

EXHIBIT F

ORDINANCE NO. 2032

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLEASANTON APPROVING THE CITY-INITIATED REZONING OF THE AUF DER MAUR/RICKENBACH PROPERTY (3150 BERNAL AVENUE), AS FILED UNDER CASE P11-0917

WHEREAS, the City of Pleasanton has initiated the rezoning of the Auf der Maur/ Rickenbach property (Site 8) located at 3150 Bernal Avenue (APN 946-4542-045-03) from the Planned Unit Development - Commercial (PUD-C) District to the Planned Unit Development – High Density Residential and Commercial (PUD-HDR and C) Districts; and

WHEREAS, a Supplemental Environmental Impact Report was prepared for this project, 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, at its meeting of January 4, 2012, the City Council received the Planning Commission's positive recommendation for approval of the rezoning of the Auf der Maur/Rickenbach property; and

WHEREAS, a duly noticed public hearing was held on January 4, 2012; and

WHEREAS, after consideration of the staff report, the materials presented, and comment at the public hearing, the City Council determined that the proposed rezoning of the Auf der Maur/Rickenbach property is appropriate; and

WHEREAS, the rezoning of the Auf der Maur/ Rickenbach property is consistent with the General Plan, adopted on July 21, 2009, as amended on January 4, 2012.

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

Section 1. The City Council finds that the rezoning of the Auf der Maur/ Rickenbach property is consistent with the General Plan, adopted on July 21, 2009, as amended on January 4, 2012.

Section 2. The rezoning of the Auf der Maur/Rickenbach property (Site 8) located at 3150 Bernal Avenue (APN 946-4542-045-03) from the Planned Unit Development - Commercial (PUD-C) District to the Planned Unit Development – High Density Residential and Commercial (PUD-HDR and C) Districts, is hereby approved.

Section 3. The portion of the site designated PUD-HDR shall be developed as multifamily residential with a minimum density of 30 units per acre.

Section 4. Uses allowed and development standards applicable to the portion of the site designated PUD-C are those of the C-N (Neighborhood Commercial) district.

Section 5. Except as otherwise specified herein, all existing conditions and requirements of Ordinance 1010 shall remain in full force and effect.

Section 6. 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. 484, attached hereto as Exhibit A, dated January 4, 2012, and incorporated herein by this reference.

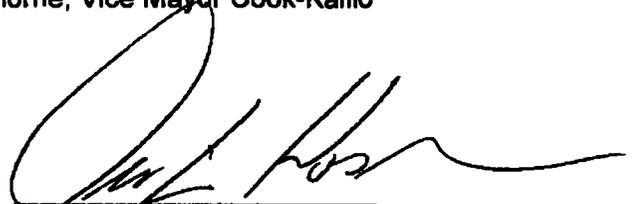
Section 7. The full text of this ordinance shall be published once within fifteen (15) days after its adoption in "The Valley Times," a newspaper of general circulation within the City of Pleasanton.

Section 8. This ordinance shall be effective thirty (30) days after its passage and adoption.

Ayes: Councilmembers Cook-Kallio, McGovern, Sullivan, Thorne, Mayor Hosterman
Noes: None
Absent: None
Abstain: None

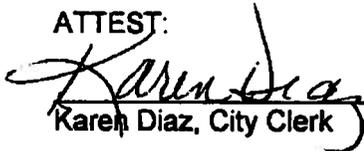
And adopted at a regular meeting of the City Council of the City of Pleasanton on January 10, 2012 by the following vote:

Ayes: Councilmembers McGovern, Sullivan, Thorne, Vice Mayor Cook-Kallio
Noes: None
Absent: Mayor Hosterman
Abstain: None



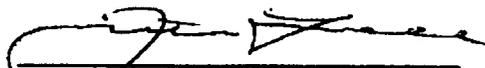
Jennifer Hosterman, Mayor

ATTEST:

