

CITY COUNCIL OF THE CITY OF PLEASANTON

ALAMEDA COUNTY, CALIFORNIA

ORDINANCE NO. 1035

APPROVING THE APPLICATION OF MEADOW PLAZA ASSOCIATES FOR PLANNED UNIT DEVELOPMENT ZONING AND DEVELOPMENT PLAN APPROVAL FOR A COMMERCIAL AND OFFICE PROJECT ON APPROXIMATELY EIGHT ACRES LOCATED AT THE SOUTHEAST CORNER OF WEST LAS POSITAS BOULEVARD AND SANTA RITA ROAD

- WHEREAS, MEADOW PLAZA ASSOCIATES applied for development plan approval and PUD zoning for construction of a commercial and office project consisting of five structures totalling approximately 88,000 sq. ft. on an approximately eight acre site located at the southeast corner of West Las Positas Boulevard and Santa Rita Road; and
- WHEREAS, based on the Initial Environmental Study, a Mitigated Negative Declaration was adopted by Council on March 23, 1982; and
- WHEREAS, Council received the Planning Commission's recommendation for approval of the development plan and rezoning; and
- WHEREAS, a duly noticed public hearing was held on March 23, 1982; and
- WHEREAS, the City Council finds that this development plan and rezoning is consistent with the General Plan policies of the City of Pleasanton.

THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES HEREBY ORDAIN AS FOLLOWS:

Section 1: Approves the rezoning of an approximately eight acre site located at the southeast corner of West Las Positas Boulevard and Santa Rita Road from the C-N (Neighborhood Commercial) District to the PUD (Planned Unit Development)-Commercial and Offices District, subject to the Allowed and Conditionally Allowed Uses on Exhibit "B" attached hereto and by this reference incorporated herein.

Section 2: Approves the development plan for a commercial and office project consisting of five structures totalling approximately 88,000 sq. ft. on an approximately eight acre site, subject to the conditions on Exhibit "A" attached hereto and by this reference incorporated herein.

Section 3: 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 #252, attached hereto as Exhibit "C" dated March 23, 1982, and incorporated herein by reference.

Section 4: The City staff is directed to cause a Notice of Determination to be filed pursuant to Section 5.4(g) of Resolution No. 77-66.

Section 5: 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.

Section 6: This ordinance shall be effective thirty (30) days after the date of its final passage and adoption.

INTRODUCED at a regular meeting of the City Council of the City of Pleasanton on March 23, 1982.

ADOPTED at a regular meeting of the City council of the City of Pleasanton on April 6, 1982 by the following vote:

AYES: Councilmembers - Butler, Kephart, Mohr, Wood and Mayor Mercer
NOES: None
ABSENT: None
ABSTAIN: None

ATTEST:


KENNETH R. MERCER, MAYOR


James R. Walker, City Clerk
By Doris George, Deputy City Clerk

APPROVED AS TO FORM:

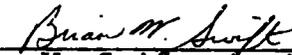

Brian W. Swift, Acting City Attorney

Exhibit "A"

1. That the development be substantially as shown on the development plan, Exhibit A, dated 1/27/82 on file with the Planning Division.
2. That the easternmost driveway onto West Las Positas Boulevard shall be widened to the satisfaction of the City Engineer.
3. That the westernmost driveway onto West Las Positas Boulevard shall be constructed in conjunction with building F.
4. That in conjunction with the first phase of the subject property, the developer shall construct or pay for the construction of a raised median on Santa Rita Road from its intersection with West Las Positas Boulevard southward to the main entrance drive into the subject site.
5. That the development shall meet all requirements of the City's Fire Code, including providing automatic fire sprinkler systems for buildings D, E and F, providing fire protection facilities including access roads prior to and during the time of construction on the subject property and providing fire hydrants per City requirements.
6. That all uses and conditionally allowed uses shall be as shown on Exhibit B (Case PUD-82-2, Allowed and Conditionally Allowed Uses), attached hereto and made part of this case by reference with the following exceptions: Bars not part of restaurants and where complete meals are not served; Financial institutions, including banks, savings and loan offices, finance companies, credit unions and related services; Game arcades, including electronic and mechanical, pinball machines, video games and similar uses; Record and recording and sound equipment stores; Restaurants and soda fountains, including drive-ins and take out food establishments; and Theatres and auditoriums shall be conditionally allowed uses rather than allowed uses. Circuses, carnivals and other transient amusement enterprises and Outdoor art and craft shows shall be temporary conditional uses rather than allowed uses. Additionally, Convenience markets shall be conditionally allowed uses.

