESIGN GUIDELINES, AND THE DOWNTOWN HOSPITALITY GUIDELINES; RESCINDING THE 2002 DOWNTOWN SPECIFIC PLAN; AND ADOPTING THE UPDATED DOWNTOWN SPECIFIC PLAN

WHEREAS, the City Council has identified as a priority the update to the 2002 Downtown Specific Plan (the "Project"); and

WHEREAS, the City Council appointed a ten-member task force to guide and oversee the specific plan update; and

WHEREAS, the Downtown Specific Plan Update Task Force has met regularly since January 2017 to discuss and deliberate various updates the specific plan; and

WHEREAS, the City wishes to make various amendments to the General Plan, the Downtown Design Guidelines, and the Downtown Hospitality Guidelines; and

WHEREAS, implementation of the Downtown Specific Plan entails bringing into alignment land use designations in the General Plan, Specific Plan, and Zoning Ordinance where current discrepancies exist; and

WHEREAS, the City wishes to adopt a Downtown Specific Plan to replace the existing 2002 Downtown Specific Plan; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) was prepared for the Project; and

WHEREAS, at its meeting of May 28, 2019, the Downtown Specific Plan Task Force reviewed and provided a favorable recommendation regarding the proposed Project and associated amendments to the General Plan, the Downtown Design Guidelines, and the Downtown Hospitality Guidelines; and

WHEREAS, on June 26, 2019, the Planning Commission held a duly-noticed public hearing and considered relevant exhibits, recommendations of the City staff, received testimony from the public, and provided a favorable recommendation regarding the proposed Project and associated amendments to the General Plan, the Downtown Design Guidelines, and the Downtown Hospitality Guidelines.

NOW, THEREFORE BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES RESOLVE, DECLARE, DETERMINE AND ORDER THE FOLLOWING:

SECTION 1. City Council finds that the Downtown Specific Plan and the proposed amendments to the General Plan, the Downtown Design Guidelines, and the Downtown Hospitality Guidelines are consistent with the Goals and Policies of the Pleasanton General Plan.

SECTION 2. The City Council determines that this is the second of the four times in 2019 that the Land Use Element of the General Plan may be amended as provided in Government Code Section 65358.

SECTION 3. The City Council approves a General Plan Amendment as shown on the attached Exhibit A, including amendments to the General Plan Land Use Map referenced in Exhibit E, and accompanying table referenced in Exhibit G.

SECTION 4. The City Council rescinds the 2002 Downtown Specific Plan and adopts a new Downtown Specific Plan, attached as Exhibit B, and approves the amendments to the Specific Plan Land Use Map referenced in Exhibit F, and itemized in Exhibit G.

SECTION 5. The City Council approves amendments to the Downtown Design Guidelines as shown on the attached Exhibit C.

SECTION 6. The City Council approves amendments to the Downtown Hospitality Guidelines as shown on the attached Exhibit D.

SECTION 6. City Clerk shall certify to the passage of this resolution and enter it into the book of original resolutions.

PASSED, APPROVED AND ADOPTED by the City Council of the City of Pleasanton at a regular meeting held on [insert date].

I, Karen Diaz, City Clerk of the City of Pleasanton, California, certify that the foregoing resolution was adopted by the City Council at a regular meeting held on the , by the following vote:

Ayes:
Noes:
Absent:
Abstain:

Karen Diaz, City Clerk

Dated: _____

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

DRAFT GENERAL PLAN AMENDMENTS

Below are proposed amendments to the General Plan necessary as a result of the update the Downtown Specific Plan. Proposed text to be inserted is indicated in underline, and proposed text to be deleted in ~~strikethrough~~ format.

Page Proposed Amendment

LAND USE ELEMENT																																					
2-10	The Downtown Specific Plan adopted in 2002 <u>and updated in 2019</u> includes goals, objectives and implementation measures that facilitate the changes needed to serve the City’s growing population and employment base while still preserving the essence of Downtown’s small-town character. The 2002 Plan <u>significantly</u> expanded the Downtown area from the previous plan, <u>while the boundary changes to the plan area in the 2019 update are modest.</u>																																				
2-12	<u>Downtown Specific Plan.</u> The City adopted the latest Specific Plan for this area on March 5, 2002 [date] , the result of an <u>approximately</u> three year effort involving citizens, staff, and consultants. The overall goal of the Specific Plan is to improve upon the commercial and residential viability of the Downtown while preserving the traditions of its small-town character and scale.																																				
2-15	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3">TABLE 2-3: GENERAL PLAN DENSITIES</th> </tr> <tr> <th style="width: 35%;">Land Use Designation</th> <th style="width: 35%;">Allowable Density Range</th> <th style="width: 30%;">Average Density used for Holding Capacity</th> </tr> </thead> <tbody> <tr> <td>Rural-Density Residential</td> <td>0-0.2 du/acre</td> <td>0.2 du/acre</td> </tr> <tr> <td>Low-Density Residential</td> <td>0-2 du/acre</td> <td>1.0 du/acre</td> </tr> <tr> <td>Medium-Density Residential</td> <td>2-8 du/acre</td> <td>5.0 du/acre</td> </tr> <tr> <td>High-Density Residential</td> <td>8+ du/acre</td> <td>15.0 du/acre</td> </tr> <tr> <td>Mixed-Use: Residential</td> <td>20+ du/acre ^a</td> <td>Not Applicable ^a</td> </tr> <tr> <td>Commercial</td> <td>0-150% FAR</td> <td></td> </tr> <tr> <td>Mixed Use/Business Park</td> <td>c</td> <td>c</td> </tr> <tr> <td>Commercial/Office</td> <td>0-60% FAR ^b</td> <td>35% FAR</td> </tr> <tr> <td>General & Limited Industrial</td> <td>0-50 % FAR</td> <td>31% FAR</td> </tr> <tr> <td>Business Park</td> <td>0-60 % FAR</td> <td>32% FAR</td> </tr> </tbody> </table>	TABLE 2-3: GENERAL PLAN DENSITIES			Land Use Designation	Allowable Density Range	Average Density used for Holding Capacity	Rural-Density Residential	0-0.2 du/acre	0.2 du/acre	Low-Density Residential	0-2 du/acre	1.0 du/acre	Medium-Density Residential	2-8 du/acre	5.0 du/acre	High-Density Residential	8+ du/acre	15.0 du/acre	Mixed-Use: Residential	20+ du/acre ^a	Not Applicable ^a	Commercial	0-150% FAR		Mixed Use/Business Park	c	c	Commercial/Office	0-60% FAR ^b	35% FAR	General & Limited Industrial	0-50 % FAR	31% FAR	Business Park	0-60 % FAR	32% FAR
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	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 33%; padding: 5px;">Sand and Gravel Harvesting</td> <td style="width: 33%; padding: 5px;">Not Applicable</td> <td style="width: 33%; padding: 5px;">Not applicable</td> </tr> </table> <p>Notes: du = dwelling unit(s), FAR = floor area ratio</p> <p>^a This will be based on a planned unit development (PUD) or Specific Plan, as either may be amended from time to time, subject to the 150 percent maximum FAR..</p> <p>^b An FAR of up to 300 percent is allowed in the Downtown Specific Plan area. <u>The FAR maximum for properties within the Downtown Specific Plan area shall be that established in the specific plan.</u></p> <p>^c Projects may use the Mixed Use FAR and density ranges only if they include uses that are authorized by the Mixed Use land use designation. Conventional business park projects shall be subject to the FAR limitations in the Business Park land use designation.</p> <p>Source: Community Development Department, 2008.</p>	Sand and Gravel Harvesting	Not Applicable	Not applicable
Sand and Gravel Harvesting	Not Applicable	Not applicable		
Page 2-21	Mixed-use development is the <u>any combination of various</u> the following land uses; such as office, commercial, hotel, institutional, and residential in a single building, on a single site, or on adjacent sites that are physically and functionally inter-related.			
Page 2-32	Program 12.1: Implement the 2002 <u>2019</u> <i>Downtown Specific Plan</i> and the necessary rezonings.			
Page 2-33	Program 12.4: Encourage second-floor apartments above first-floor commercial uses, <u>and encourage live-work units in the Downtown.</u> Allow mixed-use development in the Downtown where residences are located behind commercial uses, <u>subject to the limitations specified in the Downtown Specific Plan.</u>			
Page 2-33	Program 12.5: Consider drafting an ordinance that protects the right of businesses to operate in the Downtown commercial area.			
CIRCULATION ELEMENT				
Page 3-9	The 2002 Downtown Specific Plan identified <u>identifies</u> parking as one of the most important issues for the Downtown and one that is critical for the success of Downtown businesses, <u>while simultaneously supporting the integration of alternatives modes of transportation.</u>			
HOUSING ELEMENT				
Policy 41	Increase housing in the commercial portion of the Downtown area by permitting three-story construction in the Downtown area pursuant to <u>in accordance with the policies of</u> the Downtown Specific Plan, with one or two stories of residential over commercial in mixed-use buildings.			

Page	Proposed Amendment
PUBLIC FACILITIES AND COMMUNITY PROGRAMS ELEMENT	
Page 6-12 through 6-15	Downtown restrooms. The City recently completed a public restroom at Delucchi Park that serves the downtown and the farmers’ market. The City <u>will consider construction of public restrooms when planning and designing public spaces and facilities in the future</u> is considering adding other public restrooms on Main Street as discussed in its 2003 Downtown Specific Plan.
6-22	Program 4.1: In the long term, explore the feasibility of constructing a “landmark” civic center to house City administrative offices, providing efficient services for the community, preferably in <u>or near</u> the Downtown area.
6-28	Program 17.1: Provide public restrooms at Delucchi Park and at other downtown locations, consistent with the 2003 <u>When planning and designing public spaces and facilities, including the Mixed Use-Downtown District, consider locations for construction of public restrooms, as supported in the</u> Downtown Specific Plan.
CONSERVATION AND OPEN SPACE ELEMENT	
7-13	In 2002 <u>2019</u> , the City adopted <u>an update to</u> the Downtown Specific Plan which includes a section on Historic Preservation.
COMMUNITY CHARACTER ELEMENT	
12-20	Program 11.2: Implement the design and beautification policies in the Downtown Specific Plan related to the <u>Wixom Bridge</u> Main Street Bridge .
ECONOMIC AND FISCAL ELEMENT	
13-2	The <u>An update to the</u> <i>Downtown Specific Plan</i> was completed in 2002 <u>2019</u> and includes programs to support both the visual and historic character of downtown, as well as the district’s success as a commercial area.



