

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLEASANTON MODIFYING THE HACIENDA PLANNED UNIT DEVELOPMENT (PUD) AND DESIGN GUIDELINES TO INCORPORATE THE HOUSING SITE DEVELOPMENT STANDARDS AND DESIGN GUIDELINES FOR THE BART SITE 5835 AND 5859 OWENS DRIVE (PUD-85-08-22M)

WHEREAS, in January 2012, the City of Pleasanton rezoned certain BART-owned parcels at 5835 and 5859 Owens Drive (APN 941-2771-015-00 and APN 941-2778-002-00) to allow mixed use development including multifamily residential development at 30 or more units per acre ; and

WHEREAS, the BART site was one of nine sites rezoned to allow multifamily residential development as part of the Housing Element update; and

WHEREAS, Program 9.7 of the General Plan Housing Element requires the City of Pleasanton to adopt development standards and design guidelines for residential development on the nine sites rezoned for multifamily residential development; and

WHEREAS, a Supplemental Environmental Impact Report was prepared for the Housing Element update, and a resolution certifying the Environmental Impact Report as complete and adequate in compliance with the California Environmental Quality Act was adopted on January 4, 2012; and,

WHEREAS, the development standards and design guidelines contemplated by Program 9.7 constitute implementation of the Housing Element as described and analyzed in the SEIR; and

WHEREAS, at its meeting of August 21, 2012, the City Council received the Planning Commission's positive recommendation for approval of the PUD Major Modification of the Hacienda PUD to incorporate the housing site development standards and design guidelines; and

WHEREAS, a duly noticed public hearing was held on August 21, 2012; and

WHEREAS, after consideration of the staff report, the materials presented, and comment at the public hearing, the City Council finds that the PUD Major Modification is consistent with the General Plan and the purposes of the PUD ordinance.

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

Section 1. The City Council finds that the Major Modification of the Hacienda PUD development plan for the BART property at 5835 and 5859 Owens Drive is consistent with the General Plan, adopted on July 21, 2009.

Section 2. The City Council approves the major modification PUD-85-08-22M, the City-initiated application for Major Modification of the Hacienda PUD to amend the existing Hacienda PUD and Design Guidelines, approved by Ordinance 1325, as amended, to incorporate the development standards and design guidelines, as shown in Exhibit A, Housing Site Development Standards and Design Guidelines, dated August 21, 2012.

Section 3. The property owners are specifically authorized to and shall prepare new CC&Rs pertaining to the BART site, consistent with said Housing Site Development Standards and Design Guidelines, subject to review and approval by the City Attorney.

Section 4. Except as modified by the Housing Site Development Standards and Design Guidelines, all present conditions of the approved Hacienda PUD development plans and design guidelines and City-approved major and minor modifications shall remain in full force and effect, and with Section 2 of Ordinance 2026 modified “to allow a minimum of 249 units at a minimum density of 30 units/acre,” as reflected on the map at Exhibit A to Ordinance 2026.

Section 5. A summary of this ordinance shall be published once within fifteen (15) 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 (15) days in the City Clerk’s office within fifteen (15) days after its adoption.

Section 6. This ordinance shall be effective thirty (30) days after its passage and adoption.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Pleasanton on August 21, 2012 by the following vote:

Ayes:
Noes:
Absent:
Abstain:

And adopted at a regular meeting of the City Council of the City of Pleasanton on September 4, 2012 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

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE CITY-INITIATED APPLICATION FOR PUD DEVELOPMENT PLAN APPROVAL, FOR THE SHERATON HOTEL (5990 STONERIDGE MALL ROAD), AS FILED UNDER CASE PUD-90

WHEREAS, in January 2012, the City of Pleasanton rezoned the Sheraton Hotel site at 5990 Stoneridge Mall Road (APN 941-1201-057-02) to allow mixed use development including multifamily residential development at 30 or more units per acre (Ordinance 2027); and

WHEREAS, the Sheraton Hotel site was one of nine sites rezoned to allow multifamily residential development as part of the Housing Element update; and