7. That only employees park in the area south and east of buildings B and D.
8. That the repair and maintenance of the 8 ft. masonry wall and any damages caused by erosion or slippage shall be the responsibility of the developer.
9. That if holding tanks are utilized, they shall be designed so that they will be pumped out from the western end of building A.
10. That the developer agrees that the 8 ft. wall along the eastern property line shall have the decorated side facing the homeowners to the east of the subject site.
11. That the landscaped planter strip between the employee parking area and the 8 ft. wall shall be planted with 20 gallon plus trees of such a variety that they will rapidly reach substantial fullness and height (not eucalyptus).
12. That in addition to employee parking, the only vehicles which shall utilize the area south and east of buildings B and D shall be those vehicles necessary to service that area (not for loading and unloading for buildings B or D) and these service vehicles shall have access to the area only between the hours of 8:00 A.M. and 7:00 P.M.
13. That the developer agrees to provide two trees for every homeowner on the west side of Weymouth Court, said trees to be a minimum of 10 gallons in size.
14. That the wooden fences along the eastern property line of the subject property shall be taken down by the developer upon the homeowners' request.
15. That the only maintenance vehicle to be allowed to be parked behind buildings D and E shall be the shopping center owner's street sweeper and that the sweeper may be used only between the hours of 8:00 A.M. and 10:00 P.M.
16. That the developers pay for the construction of the proposed left-turn lane in the raised median on West Las Positas Boulevard south of Fairlands Drive.
17. That the street numbers of the buildings be posted so as to be easily seen from the street at all times, day and night.
18. That all ducts, meters, air conditioning equipment, and any other mechanical equipment, whether on the structure, on the ground, or elsewhere, be effectively screened from view with materials architecturally compatible with the main structure.

19. That all mechanical equipment be constructed in such a manner that noise emanating from it will not be perceptible at or beyond the property plane of the subject property in a normal environment for that zoning district.
 20. That all lighting be constructed in such a manner that glare is directed away from surrounding properties and rights-of-way.
 21. That all trash and refuse be contained completely within enclosures architecturally compatible with the main structure.
 22. That all trees used in landscaping be a minimum of 15 gallons in size and all shrubs a minimum of 5 gallons.
 23. That if signing for the development is desired, a comprehensive signing program be submitted to the City for consideration under separate application.
 24. That 6" vertical concrete curbs be installed between all paved and landscaped areas.
 25. That all parking spaces be striped and provided with wheel stops unless they are fronted by concrete curbs, in which case sufficient areas shall be provided beyond the ends of all parking spaces to accommodate the overhang of automobiles.
 26. That all utilities required to serve the development be installed underground.
 27. That the applicant enter into an agreement with the City approved by the City Attorney which guarantees that all landscaping included in this project will be maintained in a healthful, attractive and weedfree manner. Said agreement shall run with the land for the duration of the existence of the structures located on the subject property.
 28. That any damage to street improvements now existing or done during construction on the subject property be repaired at full expense to the developer.
 29. That lighting acceptable to by the Police Department shall be provided around the perimeters of all buildings on the subject property.
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30. That if required by the Police Department, the buildings shall be equipped with an alarm system, the type to be approved by the Police Department and that this system shall be installed prior to final building inspection.
31. That the site be kept free of fire hazards from the start of construction to final inspection and that the Fire Department emergency number be provided adjacent to all telephones on the site.
32. That the following water conserving plumbing fixtures be installed: a) low flush water closets; b) shower flow control heads; c) aerators in interior faucets; and d) insulation of hot water lines.
33. That suitable trees shall be planted to fill in the vacant areas between the eucalyptus trees on the eastern property line; that trees shall be planted along the southern property line of the subject property and that a final landscape plan reflecting these additions shall be submitted to the planning staff for approval prior to issuance of building permits.
34. That the area behind buildings D and E have no storage of trash or other articles.
35. That where required by the Fire Department the buildings shall be equipped with fire sprinkler and alarm systems approved by the Fire Department.
36. That the developer acknowledges that the City of Pleasanton does not guarantee the availability of sufficient sewer capacity to serve this development by approval of this case, and that the developer agrees and acknowledges that building permit approval may be withheld if sewer capacity is found by the City not to be available.
37. That the City reserves the right to limit the hours of operation and loading of the proposed market (building B), if after appropriate notice to the market operator, it is determined that such control is needed to protect the public health, safety, and welfare.
38. That the developer submit a site plan and building permit survey in accordance with the Survey Ordinance (Article 3, Chapter 3, Title II) and that these plans be approved by the City Engineer prior to the issuance of a building permit.