Pleasanton General Plan
Land Use Map
2005-2025

(Adopted July 21, 2009)

General Plan Amendment
Resolution No. 12-494 - Jan 4th, 2012

Residential

- RURAL DENSITY 1 dwelling unit per 5 gross acres
**Oak Grove max 51 units
- LOW DENSITY Less than 2 dwelling units per gross acres
*Austin Property 8 units max
- LOW DENSITY Happy Valley Specific Plan
1 dwelling unit per 2 gross acres, with
1 unit per 1.5 gross acres when developed
in conjunction with major open space land
or agriculture/open-space easement dedication
- MEDIUM DENSITY 2 to 8 dwelling units per gross acre
- HIGH DENSITY Greater than 8 dwelling units per gross acres

Industrial, Commercial & Offices

- RETAIL /HIGHWAY /SERVICE COMMERCIAL
BUSINESS AND PROFESSIONAL OFFICES
- GENERAL AND LIMITED INDUSTRIAL
- LAKE-SAND AND GRAVEL HARVESTING
- BUSINESS PARK (Industrial/Commercial and Office)

Community Facilities

- ELEMENTARY SCHOOL
- MIDDLE SCHOOL
- HIGH SCHOOL
- OTHER PUBLIC AND INSTITUTIONAL

Mixed Use

- MIXED USE

Open Space

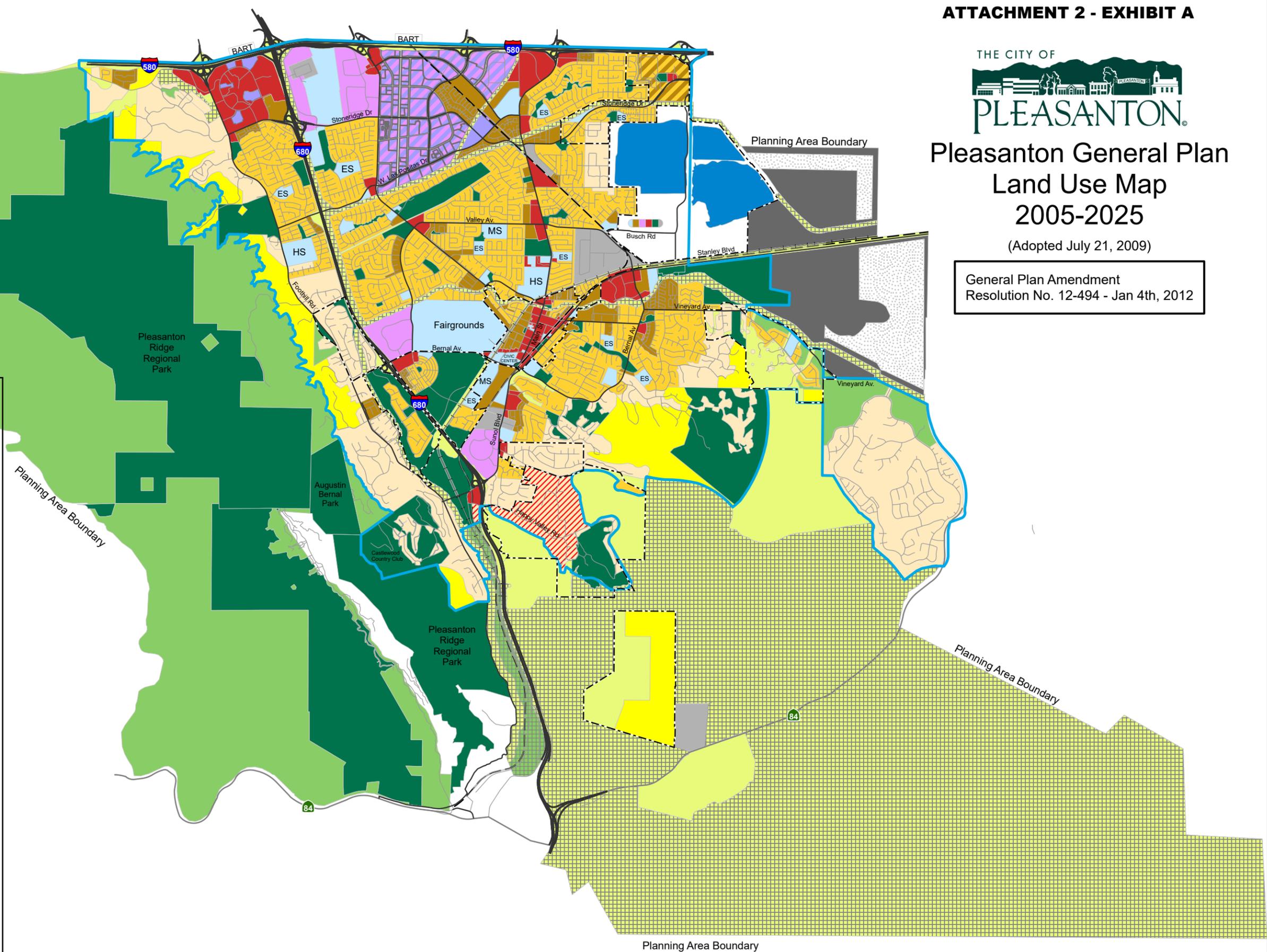
- PARKS AND RECREATION
- AGRICULTURE AND GRAZING
- PUBLIC HEALTH AND SAFETY
- WILDLAND OVERLAY
- WATER MANAGEMENT & RECREATION