WHEREAS, Program 9.7 of the General Plan Housing Element requires the City of Pleasanton to adopt development standards and design guidelines for residential development on the nine sites rezoned for multifamily residential development; and

WHEREAS, a Supplemental Environmental Impact Report was prepared for the Housing Element update, and a resolution certifying the Environmental Impact Report as complete and adequate in compliance with the California Environmental Quality Act was adopted on January 4, 2012; and

WHEREAS, the development standards and design guidelines contemplated by Program 9.7 constitute implementation of the Housing Element as described and analyzed in the SEIR; and

WHEREAS, at its meeting of August 21, 2012, the City Council received the Planning Commission's positive recommendation for approval of the PUD development plan to incorporate the housing site development standards and design guidelines; and

WHEREAS, a duly noticed public hearing was held on August 21, 2012; and

WHEREAS, after consideration of the staff report, the materials presented, and comment at the public hearing, the City Council finds that the PUD development plan is consistent with the General Plan and the purposes of the PUD ordinance.

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

Section 1. The City Council finds that the adoption of the PUD development plan for the Sheraton Hotel property at 5990 Stoneridge Mall Road is consistent with the General Plan, adopted on July 21, 2009.

Section 2. The City Council approves Case PUD-90, the City-initiated application for PUD development plan to incorporate development standards and

design guidelines, as shown in Exhibit A, Housing Site Development Standards and Design Guidelines, dated August 21, 2012.

Section 3. Except as modified by the Housing Site Development Standards and Design Guidelines, all provisions of Ordinance 2027 shall remain in full force and effect.

Section 4. A summary of this ordinance shall be published once within fifteen (15) 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 (15) days in the City Clerk's office within fifteen (15) days after its adoption.

Section 5. This ordinance shall be effective thirty (30) days after its passage and adoption.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Pleasanton on August 21, 2012 by the following vote:

Ayes:
Noes:
Absent:
Abstain:

And adopted at a regular meeting of the City Council of the City of Pleasanton on September 4, 2012 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

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE CITY-INITIATED APPLICATION FOR PUD DEVELOPMENT PLAN APPROVAL, FOR A PORTION OF THE STONERIDGE SHOPPING CENTER PROPERTY (1008-2481 STONERIDGE MALL ROAD), AS FILED UNDER CASE PUD-91

WHEREAS, in January 2012, the City of Pleasanton rezoned a portion of the Stoneridge Shopping Center property (APN 941-1201-094-03 at 1008-2481 Stoneridge Mall Road) to allow mixed use development including multifamily residential development at 40 or more units per acre (Ordinance 2028); and

WHEREAS, the Stoneridge Shopping Center property was one of nine sites rezoned to allow multifamily residential development as part of the Housing Element update; and

WHEREAS, Program 9.7 of the General Plan Housing Element requires the City of Pleasanton to adopt development standards and design guidelines for residential development on the nine sites rezoned for multifamily residential development; and

WHEREAS, a Supplemental Environmental Impact Report was prepared for the Housing Element update, and a resolution certifying the Environmental Impact Report as complete and adequate in compliance with the California Environmental Quality Act was adopted on January 4, 2012; and

WHEREAS, the development standards and design guidelines contemplated by Program 9.7 constitute implementation of the Housing Element as described and analyzed in the SEIR; and

WHEREAS, at its meeting of August 21, 2012, the City Council received the Planning Commission's positive recommendation for approval of the PUD development plan to incorporate the housing site development standards and design guidelines; and

WHEREAS, a duly noticed public hearing was held on August 21, 2012; and

WHEREAS, after consideration of the staff report, the materials presented, and comment at the public hearing, the City Council finds that the PUD development plan is consistent with the General Plan and the purposes of the PUD ordinance.

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

Section 1. The City Council finds that the adoption of the PUD development plan for a portion of the Stoneridge Mall Shopping Center property (APN 941-1201-094-03) is consistent with the General Plan, adopted on July 21, 2009.