EXHIBIT "B"
Case PUD-82-2

Allowed & Conditionally Allowed Uses

Stamp and coin stores

Stationery stores

Tailor or dressmaking shops

Television and radio sales and repair shops

* Theatres and auditoriums

Tobacco stores

Toy stores

Variety stores

Watch and clock repair shop

Waterbed shops including the sale of small incidentals, such as linens
wall hangings, and other similar items.

* Conditional Use Permits

** Temporary Conditional Use permits

EXHIBIT "B"
Case PUD-82-2
Allowed & Conditionally Allowed Uses

Ice cream sales.

Interior decorating shops

Jewelry stores

Laundries and dry cleaners where service is provided

Laundries, self service

Liequor stores

Locksmiths (Ord. 740)

Music stores

Newstands

Office buildings (Ord. 773)

Office supply and business machine stores

Offices, including but not limited to business, professional and administrative offices.

**** Outdoor art and craft shows**

Paint, glass and wallpaper shops

Pet and bird stores

Photographic supply stores

Picture framing shops (Ord. 740)

Plant shops

*** Record and recording and sound equipment stores**

Restaurants and soda fountains not including drive-ins or take out food establishments

*** Restaurants and soda fountains including drive-ins and take out food establishments**

Saddleries (Ord. 730)

Scientific instrument shops

Shoe repair shops (Ord. 740)

Shoe stores

Specialty stores selling those items normally sold in department stores.

Sporting goods stores

EXHIBIT "B"
Case PUD-82-2

Allowed & Conditionally Allowed Uses

Accessory uses and structures, not including warehouses, located on the same site as a permitted use.

Antique stores

Appliance sale and repair provided repair service shall be incidental to retail sales.

Art galleries and artists supply stores

Automobile supply stores

Barber shops and beauty shops

* Bars not part of restaurants and where complete meals are not served.

Bicycle shops

Bookstores and rental libraries

Candy stores

Carpet, drapery and floor covering stores (Ord. 765)

Catalog stores

** Circuses, carnivals and other transient amusement enterprises

Clothing and costume rental establishment

Clothing, shoe and accessory stores

* Convenience markets
Delicatessen stores

Department stores

Drug stores and prescription pharmacies

Dry goods stores

* Financial institutions, including banks, savings and loan offices, finance companies, credit unions and related service

Florists

Food markets including supermarkets, convenience markets and specialty stores

* Games arcades, including electronic and mechanical pinball machines, video games and similar uses (Ord. 878)