Circulation

- BART STATION
- FREEWAY
- ARTERIAL
- LOCAL/COLLECTOR STREETS
- RAILROAD
- TRANSPORTATION CORRIDOR

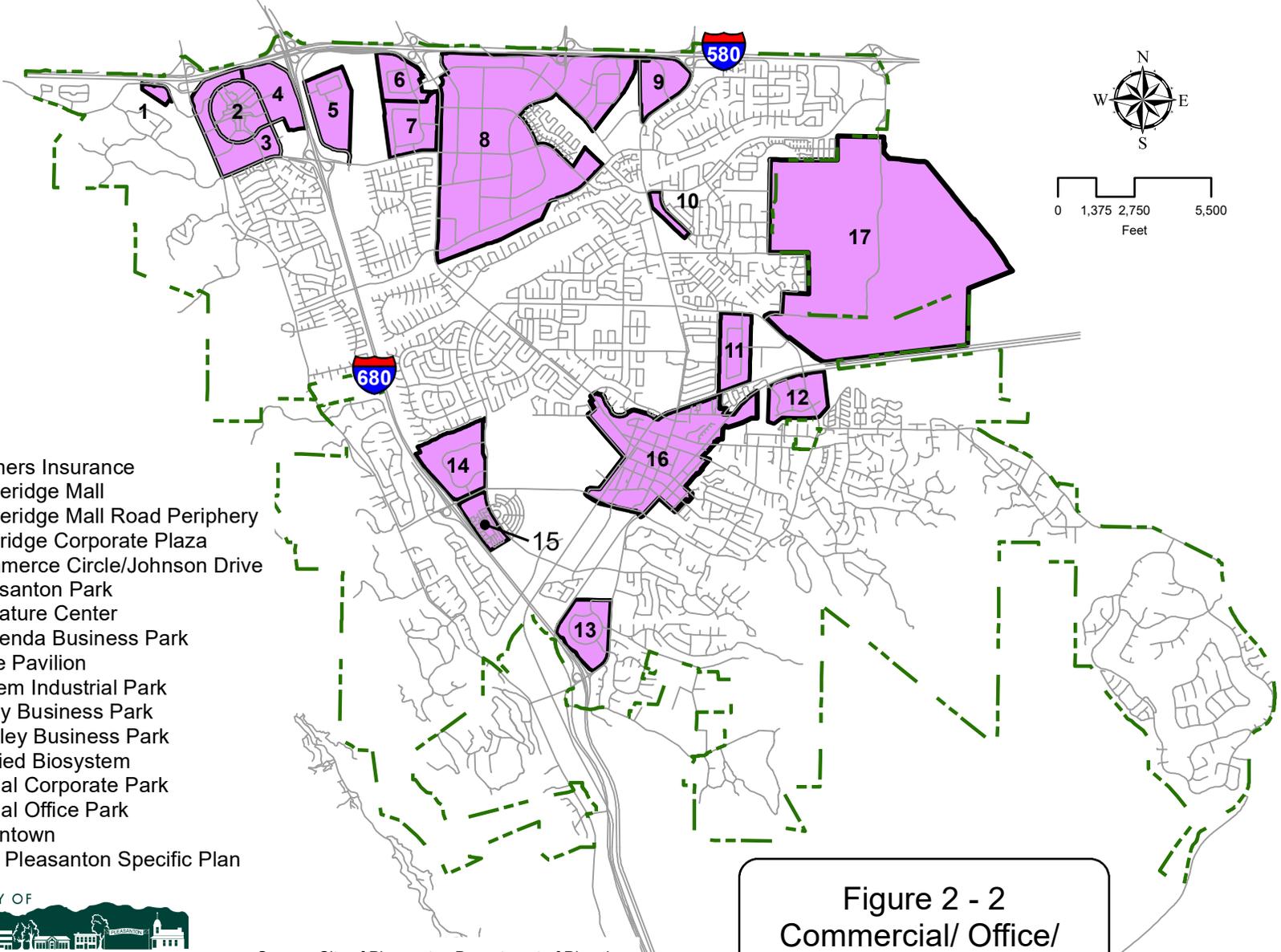
Special Planning Areas

- SPECIFIC PLAN AREA
- URBAN GROWTH BOUNDARY



Planning Area Boundary

2005 PLEASANTON PLAN 2025



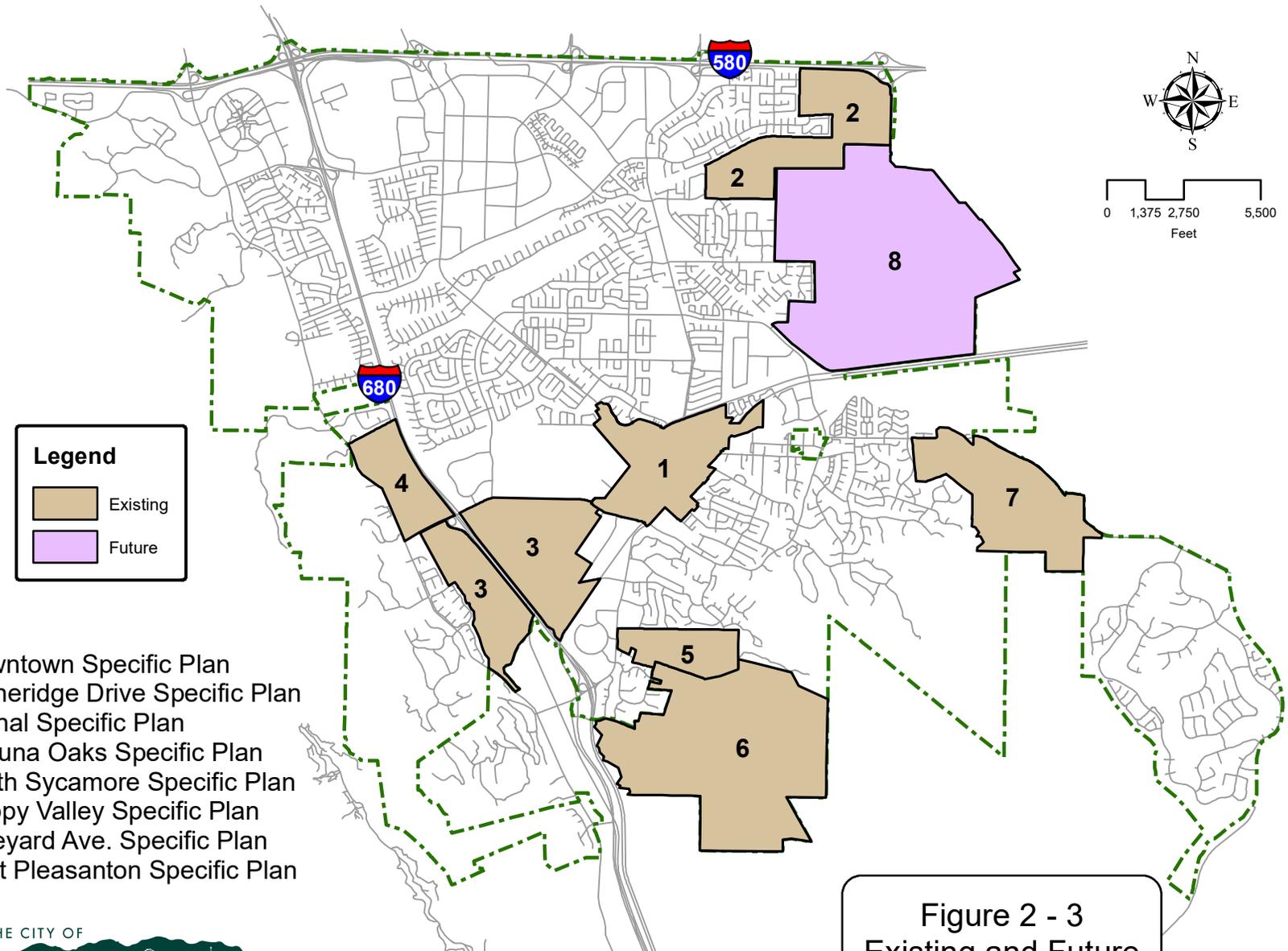
- 1. Farmers Insurance
- 2. Stoneridge Mall
- 3. Stoneridge Mall Road Periphery
- 4. Stonridge Corporate Plaza
- 5. Commerce Circle/Johnson Drive
- 6. Pleasanton Park
- 7. Signature Center
- 8. Hacienda Business Park
- 9. Rose Pavilion
- 10. Rheem Industrial Park
- 11. Valley Business Park
- 12. Stanley Business Park
- 13. Applied Biosystem
- 14. Bernal Corporate Park
- 15. Bernal Office Park
- 16. Downtown
- 17. East Pleasanton Specific Plan



Source: City of Pleasanton Department of Planning and Community Development

Figure 2 - 2
Commercial/ Office/
Industrial Development

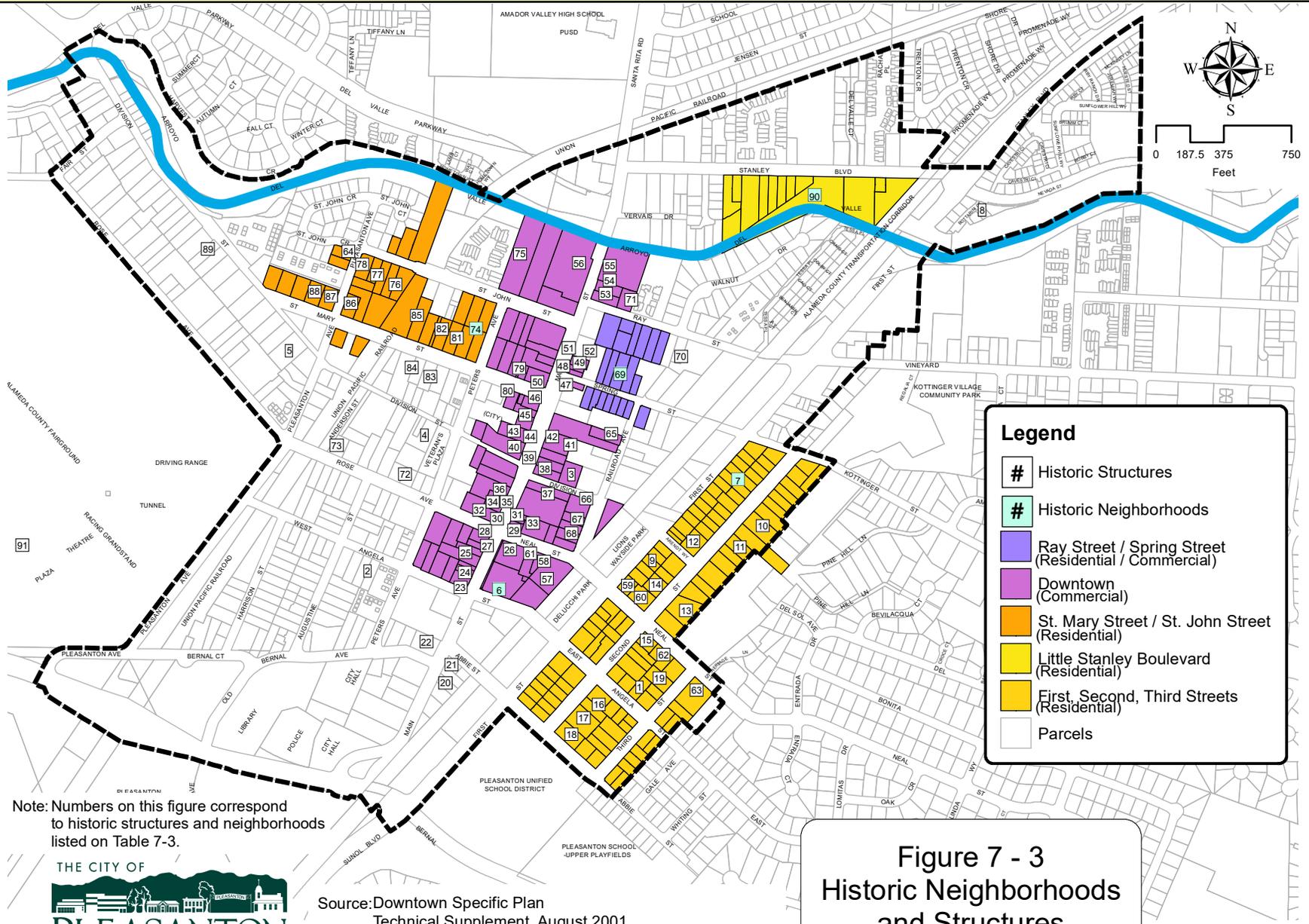
2005 PLEASANTON PLAN 2025



Source: City of Pleasanton Department of Planning and Community Development

Figure 2 - 3
Existing and Future
Specific Plans

2005 PLEASANTON PLAN 2025



Legend

- # Historic Structures
- # Historic Neighborhoods
- Ray Street / Spring Street (Residential / Commercial)
- Downtown (Commercial)
- St. Mary Street / St. John Street (Residential)
- Little Stanley Boulevard (Residential)
- First, Second, Third Streets (Residential)
- Parcels