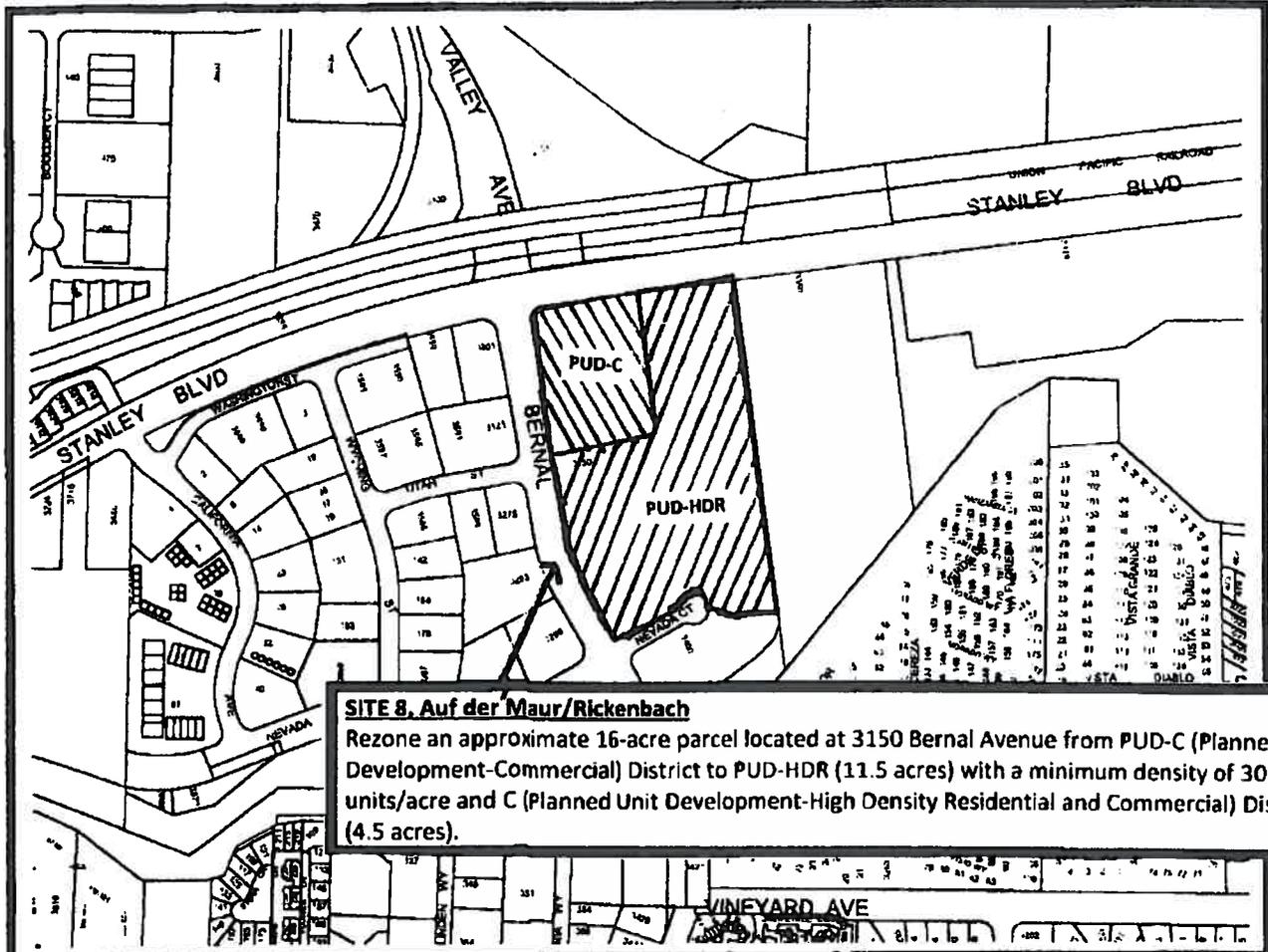


Karen Diaz, City Clerk

APPROVED AS TO FORM:



Jonathan P. Lowell, City Attorney



SITE 8, Auf der Maur/Rickenbach
 Rezone an approximate 16-acre parcel located at 3150 Bernal Avenue from PUD-C (Planned Unit Development-Commercial) District to PUD-HDR (11.5 acres) with a minimum density of 30 units/acre and C (Planned Unit Development-High Density Residential and Commercial) District (4.5 acres).