Gift shops

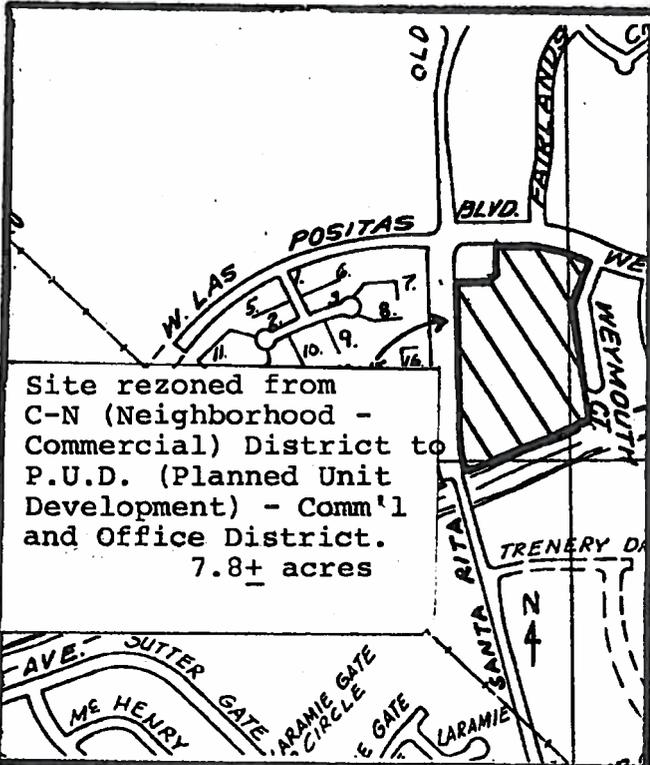
Gymnasiums and health clubs

Hardware stores (Ord. 942)

Hobby shops (Ord. 740)

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45. That in order to maintain existing levels of fire service per general plan policies, the developer shall enter into an agreement to fund or participate in the funding of the study of fire service requirements necessitated by the subject project and other proposed major commercial/industrial projects; that the project shall be constructed in such a way as to minimize the fire hazards; and that the developer shall agree to participate in the financing of the necessary fire apparatus and manpower required to serve this project as well as other mutual projects while maintaining existing city-wide levels of fire service. The level of any participation in the latter shall take into consideration the project's contribution towards city services generally, including fire services. The agreement shall be entered into prior to issuance of a building permit.
 46. That the colors and type of exterior wood siding for building F shall be submitted to the Planning Division for approval prior to issuance of a building permit.
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39. That the site development plan include all required information to design and construct site, grading, paving and drainage.
40. That the paving sections for the parking and drive areas be designed on the basis of an R-Value test and a Traffic Index to carry the anticipated traffic load. This design shall be subject to the approval of the City Engineer. The minimum paving section shall be 2" A.C. on 6" A.B. The minimum A.C. pavement slope shall be 1%.
41. That the developer's contractor obtain an encroachment permit from the City prior to the beginning of construction.
42. That the developer pay any and all fees that the property may be subject to.
43. That the developer enter into an agreement with the City to enter into an assessment district or districts for the construction of all of the facilities necessary for the amelioration of traffic congestion caused by development of the subject property. These facilities may be those discussed in the North Pleasanton Traffic Studies, Volumes I and II, the Traffic Impact Analysis Stoneridge Center April 15, 1981, or other facilities deemed necessary by the City. The agreement shall be entered into prior to the issuance of a building permit.
44. That prior to issuance of a building permit, the developer shall fund (or participate in the funding of) a comprehensive water study of the north Pleasanton area to identify short and long-term improvements necessary to achieve adequate water supply and pressure. In order to achieve timely completion of such improvements concurrent with the development of the subject site, the developer shall enter into an agreement to pay his appropriate share of the cost of the water facilities necessary to serve the subject property or made necessary due to the cumulative development of the north Pleasanton area. Improvements may be made via reimbursement agreements, assessment districts or benefit districts as best meets the needs of the City and developer. The method of implementation shall be decided and entered into when determined necessary by the City Engineer and/or the City Attorney.