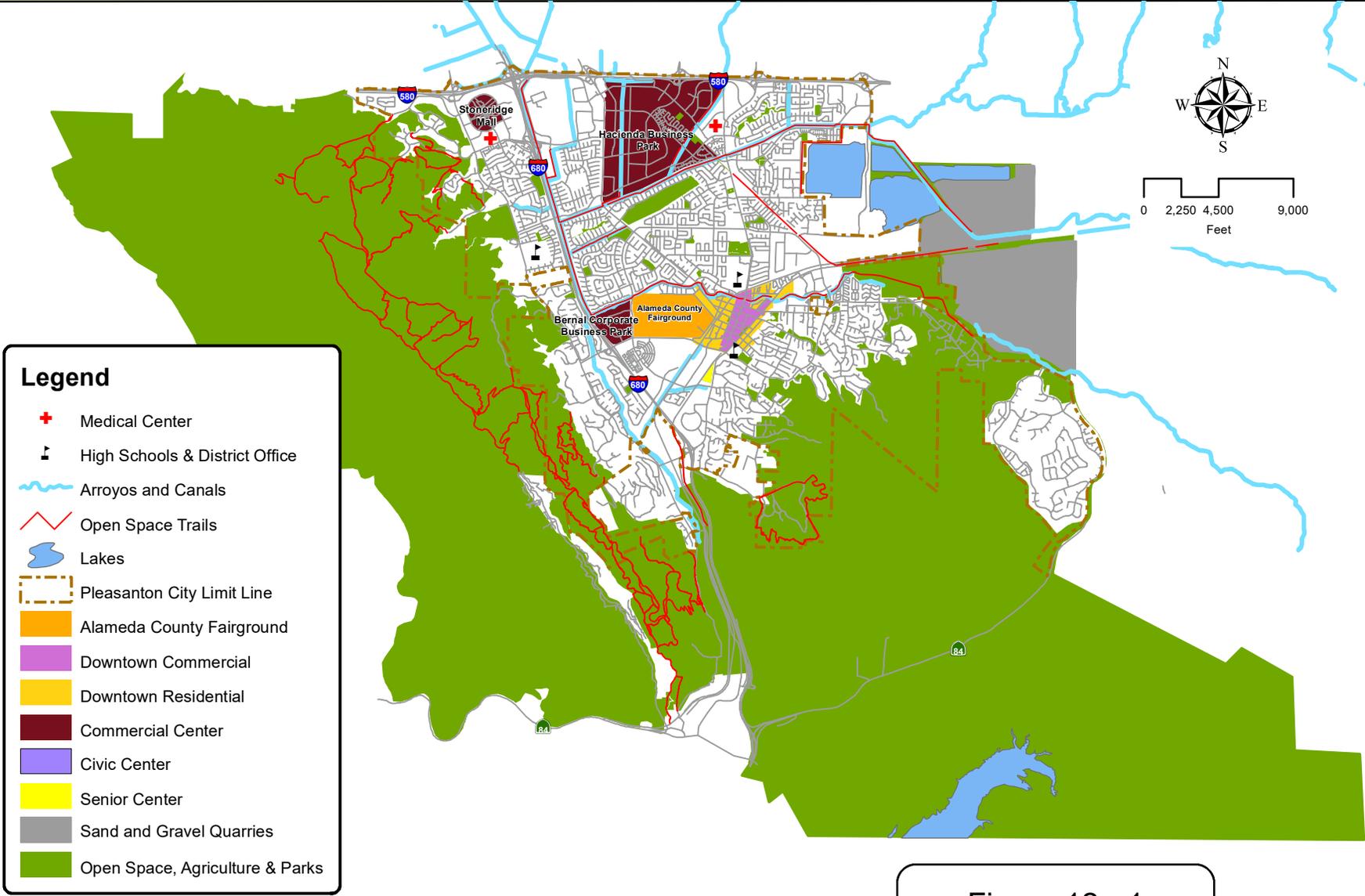
Note: Numbers on this figure correspond to historic structures and neighborhoods listed on Table 7-3.



Source: Downtown Specific Plan
 Technical Supplement, August 2001
 City of Pleasanton Community Development Department

**Figure 7 - 3
 Historic Neighborhoods
 and Structures**

2005 PLEASANTON PLAN 2025



Legend

- + Medical Center
- High Schools & District Office
- Arroyos and Canals
- Open Space Trails
- Lakes
- Pleasanton City Limit Line
- Alameda County Fairground
- Downtown Commercial
- Downtown Residential
- Commercial Center
- Civic Center
- Senior Center
- Sand and Gravel Quarries
- Open Space, Agriculture & Parks

Figure 12 - 1
Existing Community
Character



Source: Community Development Department, 2008

Specific Plan Page	Comment/Change
1. Acknowledgment	Add Kendall Granucci, Office Manager to acknowledgment page.
2. List of Figures and Tables	For list of figures and tables, the titles should align down the page.
3. 14	Replace all of the photos (except the top left photo) with photos that more clearly show the creek and buildings downtown.
4. 16	The photo of the Firehouse Arts Center prints very dark; lighten the photo or replace it with a new photo with different sunlight.
5. 22	The caption for the image should note- "Many <u>side</u> streets..."
6. 25	Figure 4-2 Land Use Diagram- modify the land use for 4363 and 4377 First Street per approved Planning Application P19-0022 which modifies the land use for these properties from Commercial to Public.
7. 25	<p>*Figure 4-2 Land Use Diagram</p> <ul style="list-style-type: none"> • Add a map annotation on 4212 First Street to note there is potential for a future residential-only or mixed-use residential project per policy XX (<i>this should reference the new policy on the annotations, item 22</i>) • Add a map annotation on 475/493 St. John (excluding the property containing the existing residence) to note there is potential for a future Mixed Use- Transitional designation to be applied to the property per policy X (<i>this should reference the new policy on the annotations, item 22</i>)
8. 26	*In the Downtown Commercial paragraph- add a 3-story height maximum in addition to the existing 40-foot height limit.

* Per City Council direction

** Per Planning Commission recommendation

Specific Plan Page	Comment/Change
9. 26	*For Downtown Commercial strike the second to last sentence which reads “live/work units are not permitted on the ground floor in Downtown Commercial areas”. Add a sentence in its place that reads, “New ground floor residential inclusive of live-work is prohibited on properties with frontage on Main Street. Existing residential uses, including historic homes and single-family homes, on these properties may remain, may be remodeled and are subject to the provisions of PMC Chapter 18.120. Ground floor residential may be located behind commercial development on properties elsewhere in the district subject to specific criteria to ensure the district maintains its commercial vitality (see criteria in Policy LD-P.17).”
10. 26	*In the Mixed Use- Downtown paragraph- modify the maximum height to be 46-feet with a 3-story height limit. Additionally, modify the FAR to be 300 percent.
11. 26	*In the Mixed Use- Transitional paragraph- add a 2-story height maximum (retain the 36-foot height limit).
12. 26	In the “Mixed Use- Transitional” and “Office” paragraphs there is a sentence that reads “However, existing residential uses, including historic homes and single-family homes, may remain and may be remodeled or enlarged.” Strike “remodeled or enlarged” from this sentence and add “altered or enlarged subject to the provisions of PMC Chapter 18.120.”
13. 27	*In the Residential paragraph- add to the last sentence that notes the height is a 30-foot maximum, that there is a 2-story maximum.
14. 29	Modify the language in the second paragraph to indicate that the 124 units permitted within the Civic Center area are encouraged to be dispersed throughout the Mixed Use-Downtown District.
15. 29	Add a sentence to the third paragraph that indicates the Town Square should be accessible by pedestrians and visible to passersby from Main Street.

* Per City Council direction

** Per Planning Commission recommendation

Specific Plan Page	Comment/Change	
16.	32	Anytime a photo for a bicycle rack is shown, it should be the City Standard rack. The City uses the upside down “U” racks.
17.	34-41 and Appendix C	The text and dimensions related to all of the Streetscape Figures is not readable due to the size and text color. This should be modified (the figures may be enlarged if needed).
18.	36	Modify the upper right photo to an alternative photo with a landscape palette that relates more to Pleasanton (i.e., palm trees are not a common occurrence downtown).
19.	40	Modify the lower right photo as the scale of development in the photo is inconsistent with the scale in downtown Pleasanton.
20.	40	Add a sentence to the text that the Division streetscape changes will become permanent over time.
21.	41 and Appendix C	Provide a reference to direction of the perspective view of the Division Street changes.
22.	Land Use and Design	<p>*Add a new policy related to the new map annotations for 4212 First Street and 475/493 St. John: “Map Annotations. The following provisions shall apply to the two annotated properties indicated on Figure 4-2, with respect to development potential at the following locations:</p> <ul style="list-style-type: none"> • 4212 First Street is designated Downtown Commercial, however, it may redevelop to a residential only or to a mixed use project with approval of a Planned Unit Development (PUD) application, which will rezone the property and evaluate appropriate density and design. A workshop will be required prior to a formal application. Land use Policy LD-P.17 will not apply to this property at the time of redevelopment (i.e., a commercial frontage will not be required). • 475/493 St. John is designated Downtown Commercial, however, may be re-designated to Mixed Use- Transitional. A PUD application would be required to rezone the property and evaluate the appropriate density and design. “

* Per City Council direction

** Per Planning Commission recommendation

Specific Plan Page	Comment/Change
23. Land Use and Design	*Add a policy to Mixed Use that indicates “Residential Uses. New residential units proposed in the Mixed Use- Downtown, Mixed Use- Transitional, and Downtown Commercial require a Planned Unit Development application. This includes residential-only projects as well as mixed use projects regardless of the number or placement of proposed units.”
24. Land Use and Design	*Add a policy to Town Square District that indicates “Development. Any new project in the Mixed Use- Downtown district requires a Planned Unit Development application.”
25. Land Use and Design	*Add the policy back into the plan from the prior DSP (Policy 1 of the Land Use Chapter) which reads: “In order to preserve the historic character of the Downtown, new or remodeled buildings within the Downtown Commercial area should be limited to two stories, except three-story building may be allowed on a case-by-case basis, subject to the following criteria: <ul style="list-style-type: none"> • The building must be pedestrian in scale, as determined through the design review process, and shall include design features such as first-story storefront windows, recessed entries, building details, and awnings. • The building must be designed to minimize its three-story appearance through use of techniques such as dormer windows, stepper back upper floors, and using design features between building levels to assist in maintaining an overall horizontal design character to the building. • The building must conform to the Municipal Code height limits.”
26. 45 and A-3	Modify the language of LD-P.2 (Downtown Character and Height) to indicate that height “shall not exceed” rather than “shall meet” the maximum prescribed height.
27. 45 and A-4	LD-P.4 (Commercial Frontage)- Clarify the policy as follows- “Require new development <u>that includes residential</u> in the Downtown Commercial, Mixed Use- Transitional, and Mixed Use- Downtown Districts <u>to also</u> include ground floor commercial uses fronting the street. Residential uses fronting the street are permitted on upper floors only. <u>Ground floor residential uses are subject to Policy LD-P.17.”</u>