Section 2. The City Council approves Case PUD-91, the City-initiated application for Planned Unit Development (PUD) development plan approval to incorporate the development standards and design guidelines, as shown in Exhibit A, Housing Site Development Standards and Design Guidelines, dated August 21, 2012.

Section 3. Except as modified by the Housing Site Development Standards and Design Guidelines, all provisions of Ordinance 2028 shall remain in full force and effect.

Section 4. A summary of this ordinance shall be published once within fifteen (15) 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 (15) days in the City Clerk's office within fifteen (15) days after its adoption.

Section 5. This ordinance shall be effective thirty (30) days after its passage and adoption.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Pleasanton on August 21, 2012 by the following vote:

Ayes:
Noes:
Absent:
Abstain:

And adopted at a regular meeting of the City Council of the City of Pleasanton on September 4, 2012 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

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE CITY-INITIATED APPLICATION FOR PUD DEVELOPMENT PLAN APPROVAL FOR A VACANT PARCEL OWNED BY KAISER AT 5620 STONERIDGE MALL ROAD, AS FILED UNDER CASE PUD-92

WHEREAS, in January 2012, the City of Pleasanton rezoned a 6.1 acre portion of the Kaiser property at 5620 Stoneridge Mall Road (APN 941-1201-052-03) to allow mixed use development including multifamily residential development at 30 or more units per acre (Ordinance 2029); and

WHEREAS, the Kaiser property was one of nine sites rezoned to allow multifamily residential development as part of the Housing Element update; and

WHEREAS, Program 9.7 of the General Plan Housing Element requires the City of Pleasanton to adopt development standards and design guidelines for residential development on the nine sites rezoned for multifamily residential development; and

WHEREAS, a Supplemental Environmental Impact Report was prepared for the Housing Element update, and a resolution certifying the Environmental Impact Report as complete and adequate in compliance with the California Environmental Quality Act was adopted on January 4, 2012; and

WHEREAS, the development standards and design guidelines contemplated by Program 9.7 constitute implementation of the Housing Element as described and analyzed in the SEIR; and

WHEREAS, at its meeting of August 21, 2012, the City Council received the Planning Commission's positive recommendation for approval of the PUD development plan to incorporate the housing site development standards and design guidelines; and

WHEREAS, a duly noticed public hearing was held on August 21, 2012; and

WHEREAS, after consideration of the staff report, the materials presented, and comment at the public hearing, the City Council finds that the PUD development plan is consistent with the General Plan and the purposes of the PUD ordinance.

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

Section 1. The City Council finds that the adoption of the PUD development plan for a portion of the Kaiser property at 5620 Stoneridge Mall Road is consistent with the General Plan, adopted on July 21, 2009.

Section 2. The City Council approves Case PUD-92, the City-initiated application for PUD development plan approval to adopt development standards and design guidelines, as shown in Exhibit A, Housing Site Development Standards and Design Guidelines, dated August 21, 2012.

Section 3. Except as modified by the Housing Site Development Standards and Design Guidelines, all provisions of Ordinance 2029 shall remain in full force and effect.

Section 4. A summary of this ordinance shall be published once within fifteen (15) 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 (15) days in the City Clerk's office within fifteen (15) days after its adoption.

Section 5. This ordinance shall be effective thirty (30) days after its passage and adoption.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Pleasanton on August 21, 2012 by the following vote:

Ayes:
Noes:
Absent:
Abstain:

And adopted at a regular meeting of the City Council of the City of Pleasanton on September 4, 2012 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

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLEASANTON MODIFYING THE PLEASANTON GATEWAY PLANNED UNIT DEVELOPMENT (PUD) TO INCORPORATE THE HOUSING SITE DEVELOPMENT STANDARDS AND DESIGN GUIDELINES FOR MULTIFAMILY DEVELOPMENT AT THE PLEASANTON GATEWAY SITE AT 1600 VALLEY AVENUE (APN 947-0008-033-00), AS FILED UNDER CASE PUD-02-10M