**CITY OF PLEASANTON
 PLANNING DIVISION**

**Ordinance No. 2032
 Zoning Unit Map No. 484**

DRAWN BY:
 T. Snyder

APPROVED BY:

 DIRECTOR of
 COMMUNITY DEVELOPMENT

DATE:
 January 4, 2012

SCALE:
 1" = 300'

SEC. NO.:
 P11-0917 (Rezone)

From: Shweta Bonn
Sent: Sunday, June 30, 2013 11:05 AM
To: yue feng
Subject: RE: concern

EXHIBIT G

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: yue feng
Sent: Sunday, June 30, 2013 10:19 AM
To: Shweta Bonn
Subject: concern

Hi

I am writing regarding the PUD-87, P13-1981 Sares Regis

We have to commute through 1st street to get on I-680 daily. the traffic has already been terrible now in rush hours. if the project go as planned, it will cause a lot more problem and make it miserable. Hope the city will consider this very important factor when deciding more development plan.

Yue Feng
Pleasanton resident

From: Shweta Bonn
Sent: Monday, July 01, 2013 3:26 PM
To: Art Gwerder
Cc: Mike Tassano
Subject: RE: PUD-87, P13-1981 Sares Regis/E&S Ring Opposition

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

I have copied Mike Tassano, City Traffic Engineer on this reply so that he can see your question below regarding the Busch Road extension.

From: Art Gwerder
Sent: Monday, July 01, 2013 8:55 AM
To: Shweta Bonn
Subject: PUD-87, P13-1981 Sares Regis/E&S Ring Opposition

Dear Shweta Bonn,

I believe the intersection of Stanley and Bernal/Valley cannot adequately handle another 345 residents (possibly 690 more vehicles). The Valley/Bernal southbound right turn lane into town needs to be a dedicated right lane added/improved to accommodate existing/added traffic flow.

On a side note, what is the Busch Road extension planning status?

Thank you.
Arthur Gwerder
Pleasanton, CA 94566.

From: Shweta Bonn
Sent: Tuesday, July 02, 2013 3:43 PM
To: Ladrillono, Wanda
Subject: RE: PUD-87, P13-1981 Sares Regis/E&S Ring

Thank you for your email. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

From: Ladrillono, Wanda
Sent: Tuesday, July 02, 2013 2:56 PM
To: Shweta Bonn
Subject: PUD-87, P13-1981 Sares Regis/E&S Ring

What a great addition to the Southeast of town.
And it would provide shopping & dining alternatives too!

I support this plan!!

I live at _____ – just off of Stanley Blvd!

Warm regards,

Wanda

Please consider the environment before printing this email.

From: Shweta Bonn
Sent: Friday, July 05, 2013 11:21 AM
To: Annie Rivoire
Subject: RE: Vintage (former Auf Der Maur) site - arroyo trail access

Annie,

Thank you for your email below and your voice message. The City's Pedestrian and Bicycle Master Plan (dated January 2010) indicates a trail near the south-eastern portion of the subject property as a "proposed unpaved trail."

At this time, plans for the project show a pedestrian and bicycle path from the southeast corner of the site to the adjoining property line for a future connection. An easement from PG&E would need to be secured in order to connect this pathway to this planned trail along the Arroyo del Valle. A condition of approval for the project encourages the applicant to work with PG&E to secure this easement.

Thank you again for your comments. A copy of your correspondence will be provided to members of the Planning Commission for their consideration.

Best regards,
Shweta Bonn
Associate Planner
City of Pleasanton
200 Old Bernal Avenue
P.O. Box 520
Pleasanton, California 94566
P: (925) 931-5611
F: (925) 931-5483
E: sbonn@cityofpleasantonca.gov

From: Annie Rivoire
Sent: Wednesday, July 03, 2013 11:49 AM
To: Shweta Bonn
Subject: Vintage (former Auf Der Maur) site - arroyo trail access

Hello Shweta,

I have confirmed with our staff that the trail located to the south of the Vintage site, running from Bernal Ave behind the PGE substation and connecting to Shadow Cliffs, is not a publicly accessible trail and is not currently operated or maintained by EBRPD. I notice that on the plan materials for the project (Sheet 06- Sustainability Concepts- November 26, 2012) there is a call-out that reads: "Designed for Walking and Biking- Provided secure bike parking and access to the Arroyo del Valle Creek Trail." In fact, there is no such official trail.

I believe that the Park District would be in support of the applicant pursuing discussions with the necessary agencies (EBRPD, PGE and Zone 7 Water Agency) to make this a publicly-

accessible trail, but it is somewhat inappropriate to call it out as an existing amenity and connection to the project.