* Per City Council direction

** Per Planning Commission recommendation

Specific Plan Page	Comment/Change
28. 47 and A-6	<p>*For LD-P.16 (Exceptions to Active Ground Floor Use Requirement) –</p> <ul style="list-style-type: none"> Change “either” to “any” in the sentence, “The director of community development may grant an exception to the requirements of the Active Ground Floor Use Overlay district for uses meeting <u>any</u> of the following criteria: Strike the following language from the first bullet: “a non-active use does not exist on the same side of the street within the same block of a designative active street as defined by address.”
29. 47 and A-6	<p>*For item LD-P.16 (Exceptions to Active Ground Floor Use Requirement) - Add a third bullet point for an additional exception that states: “The tenant is located in an existing, purpose-built building containing a bank or financial institution as its primary tenant/occupant.”</p>
30. 47 and A-6	<p>*For item LD-P.16 (Exceptions to Active Ground Floor Use Requirement) - After the last line of the last paragraph, add the following language: “Notice of the determination of the director of community development shall be provided to the Planning Commission, and any appeal of the decision shall be referred to the Planning Commission in accordance with the provisions of Chapter 18.44 of the PMC.”</p>
31. 47 and A-6	<p>*For LD-P.17 (Ground Floor Residential Use) - Modify the language of the policy as follows:</p> <p>Mixed Use- Downtown: New ground floor residential is not permitted, including in the rear portion of a non-residential building. Where upper-floor residential uses are proposed, parking (e.g., a garage) for the residential uses may be provided on the ground floor behind commercial uses, provided that it does not include habitable space.</p> <p>Downtown Commercial: New ground floor residential is not permitted on properties with frontage on Main Street, including in the rear portion of and/or behind an existing or proposed non-residential building. Residential uses fronting Main Street are only permitted on upper floors. Where upper-floor residential uses are proposed, parking (e.g., a garage) for the residential uses may be provided on the</p>

* Per City Council direction

** Per Planning Commission recommendation

**Specific Plan
 Page**

Comment/Change

ground floor behind commercial uses, provided that it does not include habitable space. Existing ground floor residential uses may remain and/or be remodeled and are subject to the PMC Chapter 18.120.

Ground floor residential may be located behind commercial uses elsewhere (on properties without frontage on Main Street) in the Downtown Commercial district provided that:

- Street fronting commercial space is required, with a minimum **building depth of 50-feet to ensure viable commercial uses;
- Re-development sites have no net loss of commercial square footage;
- Residential at the rear of the site designed to minimize visibility from the commercial street-front; and
- The proposed residential is fully parked on-site

Mixed Use- Transitional: Ground floor residential may be located behind commercial uses in Mixed Use- Transitional district provided that:

- Street fronting commercial space is required, with a minimum **building depth of 50-feet to ensure viable commercial uses;
- Re-development sites have no net loss of commercial square footage;
- Residential at the rear of the site designed to minimize visibility from the commercial street-front; and
- The proposed residential is fully parked on-site

32.	47 and A-6	<p>*For LD-P.18 (Entrances) - Modify the second sentence of the first bullet to note “Street fronting residential entrances are allowed in areas designated as Mixed-Use Downtown and Mixed-Use Transitional. <u>In areas designated Downtown Commercial, street fronting residential entrances are discouraged. If proposed, the entrance may not occupy more than the minimum width necessary to</u></p>
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* Per City Council direction

** Per Planning Commission recommendation

Specific Plan Page	Comment/Change
	<u>provide access to the upper floor, and shall be designated and integrated in such a way as to maintain a predominantly commercial frontage for the subject building or property, as determined by the director of community development.”</u>
33. 50 and A-9	*For LD-P.46 (Residential Height Limit) - add “and a maximum of 2-stories, with the ability to consider additional height through a PUD.” [NOTE: The Planning recommended deleting “with the ability to consider additional height through a PUD” – Staff supports this revision, see Agenda Report]
34. 51 and A-9	**LD-P.49 (Enhancement of Existing Residential Properties)- Modify the wording as follows: Require Upgrade of existing <u>residential</u> buildings and landscaping on the same property as part of new residential infill projects.”
35. 57, 117, and A-24	*For LD-I.4 - After 30 feet, add “and a maximum of 2-stories. Strike the line in the parenthesis which reads “including future Planned Unit Development District.”
36. Chapter 5	Ensure references in the parking/transportation section are correctly cross referenced.
37. 62	Strike the word “available” from the photo caption.
38. 64	Lighten the photo or provide an alternative photo where the bus (the photo’s subject) is not hidden in a shadow.
39. 82 and A-21	Remove policy MP-P.54 which states: “Prohibit the use of parking meters on the Downtown Streets.”
40. 82 and A-21	Add a policy to the Mobility and Parking Chapter (or modify existing Policy MP-P.51 Passenger Loading and Drop-off) to include language to consider ride sharing in the circulation and parking network and consider new technologies that may become relevant (e.g., electric bicycle or scooter parking). The

* Per City Council direction

** Per Planning Commission recommendation

Specific Plan Page	Comment/Change	
41.	95	intent is to ensure complete streets are considered and there be consideration (or accommodation) of new technologies as they emerge and as appropriate for Pleasanton.
42.	108	The image used on this page is blurry. Please use an image with more clarity.
43.	110	Modify the photo as it doesn't relate well to caption.
44.	129	Modify the photo so that it doesn't incorporate a sandwich board/A-Frame sign which are not permitted downtown.
45.	132-138	Add a sentence that the parking structure should be included in the first phase, if the new Civic Center is approved and its construction is proposed to be phased.
46.	A-4	Add Program 4.3, Policy 5 from the Economic and Fiscal chapter of the General Plan to the Specific Plan in Table 10-1.
47.	Appendix B	In the green box, strike the words "or enlarged" from the sentence.
48.	Appendix B	The Land Use Discrepancies Table has inconsistent margins. Modify so the margins are consistent.
49.	Appendix C-5 and C-6	Modify the maps and table to only include the "Map B" parcels (that is, those parcels which are not being rezoned with the adoption of the Specific Plan). Additionally, remove 4212 First Street, as it is being annotated in the Specific Plan Land Use diagram.
50.	Appendix C-6 and C-7	The 2 nd photo down on the far right is a repeat on these pages. Replace one of them.
		The 1 st photo on the far right is a repeat on these pages. Replace one of them.

* Per City Council direction

** Per Planning Commission recommendation

Specific Plan Page	Comment/Change
51. Appendix C-7	Replace the last photo on C-7 as the scale is not compatible with Downtown Pleasanton.
52. N/A	Add a policy/implementation item as follows: Study and consider the possibility of grant funding for homes designated or determined to be of historic value.
53. N/A	**Add a policy/implementation item as follows: Establish story pole and visual simulation standards for when they are required per the current application requirements.
54. All	Overall, page gutters and outer margins are inconsistent from page to page. The gutter should be the same on both, as well as the outer margins.
55. All	The width of the print area in the TOC, list of figures, and list of tables should be consistent.
56. All	Ensure the subject in the photos used throughout the document are not cropped such that persons and important features are cut (e.g., the bench photo used on a few pages is cut off).
57. All Maps	Overall, related text for the maps (e.g., legends, scales, data source, titles, etc.) should not be in the gutters/page edges nor conflict with other map elements.
58. All Maps	If labels exist on the maps, they should not conflict with other map elements (e.g., street names on pg.23 are located under lines with heavy weights and are not legible).
59. Typos	Modify the following typos in the plan: <ul style="list-style-type: none"> • Page 33: last bullet on right says, “sings” instead of “signs” • Page 41: top graphic on the right side says, “vehicule” instead of “vehicle” • Pages 57, 117, A-24: LD-I.4: extra “is measured” does not belong

* Per City Council direction

** Per Planning Commission recommendation



ATTACHMENT 2, EXHIBIT B
Recommended Revisions to the November 2018 Draft Specific Plan
Prepared for the August 20, 2019 City Council Meeting

Specific Plan Page	Comment/Change
60.	All
Add additional figures to communicate key concepts and ideas (e.g., building height, floor area ratio, etc.)	