Site rezoned from
 C-N (Neighborhood -
 Commercial) District to
 P.U.D. (Planned Unit
 Development) - Comm'l
 and Office District.
 7.8+ acres

CITY OF PLEASANTON
PLANNING DEPARTMENT

ORDINANCE No. 1035
 ZONING UNIT No. 252

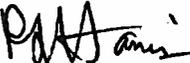
DRAWN BY: <i>T.P.</i>	APPROVED BY: 	DATE: 3/23/82
CHK'D. BY:	PLANNING DIRECTOR	SEC. NO.: PUD-82-2
SCALE: 1" = 800'		

EXHIBIT "C"

EXHIBIT E

PLANNING COMMISSION
CITY OF PLEASANTON
COUNTY OF ALAMEDA
STATE OF CALIFORNIA

RESOLUTION NO. 2691

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLEASANTON RECOMMENDING APPROVAL OF THE USES FOR MEADOW PLAZA SHOPPING CENTER FILED UNDER CASE PUD-84-4-3M

- WHEREAS, the City of Pleasanton has applied for a major modification to an approved development plan to establish a listing of permitted and conditionally permitted uses for a shopping center complex on an approximately 7.7 acre site located at the southeast corner of the intersection of Santa Rita Road and West Las Positas Boulevard; and
- WHEREAS, zoning for the property is PUD (Planned Unit Development)-Commercial and Offices District; and
- WHEREAS, as the initial phases of the complex are nearing completion and are being made available for occupancy, zoning certificate applications for new uses at the complex have recently been submitted to the Planning Department for processing; and
- WHEREAS, in order to provide an appropriate listing of uses for the shopping center and to enable the City to evaluate and process zoning certificate applications, staff submitted an analysis and recommendation to the Planning Commission at their duly noticed public hearing of August 14, 1985; and
- WHEREAS, after taking all public testimony and considering the recommendations of the City Staff the Planning Commission recommended approval of Exhibit "A" which was attached to the staff report with changes.

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF PLEASANTON RESOLVES THE FOLLOWING:

Section 1. Recommends the following permitted and conditionally permitted uses be adopted for the Meadow Plaza Shopping Center known as PUD-84-4:

Accessory uses and structures, not including warehouses, located on the same site as a permitted use

Accessory uses and structures located on the same site as a conditional use - C

Antique stores

Res. 2691
8/14/85

Appliance sale and repair provided repair service shall be incidental to retail sales

Art galleries and artists' supply stores

Automobile supply stores

Barber shops and beauty shops

Beauty shops including massage services - C

Bicycle shops

Bookstores and rental libraries

Candy stores

Carpet, drapery and floor covering stores

Catalog stores

Catering establishments Christmas tree sales lots - TC

Clothing, shoe and accessory stores

Copying and related duplicating services, not including printing, lithographing, engraving, or such similar reproduction services

Delicatessen stores

Drug stores and prescription pharmacies

Dry goods stores

Financial institutions, including banks, savings and loan offices, finance companies, credit unions and related service - C

Florists

Food markets, including supermarkets, and speciality stores

Gift shops

Gymnasiums and health clubs including massage - C

Hardware stores

Hobby shops

Ice cream sales

Interior decorating shops

Jewelry stores

Laundries and dry cleaners where service is provided

Laundries, self service

Leather goods and luggage stores

Music stores

Music and dance studios - C

Newsstands

Office supply and business machine stores

Offices, including but not limited to business, professional and administrative offices

Outdoor art and craft shows - TC

Paint, glass and wallpaper shops

Photographic studios

Photographic supply stores

Picture framing shops

Plant shops

Record and recording and sound equipment stores - C

Restaurants and soda fountains not including drive-ins or take out food establishments