WHEREAS, in January 2012, the City of Pleasanton rezoned an approximately 7 acre portion of the 27 acre Gateway site at 1600 Valley Avenue (APN 947-0008-033-00) to allow high density residential development including multifamily residential development at 30 or more units per acre (Ordinance 2031); and

WHEREAS, the Gateway site was one of nine sites rezoned to allow multifamily residential development as part of the Housing Element update; and

WHEREAS, Program 9.7 of the General Plan Housing Element requires the City of Pleasanton to adopt development standards and design guidelines for residential development on the nine sites rezoned for multifamily residential development; and

WHEREAS, a Supplemental Environmental Impact Report was prepared for the Housing Element update, and a resolution certifying the Environmental Impact Report as complete and adequate in compliance with the California Environmental Quality Act was adopted on January 4, 2012; and,

WHEREAS, the development standards and design guidelines contemplated by Program 9.7 constitute implementation of the Housing Element as described and analyzed in the SEIR; and

WHEREAS, at its meeting of August 21, 2012, the City Council received the Planning Commission's positive recommendation for approval of the PUD Major Modification of the Pleasanton Gateway PUD to incorporate the housing site development standards and design guidelines; and

WHEREAS, a duly noticed public hearing was held on August 21, 2012; and

WHEREAS, after consideration of the staff report, the materials presented, and comment at the public hearing, the City Council finds that the PUD Major Modification is consistent with the General Plan and the purposes of the PUD ordinance.

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

Section 1. The City Council finds that the Major Modification of the Pleasanton Gateway PUD development plan for portion of APN 947-0008-033-00 zoned for high density residential development at 1600 Valley Avenue is consistent with the General Plan, adopted on July 21, 2009.

Section 2. The City Council approves the major modification PUD-02-10M, the City-initiated application for Major Modification of the Pleasanton Gateway PUD to modify the approved development plan, approved by Ordinance 1814 and 1814A, as amended, to incorporate the development standards and design guidelines for multifamily development, as shown in Exhibit A, Housing Site Development Standards and Design Guidelines, dated August 21, 2012.

Section 3. Except as modified by the Housing Site Development Standards and Design Guidelines, all present conditions of the approved Pleasanton Gateway PUD development plan and City-approved major and minor modifications, and Ordinance 2031, shall remain in full force and effect.

Section 4. A summary of this ordinance shall be published once within fifteen (15) 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 (15) days in the City Clerk's office within fifteen (15) days after its adoption.

Section 5. This ordinance shall be effective thirty (30) days after its passage and adoption.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Pleasanton on August 21, 2012 by the following vote:

Ayes:
Noes:
Absent:
Abstain:

And adopted at a regular meeting of the City Council of the City of Pleasanton on September 4, 2012 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

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLEASANTON MODIFYING THE STANLEY BUSINESS PARK PLANNED UNIT DEVELOPMENT (PUD) TO INCORPORATE THE HOUSING SITE DEVELOPMENT STANDARDS AND DESIGN GUIDELINES FOR MULTIFAMILY DEVELOPMENT AT THE AUF DER MAUR/RICKENBACH PROPERTY AT 3150 BERNAL AVENUE (APN 946-4542-045-03), AS FILED UNDER CASE PUD-81-25-11M

WHEREAS, in January 2012, the City of Pleasanton rezoned an approximately 11.5 acre portion of the 16 acre Auf der Maur/Rickenbach site at 3150 Bernal Avenue (APN 946-4542-045-03) to allow high density residential development including multifamily residential development at 30 or more units per acre (Ordinance 2032); and

WHEREAS, the Auf der Maur/Rickenbach site was one of nine sites rezoned to allow multifamily residential development as part of the Housing Element update; and

WHEREAS, Program 9.7 of the General Plan Housing Element requires the City of Pleasanton to adopt development standards and design guidelines for residential development on the nine sites rezoned for multifamily residential development; and

WHEREAS, a Supplemental Environmental Impact Report was prepared for the Housing Element update, and a resolution certifying the Environmental Impact Report as complete and adequate in compliance with the California Environmental Quality Act was adopted on January 4, 2012; and,