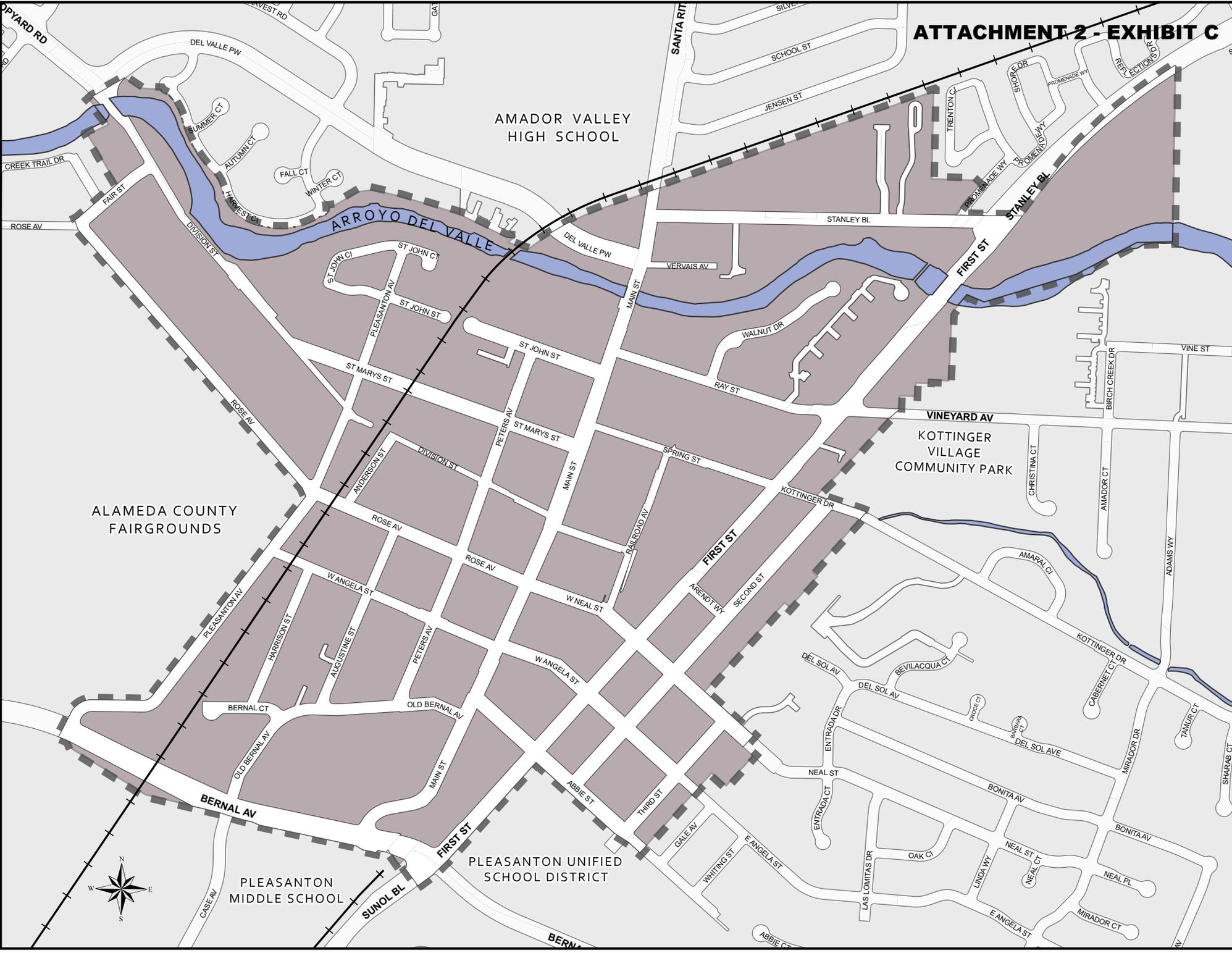
* Per City Council direction

** Per Planning Commission recommendation

DRAFT AMENDMENTS TO THE DOWNTOWN DESIGN GUIDELINES

Below are proposed amendments to the Downtown Design Guidelines necessary as a result of the update the Downtown Specific Plan. Proposed text to be inserted is indicated in underline, and proposed text to be deleted in ~~strikethrough~~ format.

Page	Proposed Amendment
6	The map showing the Downtown Specific Plan boundary needs to be updated.
13	<p><u>Height & Mass</u></p> <ul style="list-style-type: none"> • New buildings shall generally be 1 to 2 stories high, <u>except as otherwise allowed and consistent with the policies of the Downtown Specific Plan.</u> • 3 story buildings may be allowed on a case-by-case basis subject to special design criteria <u>discretionary review.</u>



AMADOR VALLEY HIGH SCHOOL

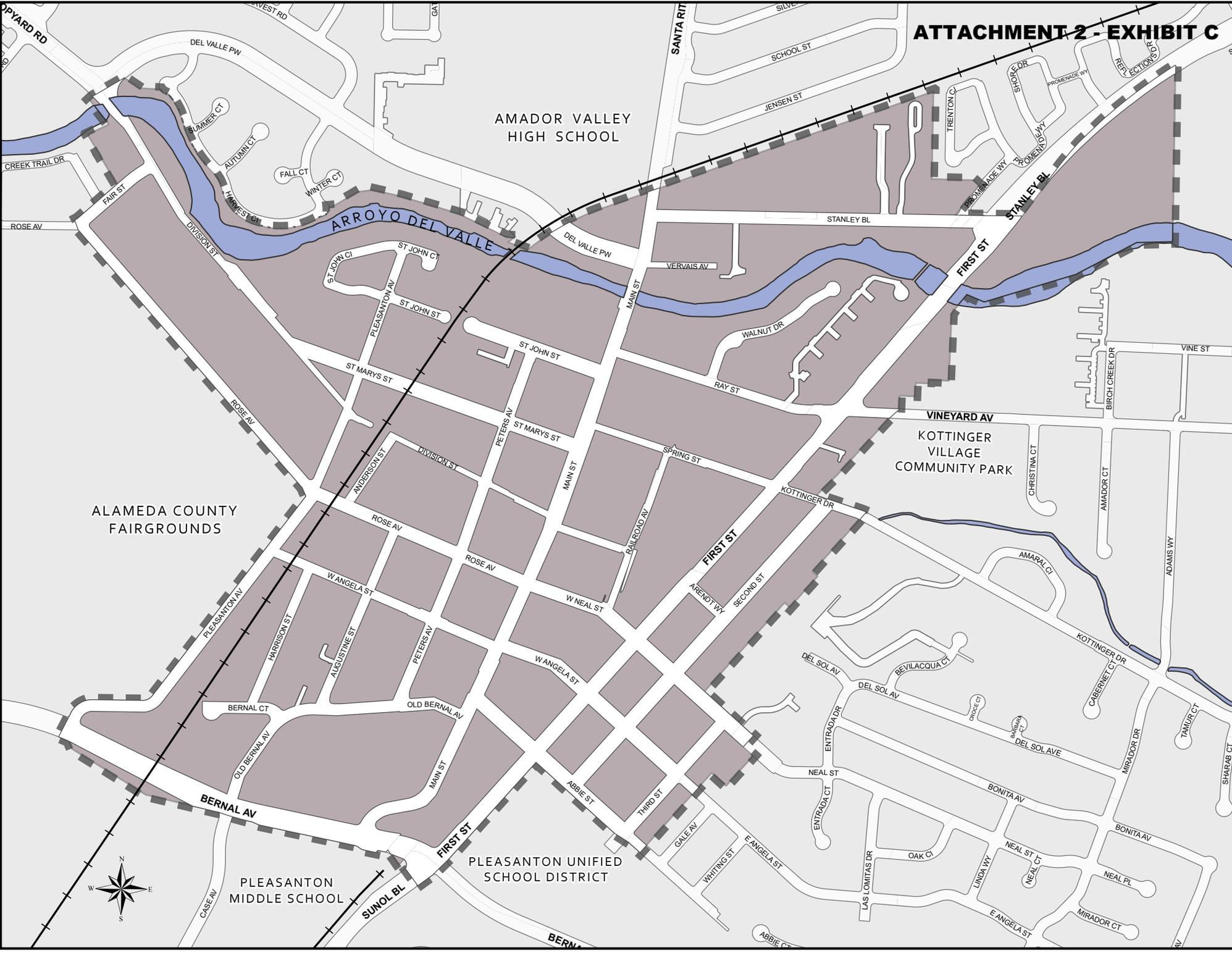
ARROYO DEL VALLE

ALAMEDA COUNTY FAIRGROUNDS

KOTTINGER VILLAGE COMMUNITY PARK

PLEASANTON UNIFIED SCHOOL DISTRICT

PLEASANTON MIDDLE SCHOOL

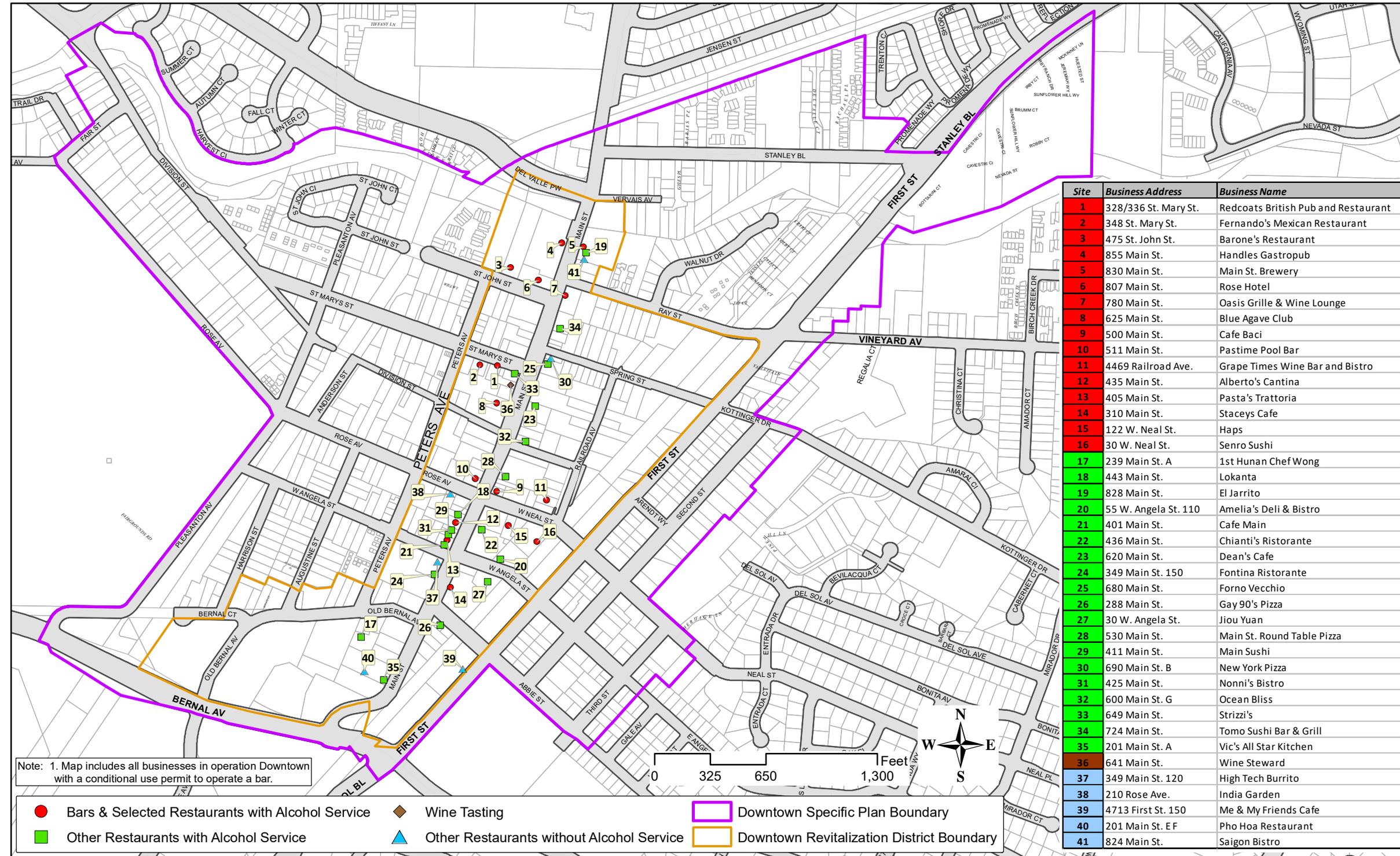


Location of Selected Downtown Restaurants and Bars

(including uses with wine tasting/events/classes)

