

**RESOLUTION NO. 20-\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLEASANTON DENYING AN APPLICATION FOR AN AMENDMENT TO THE NORTH SYCAMORE SPECIFIC PLAN (NSSP) FOR A PROPOSED 5-LOT RESIDENTIAL DEVELOPMENT LOCATED AT 990 SYCAMORE ROAD, AS FILED UNDER CASE P19-0031**

**WHEREAS**, Alaina Stewart / Bringhurst LLC has applied to amend the North Sycamore Specific Plan (NSSP) for the existing approximately 3.28-acre site located at 990 Sycamore Road, identified as Lot 24 by NSSP to: a) change the land use designation of an approximately 1.01-acre portion of the site from Planned Unit Development – Agricultural (PUD-A) to Planned Unit Development – Medium Density Residential (PUD-MDR); b) allow the proposed PUD-MDR lots to access from Sycamore Creek Way; c) realign the planned public trail on the project site; and d) allow the proposed Lot 1 with a PUD-A land use designation to be less than one acre in area; and

**WHEREAS**, the Parks and Recreation Commission conducted a public hearing on the application and recommended on May 9, 2019 that the City Council approve the amendment to the NSSP related to realign the trail; and

**WHEREAS**, the Planning Commission conducted a public hearing on the application and recommended on May 27, 2020 that the City Council approve the amendment to the NSSP; and

**WHEREAS**, a noticed public hearing was held on August 18, 2020, at which time the City Council reviewed the proposed amendment to the NSSP and considered all related reports, documents, testimony, and recommendations; and

**WHEREAS**, the City Council finds, based on the information in the report, public testimony and recommendations that the proposed amendment to change the land use and zoning of an approximately one-acre portion of the site to increase the density is not consistent with the goals and policies of the North Sycamore Specific Plan.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLEASANTON RESOLVES AS FOLLOWS:**

**SECTION 1.** Denies the application of Alaina Stewart / Bringhurst LLC to amend the North Sycamore Specific Plan to change the land use designation of an approximately 1.01-acre portion of the approximately 3.28-acre site located at 990 Sycamore Road from Planned Unit Development – Agricultural (PUD-A) to Planned Unit Development – Medium Density Residential (PUD-MDR) as the application conflicts with the following goals and policies:

The NSSP states the following:

**A. OVERALL GOAL**

*The primary goal of this Specific Plan is to provide a clear plan to guide future land use and development within the study area, to protect and buffer the existing semi-rural character of current residences, to protect and restore the natural environment to the extent feasible, and to provide a coordinated plan for infrastructure improvement in the area.*

And, among its land use goals, the NSSP states:

1. *Provide a Specific Plan which facilitates the orderly development of lands within the planning area in a manner which:*
  - a. *Is consistent with all elements of the Pleasanton General Plan;*
  - b. *Balances the potentially competing interests of current residents of the planning area, potential future residents of the planning area, and current and future residents of the surrounding residential developments; and*
  - c. *Provide individual property owners with a framework within which they can development independently, but in an orderly manner which is harmonious with a comprehensive land use plan for the study area.*

Developments need to be proposed in a manner consistent with the NSSP based on its land use plan, allowable density, and number of allotted residential lots, rather than amending the NSSP to accommodate a more dense proposed development inconsistent with the plan. For this reason, the City Council cannot support amending the NSSP land use to increase the density for the proposed development.

**SECTION 2.** With the denial of the NSSP amendment for land use and zoning changes, also deny the proposed 5-lot residential project.

**SECTION 3.** This resolution shall become effective immediately upon its adoption.

**PASSED, APPROVED AND ADOPTED** by the City Council of the City of Pleasanton at a regular meeting held on August 18, 2020.

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 August 18, 2020, by the following vote:

Ayes:  
Noes:  
Absent:  
Abstain:

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Karen Diaz, City Clerk

APPROVED AS TO FORM:

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Daniel G. Sodergren, City Attorney