WHEREAS, the development standards and design guidelines contemplated by Program 9.7 constitute implementation of the Housing Element as described and analyzed in the SEIR; and

WHEREAS, at its meeting of August 21, 2012, the City Council received the Planning Commission's positive recommendation for approval of the PUD Major Modification of the Stanley Business Park PUD to incorporate the housing site development standards and design guidelines; and

WHEREAS, a duly noticed public hearing was held on August 21, 2012; and

WHEREAS, after consideration of the staff report, the materials presented, and comment at the public hearing, the City Council finds that the PUD Major Modification is consistent with the General Plan and the purposes of the PUD ordinance.

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

Section 1. The City Council finds that the Major Modification of the Stanley Business Park PUD development plan for a portion of APN 946-4542-045-03 zoned for high density residential development at 3150 Bernal Avenue is consistent with the General Plan, adopted on July 21, 2009.

Section 2. The City Council approves the major modification PUD-81-25-11M, the City-initiated application for Major Modification of the Stanley Business Park PUD to modify the approved development plan, approved by Ordinance 1010, as amended, to incorporate the development standards and design guidelines for multifamily development, as shown in Exhibit A, Housing Site Development Standards and Design Guidelines, dated August 21, 2012.

Section 3. Except as modified by the Housing Site Development Standards and Design Guidelines, all present conditions of the approved Stanley Business Park PUD development plan and City-approved major and minor modifications, and Ordinance 2032, shall remain in full force and effect.

Section 4. A summary of this ordinance shall be published once within fifteen (15) 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 (15) days in the City Clerk's office within fifteen (15) days after its adoption.

Section 5. This ordinance shall be effective thirty (30) days after its passage and adoption.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Pleasanton on August 21, 2012 by the following vote:

Ayes:
Noes:
Absent:
Abstain:

And adopted at a regular meeting of the City Council of the City of Pleasanton on September 4, 2012 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

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLEASANTON MODIFYING THE HACIENDA PLANNED UNIT DEVELOPMENT (PUD) AND DESIGN GUIDELINES TO INCORPORATE THE HOUSING SITE DEVELOPMENT STANDARDS AND DESIGN GUIDELINES FOR THE NEARON SITE AT 5725 WEST LAS POSITAS BOULEVARD AS FILED UNDER CASE PUD-81-30-53M

WHEREAS, in January 2012, the City of Pleasanton rezoned the Nearon site (APN 941-2764-015-00) at 5725 West Las Positas Boulevard to allow high density residential development including multifamily residential development at 30 or more units per acre (Ordinance 2033); and

WHEREAS, the Nearon site was one of nine sites rezoned to allow multifamily residential development as part of the Housing Element update; and

WHEREAS, Program 9.7 of the General Plan Housing Element requires the City of Pleasanton to adopt development standards and design guidelines for residential development on the nine sites rezoned for multifamily residential development; and

WHEREAS, a Supplemental Environmental Impact Report was prepared for the Housing Element update, and a resolution certifying the Environmental Impact Report as complete and adequate in compliance with the California Environmental Quality Act was adopted on January 4, 2012; and,

WHEREAS, the development standards and design guidelines contemplated by Program 9.7 constitute implementation of the Housing Element as described and analyzed in the SEIR; and

WHEREAS, at its meeting of August 21, 2012, the City Council received the Planning Commission's positive recommendation for approval of the PUD Major Modification of the Hacienda PUD to incorporate the housing site development standards and design guidelines; and

WHEREAS, a duly noticed public hearing was held on August 21, 2012; and

WHEREAS, after consideration of the staff report, the materials presented, and comment at the public hearing, the City Council finds that the PUD Major Modification is consistent with the General Plan and the purposes of the PUD ordinance.

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

Section 1. The City Council finds that the Major Modification of the Hacienda PUD development plan for the Nearon property at 5725 West Las Positas Boulevard is consistent with the General Plan, adopted on July 21, 2009.