May, 2012

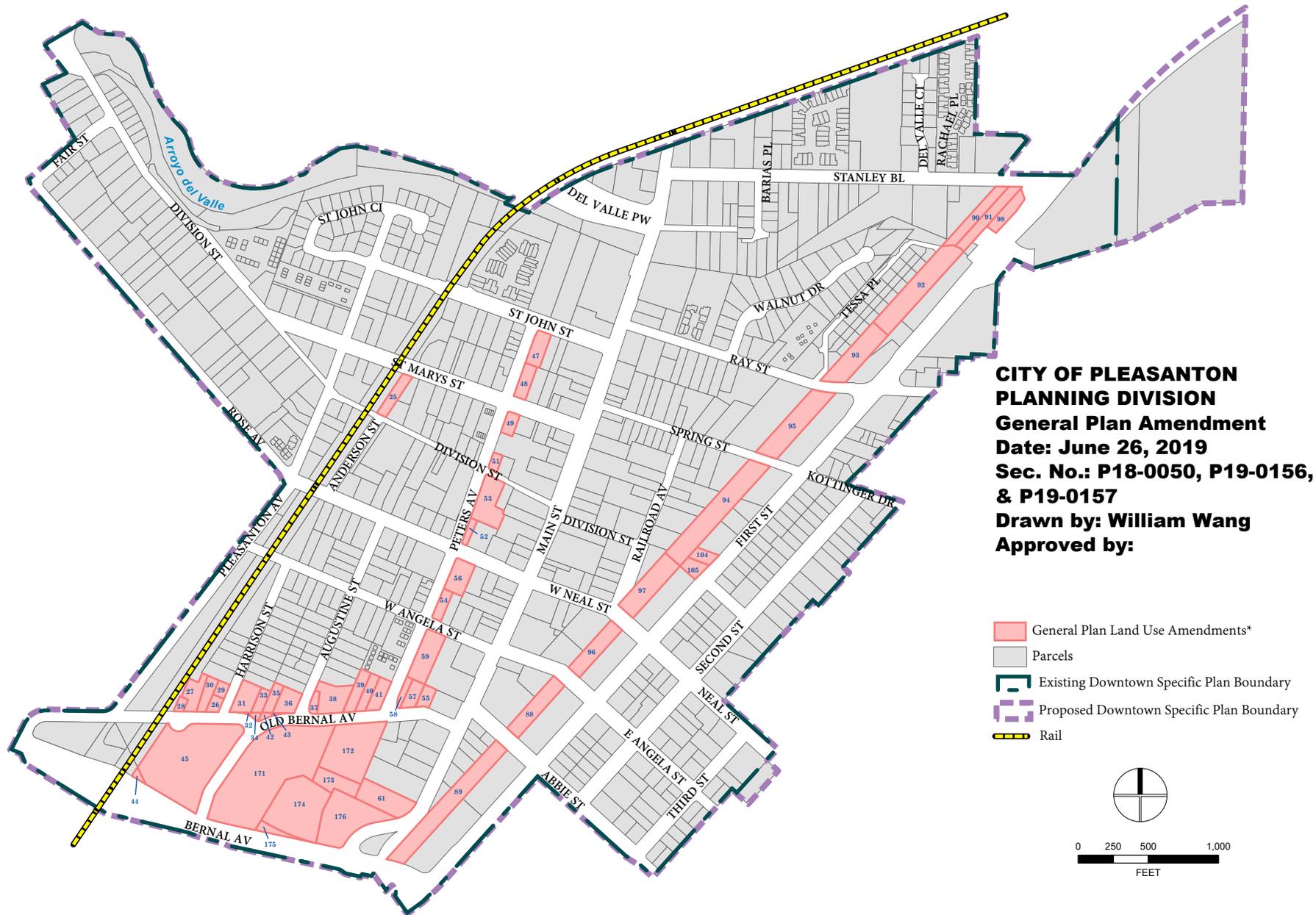
ATTACHMENT 2 - EXHIBIT D



Note: 1. Map includes all businesses in operation Downtown with a conditional use permit to operate a bar.

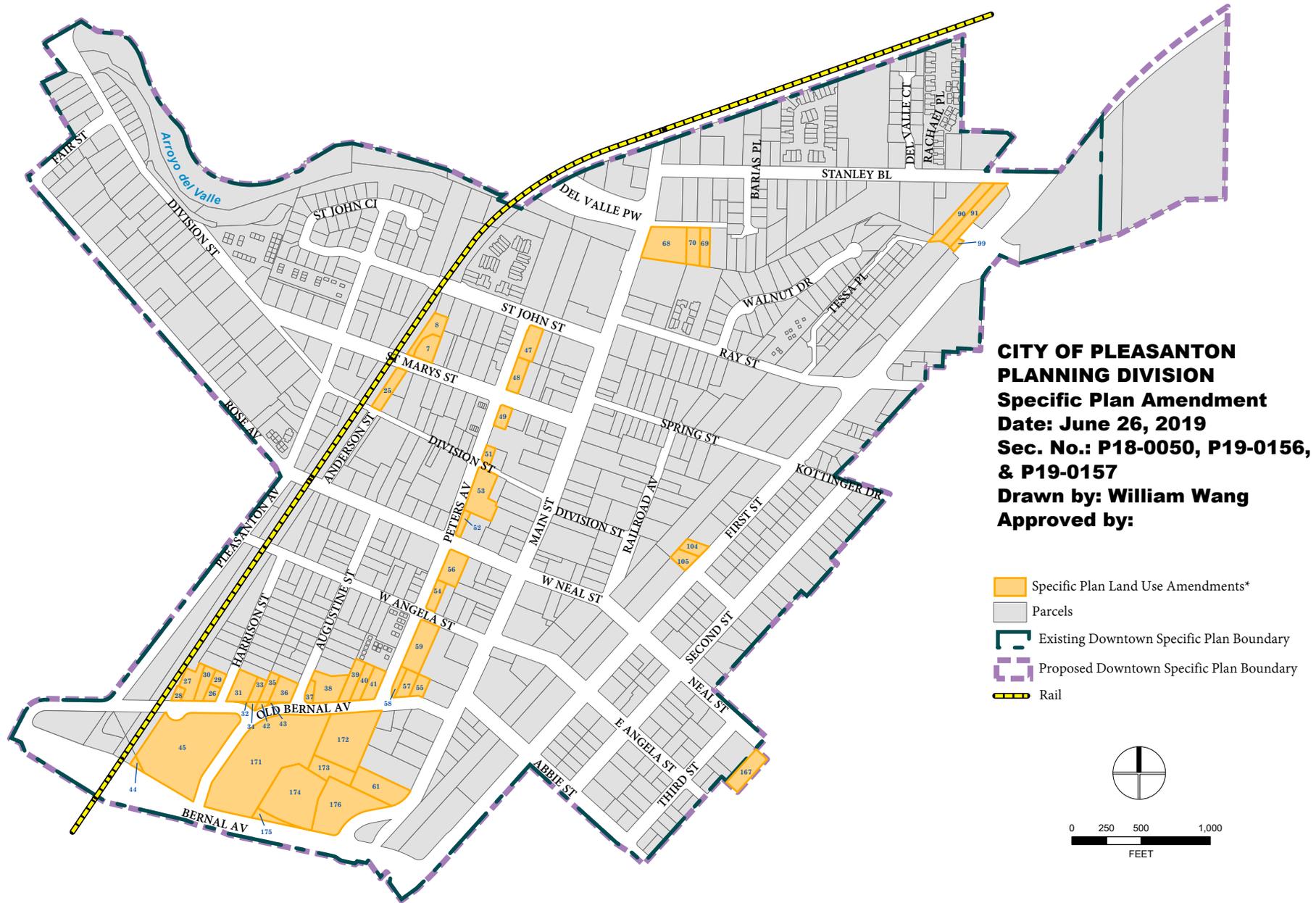
- Bars & Selected Restaurants with Alcohol Service
- Other Restaurants with Alcohol Service
- ◆ Wine Tasting
- ▲ Other Restaurants without Alcohol Service
- Downtown Specific Plan Boundary
- Downtown Revitalization District Boundary

General Plan Land Use Map Amendments



**CITY OF PLEASANTON
PLANNING DIVISION
General Plan Amendment
Date: June 26, 2019
Sec. No.: P18-0050, P19-0156,
& P19-0157
Drawn by: William Wang
Approved by:**

Specific Plan Land Use Map Amendments





General Plan Land Use, Specific Plan Land Use, and Zoning Designation Amendments

Property ID	APN	Address	Existing Land Use	Current Designation			Proposed Designation		
				General Plan	Specific Plan	Zoning	General Plan	Specific Plan	Zoning
6	094 015400500	4950 Pleasanton Ave	Public	P&I	Public	Agriculture	No change	No change	P&I
7	094 012203000	471 St Marys St	Single-family Residential	HDR	HDR, Open Space	R-1-6,500	No change	HDR	RM-4,000
8	094 012203100	West of 471 St Marys St	Vacant	HDR	HDR, Open Space	R-1-6,500	No change	HDR	RM-4,000
25	094 012500701	Division St	Open Space	HDR	HDR	Not Available	Public Health and Safety	Open Space	No change
26	094 015400302	4885 Harrison St	Single-family Residential	Commercial	Office	RM-1,500	MU	MU-T	MU-T
27	094 015400405	455 Bernal Ct	Single-family Residential	Commercial	Office	RM-1,500	MU	MU-T	MU-T
28	094 015400404	471 Bernal Ct	Single-family Residential	Commercial	Office	RM-1,500	MU	MU-T	MU-T
29	094 015400301	4857 Harrison St	Single-family Residential	Commercial	Office	RM-1,500	MU	MU-T	MU-T
30	094 015400402	435 Bernal Ct	Multi-family Residential	Commercial	Office	RM-1,500	MU	MU-T	MU-T
31	094 015501200	4884 Harrison St	Single-family Residential	Commercial	Office	Office	MU	MU-T	MU-T

<i>Prepared for the May 28, 2019, Downtown Specific Plan Update Task Force Meeting</i>			Page 1		
Legend					
MDR: Medium Density Residential	RM: Multi-family Residential	MU: Mixed Use	MU-D: Mixed Use Downtown		
P&I: Public and Institutional	R-1: One-family Residential	MU-T: Mixed Use Transitional	C-F: Freeway Interchange Commercial		
HDR: High Density Residential	PUD: Planned Unit Development	C-C: Central Commercial	C-S: Service Commercial		