Shoe repair shops

Shoe stores

Sporting goods stores

Stamp and coin stores

Stationery stores

Tailor or dressmaking shops

Television and radio sales and repair shops

Tobacco stores

Toy stores

Variety stores

Res. 2691
8/14/85

Video stores, including rental and sales of equipment
Watch and clock repair shops

Waterbed shops including the sale of small incidentals,
such as linens, wall hangings, and other similar items

C - Conditional Use Permit required

TC - Temporary Conditional Use Permit required

All other listed uses permitted

Section 2. This resolution shall become effective immediately
upon its passage and adoption.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF
PLEASANTON ON THE 14TH DAY OF AUGUST 1985 BY THE FOLLOWING VOTE:

AYES: Commissioners Hoyt, Innes, Michelotti, Wellman and
Chairman Wilson
NOES: None
ABSENT: Commissioner Lindsey
ABSTAIN: None

DATE: August 14, 1985

ATTEST:

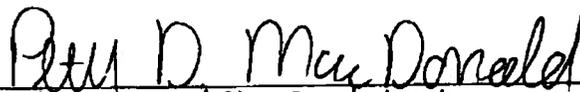


Brian W. Swift, Secretary



DeWitt C. Wilson, Chairman

APPROVED AS TO FORM:



Brian W. Swift, Assistant
City Attorney

CITY COUNCIL OF THE CITY OF PLEASANTON

ALAMEDA COUNTY, CALIFORNIA

ORDINANCE NO. 1215

ORDINANCE APPROVING A MAJOR MODIFICATION TO ESTABLISH A LISTING OF PERMITTED AND CONDITIONALLY PERMITTED USES FOR A SHOPPING CENTER COMPLEX ON 7.7 ACRES LOCATED AT THE SOUTHEAST CORNER OF SANTA RITA ROAD AND WEST LAS POSITAS BOULEVARD

WHEREAS, at its meeting of November 13, 1984, Council adopted Ordinance No. 1165 approving two medical office buildings and a retail shopping center on approximately 7.7 acres southeast of the intersection of Santa Rita Road and West Las Positas Boulevard; and

WHEREAS, a listing of permitted and conditionally permitted uses for the project was not reviewed and subsequently not included in the conditions of approval for the project; and

WHEREAS, it is appropriate at this time to specifically designate the permitted and conditionally permitted uses for the project;

THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES HEREBY ORDAIN AS FOLLOWS:

Section 1: Approves the permitted and conditionally permitted uses set forth in Planning Commission Resolution 2691.

Section 2: This ordinance shall be published once within fifteen (15) days after its adoption in "The Tri-Valley Herald," a newspaper of general circulation published in the City of Pleasanton.

Section 3: This ordinance shall be effective thirty (30) days after the date of its final passage and adoption.

INTRODUCED at a regular meeting of the City Council of the City of Pleasanton on September 3, 1985.

Ordinance No. 1215
Page Two

ADOPTED at a regular meeting of the City Council of the City of Pleasanton on September 17, 1985 by the following vote:

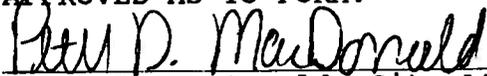
AYES: Councilmembers - Brandes, Butler, Mohr, Wood and Mayor Mercer
NOES: None
ABSENT: None
ABSTAIN: None

ATTEST:


KENNETH R. MERCER, MAYOR


James R. Walker, City Clerk
By Doris George, Deputy City Clerk

APPROVED AS TO FORM:


Peter D. MacDonald, City Attorney

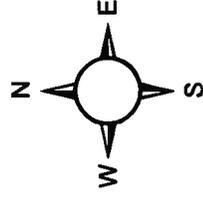
PUD-84-04-07M

City of Pleasanton

GIS

Department

Notification Map



Printed 5/1/2013