Section 2. The City Council approves the major modification PUD-81-30-53M, the City-initiated application for Major Modification of the Hacienda PUD to amend the existing Hacienda PUD and Design Guidelines, approved by Ordinance 1325, as amended, to incorporate the development standards and design guidelines, as shown in Exhibit A, Housing Site Development Standards and Design Guidelines, dated August 21, 2012.

Section 3. The property owners are specifically authorized to and shall prepare new CC&Rs pertaining to the CM Capital properties site, consistent with said Housing Site Development Standards and Design Guidelines, subject to review and approval by the City Attorney.

Section 4. Except as modified by the Housing Site Development Standards and Design Guidelines, all present conditions of the approved Hacienda PUD development plans and design guidelines and City-approved major and minor modifications, and Ordinance 2033, shall remain in full force and effect.

Section 5. A summary of this ordinance shall be published once within fifteen (15) 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 (15) days in the City Clerk's office within fifteen (15) days after its adoption.

Section 6. This ordinance shall be effective thirty (30) days after its passage and adoption.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Pleasanton on August 21, 2012 by the following vote:

Ayes:
Noes:
Absent:
Abstain:

And adopted at a regular meeting of the City Council of the City of Pleasanton on September 4, 2012 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

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLEASANTON MODIFYING THE HACIENDA PLANNED UNIT DEVELOPMENT (PUD) AND DESIGN GUIDELINES TO INCORPORATE THE HOUSING SITE DEVELOPMENT STANDARDS AND DESIGN GUIDELINES FOR THE CARRAMERICA/CALIFORNIA CENTER SITE AT 4452 ROSEWOOD DRIVE AS FILED UNDER CASE PUD-85-08-26M

WHEREAS, in January 2012, the City of Pleasanton rezoned a 8.4 acre portion of the CarrAmerica/California Center site at 4452 Rosewood Drive (APN 941-2780-019-01) to allow high density residential development including multifamily residential development at 35 or more units per acre (Ordinance 2034); and

WHEREAS, the CarrAmerica/California Center site was one of nine sites rezoned to allow multifamily residential development as part of the Housing Element update; and

WHEREAS, Program 9.7 of the General Plan Housing Element requires the City of Pleasanton to adopt development standards and design guidelines for residential development on the nine sites rezoned for multifamily residential development; and

WHEREAS, a Supplemental Environmental Impact Report was prepared for the Housing Element update, and a resolution certifying the Environmental Impact Report as complete and adequate in compliance with the California Environmental Quality Act was adopted on January 4, 2012; and,

WHEREAS, the development standards and design guidelines contemplated by Program 9.7 constitute implementation of the Housing Element as described and analyzed in the SEIR; and

WHEREAS, at its meeting of August 21, 2012, the City Council received the Planning Commission's positive recommendation for approval of the PUD Major Modification of the Hacienda PUD to incorporate the housing site development standards and design guidelines; and

WHEREAS, a duly noticed public hearing was held on August 21, 2012; and

WHEREAS, after consideration of the staff report, the materials presented, and comment at the public hearing, the City Council finds that the PUD Major Modification is consistent with the General Plan and the purposes of the PUD ordinance.

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

Section 1. The City Council finds that the Major Modification of the Hacienda PUD development plan for the CarrAmerica/California Center property at 4452 Rosewood Drive is consistent with the General Plan, adopted on July 21, 2009.

Section 2. The City Council approves the major modification PUD-85-08-26M, the City-initiated application for Major Modification of the Hacienda PUD to amend the existing Hacienda PUD and Design Guidelines, approved by Ordinance 1325, as amended, to incorporate the development standards and design guidelines, as shown in Exhibit A, Housing Site Development Standards and Design Guidelines, dated August 21, 2012.

Section 3. The property owners are specifically authorized to and shall prepare new CC&Rs pertaining to the CM Capital properties site, consistent with said Housing Site Development Standards and Design Guidelines, subject to review and approval by the City Attorney.

