

ORDINANCE NO.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLEASANTON APPROVING CHANGES TO THE ZONING DESIGNATIONS FOR CERTAIN PROPERTIES

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, 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, 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 modifications to land use designations; and

WHEREAS, on June 26, 2019, the Planning Commission held a duly-noticed public hearing and considered relevant exhibits, recommendations of the City staff, and received testimony from the public.

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

SECTION 1. The City Council finds that the modifications to the land use designations are consistent with the General Plan.

SECTION 2. 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. 503, and accompanying table identifying land use changes, attached hereto as Exhibit A and Exhibit B, respectively, and incorporated herein by this reference.

SECTION 3. 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 4. 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 [insert date] by the following vote.

Ayes:
Noes:
Absent:
Abstain:

Jerry Thorne, Mayor

ATTEST:

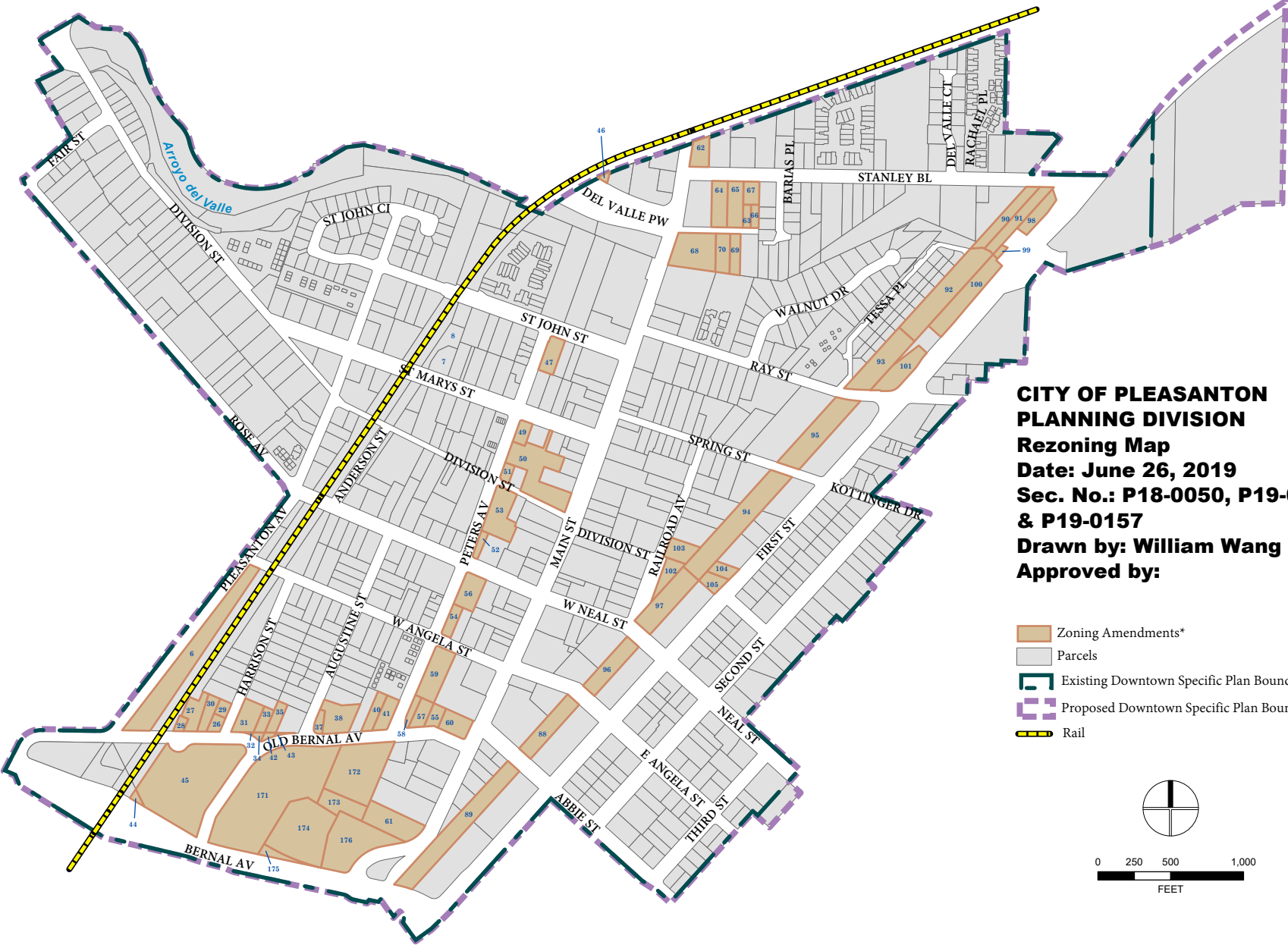
Karen Diaz, City Clerk

Dated: _____

APPROVED AS TO FORM:

Daniel G. Sodergren, City Attorney

Zoning Map Amendments



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

Data Source: City of Pleasanton, 2016; Alameda County Open GIS, 2017.

* Note: Refer to the attached table- General Plan Land Use, Specific Plan Land Use, and Zoning 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

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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



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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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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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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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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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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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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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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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