General Plan Land Use, Specific Plan Land Use, and Zoning Designation Amendments

Property ID	APN	Address	Existing Land Use	Current Designation			Proposed Designation		
				General Plan	Specific Plan	Zoning	General Plan	Specific Plan	Zoning
32	094 015502204	4884 Harrison St	Vacant (sliver)	Commercial	Office	Office	MU	MU-T	MU-T
33	094 015501101	367 Bernal Court	Single-family Residential	Commercial	Office	Office	MU	MU-T	MU-T
34	094 015502203	367 Bernal Court	Vacant (sliver)	Commercial	Office	Office	MU	MU-T	MU-T
35	094 015501102	341 Bernal Ct	Single-family Residential	Commercial	Office	Office	MU	MU-T	MU-T
36	094 015501000	4791 Augustine St	Single-family Residential	Commercial	Office	PUD-MU	MU	MU-T	No change
37	094 015601508	287 Old Bernal Ave	Single-family Residential	Commercial	Office	Office	MU	MU-T	MU-T
38	094 015602100	231 Old Bernal Ave	Office	Commercial	Office	Office	MU	MU-T	MU-T
39	094 015602200	Old Bernal Ave	Vacant	Commercial	Office	PUD-HDR	MU	MU-T	No change
40	094 015602300	195 Old Bernal Ave	Single-family Residential	Commercial	Office	Office	MU	MU-T	MU-T
41	094 015602400	187 Old Bernal Ave	Single-family Residential	Commercial	Office	Office	MU	MU-T	MU-T
42	094 015502202	341 Bernal Ct	Single-family Residential	Commercial	Office	P&I	MU	MU-T	MU-T

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				General Plan	Specific Plan	Zoning	General Plan	Specific Plan	Zoning
43	094 015502201	4791 Augustine St	Single-family Residential	Commercial	Office	P&I	MU	MU-T	MU-T
44	094 015702200	403 Old Bernal Ave	Vacant	P&I	Public	Office	MU	MU-D	MU-D
45	094 015700517	401 Old Bernal Ave	Vacant	P&I	Public	Office	MU	MU-D	MU-D
46	946 337000902	Santa Rita Rd	Vacant	Commercial	Downtown Commercial	Not Available	No change	No change	C-C
47	094 012202103	480 Saint John St	Office	Commercial	Office	C-C	MU	MU-T	MU-T
48	094 012200800	377 St Marys St	Salt Craft and Residential	Commercial, HDR	Downtown Commercial, HDR	PUD-HDR/C-C	MU	MU-T	No change
49	094 012302700	374 St Marys St	Office	Commercial	Office	C-C	MU	MU-T	MU-T
50	094 012303103	333 Division St	Public	P&I	Public	C-C	No change	No change	Public
51	094 012303400	699 Peters Ave	Office	Commercial	Office	C-C	MU	MU-T	MU-T
52	094 015100903	533 Peters Ave	Office	Commercial	Office	C-C	MU	MU-T	MU-T
53	094 015100806	555 Peters Ave	Office	Commercial	Office	C-C	MU	MU-T	MU-T

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Property ID	APN	Address	Existing Land Use	Current Designation			Proposed Designation		
				General Plan	Specific Plan	Zoning	General Plan	Specific Plan	Zoning
54	094 015201102	189 W Angela St	Single-family Residential	Commercial	Office	C-C	MU	MU-T	MU-T
55	094 015601001	147 Old Bernal Ave	Office	Commercial	Office	C-C	MU	MU-T	MU-T
56	094 015202502	272 Old Bernal Ave	Mixed Use	Commercial	Office	C-C	MU	MU-T	MU-T
57	094 015601002	155 Old Bernal Ave	Single-family Residential	Commercial	Office	C-C	MU	MU-T	MU-T
58	094 015601102	1 Peters Ave	Office	Commercial	Office	C-C	MU	MU-T	MU-T
59	094 015602001	337 Main St	Office	Commercial	Office	C-C	MU	MU-T	MU-T
60	094 015600902	301 Main St	Public	P&I	Public	Office, C-C	No change	No change	P&I
61	094 015700206	157 Main St	Public	P&I	Public	C-C	MU	MU-D	MU-D
62	094 019900107	1024 Santa Rita Rd	Vacant	Commercial	Downtown Commercial	C-F	No change	No change	C-C
63	946 169100700	Vervais Ave	Vacant	Commercial	Downtown Commercial	C-S	No change	No change	C-C
64	946 169100600	4257 Vervais Ave	General/Retail Commercial	Commercial	Downtown Commercial	C-S	No change	No change	C-C

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General Plan Land Use, Specific Plan Land Use, and Zoning Designation Amendments

Property ID	APN	Address	Existing Land Use	Current Designation			Proposed Designation		
				General Plan	Specific Plan	Zoning	General Plan	Specific Plan	Zoning
65	946 169101000	4262 Stanley Blvd	Auto Related Commercial	Commercial	Downtown Commercial	C-S	No change	No change	C-C
66	946 169100800	4233 Vervais Ave	Single-family Residential	Commercial	Downtown Commercial	C-S	No change	No change	C-C
67	946 169100900	4224 Stanley Blvd	Office	Commercial	Downtown Commercial	Office	No change	No change	C-C
68	094 019700100	890 Main St	Parks and Recreation	Parks and Recreation, Public Health and Safety, Wildland Overlay	Park, Open Space	C-S	No change	Park, Open Space - Arroyo	A
69	946 169100401	4242 Vervais Ave	Vacant	Parks and Recreation, Public Health and Safety, Wildland Overlay	Park, Open Space	C-S	No change	Park, Open Space – Arroyo	A
70	946 169100502	4254 Vervais Ave	Vacant	Parks and Recreation, Public Health and Safety, Wildland Overlay	Park, Open Space	C-S	No change	Park, Open Space – Arroyo	A

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Property ID	APN	Address	Existing Land Use	Current Designation			Proposed Designation		
				General Plan	Specific Plan	Zoning	General Plan	Specific Plan	Zoning
88	094 010200601	E Angela St	Public	Commercial	Public	C-C	P&I	No change	P&I
89	094 015701403	50 Abbie St	Public	Commercial	Public	C-C	P&I	No change	P&I
90	946 168000901	Stanley Blvd	Vacant	MDR, Public Health and Safety, Wildland Overlay	Public, Open Space	Not Available	P&I, Public Health and Safety, Wildland Overlay	Public, Open Space – Arroyo	P&I
91	946 168000902	Stanley Blvd	Vacant	MDR, Public Health and Safety, Wildland Overlay	Public, Open Space	Not Available	P&I, Public Health and Safety, Wildland Overlay	Public, Open Space – Arroyo	P&I
92	094 011004800	1st St	Vacant	Commercial	Public	Not Available	P&I, Public Health and Safety, Wildland Overlay	No change	P&I
93	094 011004602	Kottinger Dr	Vacant	Commercial	Public	Not Available	P&I	No change	P&I
94	094 010601100	Transportation Corridor south of Spring St	Public	Commercial	Public	C-C	P&I	No change	P&I
95	094 011004601	Transportation Corridor north of Spring St	Vacant	Commercial	Public	C-C	P&I	No change	P&I
96	094 010301103	E Angela St	Public	Commercial	Public	Not Available	P&I	No change	P&I

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Property ID	APN	Address	Existing Land Use	Current Designation			Proposed Designation		
				General Plan	Specific Plan	Zoning	General Plan	Specific Plan	Zoning
97	094 010500202	Division St	Public	Commercial	Public	Not Available	P&I	No change	P&I
98	946 168000500	4005 1st St	Vacant	Medium Density	Downtown Commercial	Agriculture	Commercial	No change	C-C
99	094 011005200	Stanley Blvd	Vacant	Public Health and Safety, Wildland Overlay	Open Space	C-S	No change	Open Space – Arroyo	C-C
100	094 011005101	4167 1st St	Cemetery/Mortuary	Commercial	Downtown Commercial	C-S	No change	No change	C-C
101	094 011001206	4191 1st St	General/Retail Commercial	Commercial	Downtown Commercial	C-S	No change	No change	C-C
102	094 010500100	4444 Railroad Ave	Public	P&I	Public	C-C	No change	No change	P&I
103	094 010600808	4444 Railroad Ave	Public	P&I	Public	C-C	No change	No change	P&I
104	No APN	Approximately 0.17 acres "parcel" between Lions Wayside and APN 094010601200	Park	Commercial	Downtown Commercial	Not Available	Parks and Recreation	Park	A
105	094 010601200	None	Park	Commercial	Downtown Commercial	PUD-Open Space	Parks and Recreation	Park	A

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				General Plan	Specific Plan	Zoning	General Plan	Specific Plan	Zoning
167	094 001404200	309 Neal St	Single-family Residential	MDR	Not currently within Specific Plan	R-1-6,500	No change	MDR; Adjust boundary to include property	No change
168	946 168000404	3988 First St, 3878 Stanley Blvd, 3780 Stanley Blvd	Entitled for Irby Ranch and Sunflower Hill	High Density Residential	3988 Stanley: High Density Residential, Open Space	PUD-HDR	No change	No change	No change
169	946 168000302						Adjust boundary to include entire property		
170	946 168000203								
171	094 015700525	Old Bernal Ave	Civic Center- Library	P&I	Public	P	MU	MU-D	MU-D
172	094 015700509	200 Old Bernal Ave	Civic Center- City Hall Office Building	P&I	Public	P	MU	MU-D	MU-D
173	094 015700524	200 Old Bernal Ave	Civic Center- City Hall Parking	P&I	Public	P	MU	MU-D	MU-D
174	094 015700521	4833 Bernal Ave	Civic Center- Police Department	P&I	Public	P	MU	MU-D	MU-D
175	094 015702102	4833 Bernal Ave	Civic Center- Police Department	P&I	Public	P	MU	MU-D	MU-D
176	094 015701903	123 Main St	Civic Center- City Hall	P&I	Public	P	MU	MU-D	MU-D

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