Section 4. Except as modified by the Housing Site Development Standards and Design Guidelines, all present conditions of the approved Hacienda PUD development plans and design guidelines and City-approved major and minor modifications, and Ordinance 2034, shall remain in full force and effect.

Section 5. A summary of this ordinance shall be published once within fifteen (15) 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 (15) days in the City Clerk's office within fifteen (15) days after its adoption.

Section 6. This ordinance shall be effective thirty (30) days after its passage and adoption.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Pleasanton on August 21, 2012 by the following vote:

Ayes:
Noes:
Absent:
Abstain:

And adopted at a regular meeting of the City Council of the City of Pleasanton on September 4, 2012 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

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLEASANTON MODIFYING THE HACIENDA PLANNED UNIT DEVELOPMENT (PUD) AND DESIGN GUIDELINES TO INCORPORATE THE HOUSING SITE DEVELOPMENT STANDARDS AND DESIGN GUIDELINES FOR THE CM CAPITAL PROPERTIES SITE AT 5758 AND 5850 WEST LAS POSITAS BOULEVARD AS FILED UNDER CASE PUD-81-30-54M

WHEREAS, in January 2012, the City of Pleasanton rezoned the CM Capital properties (APN 941-2762-006-00 and APN 941-2762-011-01) to allow mixed use development including multifamily residential development at 30 or more units per acre (Ordinance 2030); and

WHEREAS, the CM Properties site was one of nine sites rezoned to allow multifamily residential development as part of the Housing Element update; and

WHEREAS, Program 9.7 of the General Plan Housing Element requires the City of Pleasanton to adopt development standards and design guidelines for residential development on the nine sites rezoned for multifamily residential development; and

WHEREAS, a Supplemental Environmental Impact Report was prepared for the Housing Element update, and a resolution certifying the Environmental Impact Report as complete and adequate in compliance with the California Environmental Quality Act was adopted on January 4, 2012; and,

WHEREAS, the development standards and design guidelines contemplated by Program 9.7 constitute implementation of the Housing Element as described and analyzed in the SEIR; and

WHEREAS, at its meeting of August 21, 2012, the City Council received the Planning Commission's positive recommendation for approval of the PUD Major Modification of the Hacienda PUD to incorporate the housing site development standards and design guidelines; and

WHEREAS, a duly noticed public hearing was held on August 21, 2012; and

WHEREAS, after consideration of the staff report, the materials presented, and comment at the public hearing, the City Council finds that the PUD Major Modification is consistent with the General Plan and the purposes of the PUD ordinance.

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

Section 1. The City Council finds that the Major Modification of the Hacienda PUD development plan for the CM Capital property at 5758 and 5850 West Las Positas Boulevard is consistent with the General Plan, adopted on July 21, 2009.

Section 2. The City Council approves the major modification PUD-81-30-54M, the City-initiated application for Major Modification of the Hacienda PUD to amend the existing Hacienda PUD and Design Guidelines, approved by Ordinance 1325, as amended, to incorporate the development standards and design guidelines, as shown in Exhibit A, Housing Site Development Standards and Design Guidelines, dated August 21, 2012.

Section 3. The property owners are specifically authorized to and shall prepare new CC&Rs pertaining to the CM Capital properties site, consistent with said Housing Site Development Standards and Design Guidelines, subject to review and approval by the City Attorney.

Section 4. Except as modified by the Housing Site Development Standards and Design Guidelines, all present conditions of the approved Hacienda PUD development plans and design guidelines and City-approved major and minor modifications, and Ordinance 2030, shall remain in full force and effect.

Section 5. A summary of this ordinance shall be published once within fifteen (15) 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 (15) days in the City Clerk's office within fifteen (15) days after its adoption.

Section 6. This ordinance shall be effective thirty (30) days after its passage and adoption.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Pleasanton on August 21, 2012 by the following vote:

Ayes:
Noes:
Absent:
Abstain:

And adopted at a regular meeting of the City Council of the City of Pleasanton on September 4, 2012 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