Thanks,
Annie Rivoire



Annie Rivoire
Senior Planner | Interagency Planning
East Bay Regional Park District

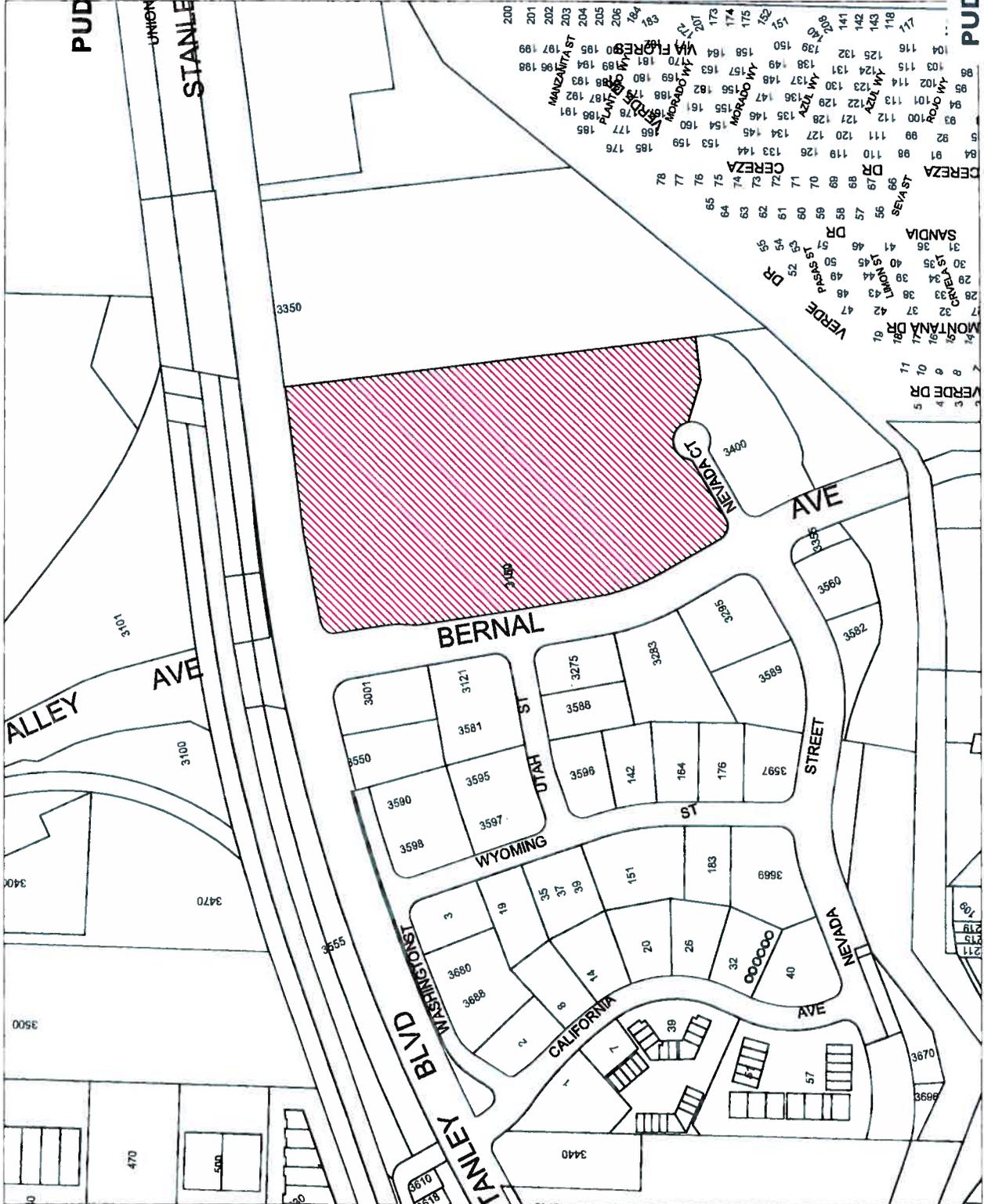
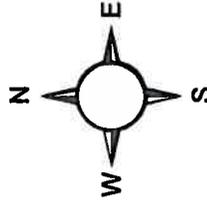
PUD-87/P13-1981, SaresRegi:

City of Pleasanton

GIS

Department

3150 Bernal Ave



PUD-87, P13-1981, P13-2065

VINTAGE - Auf der Maur/Rickenbach

EXHIBIT H

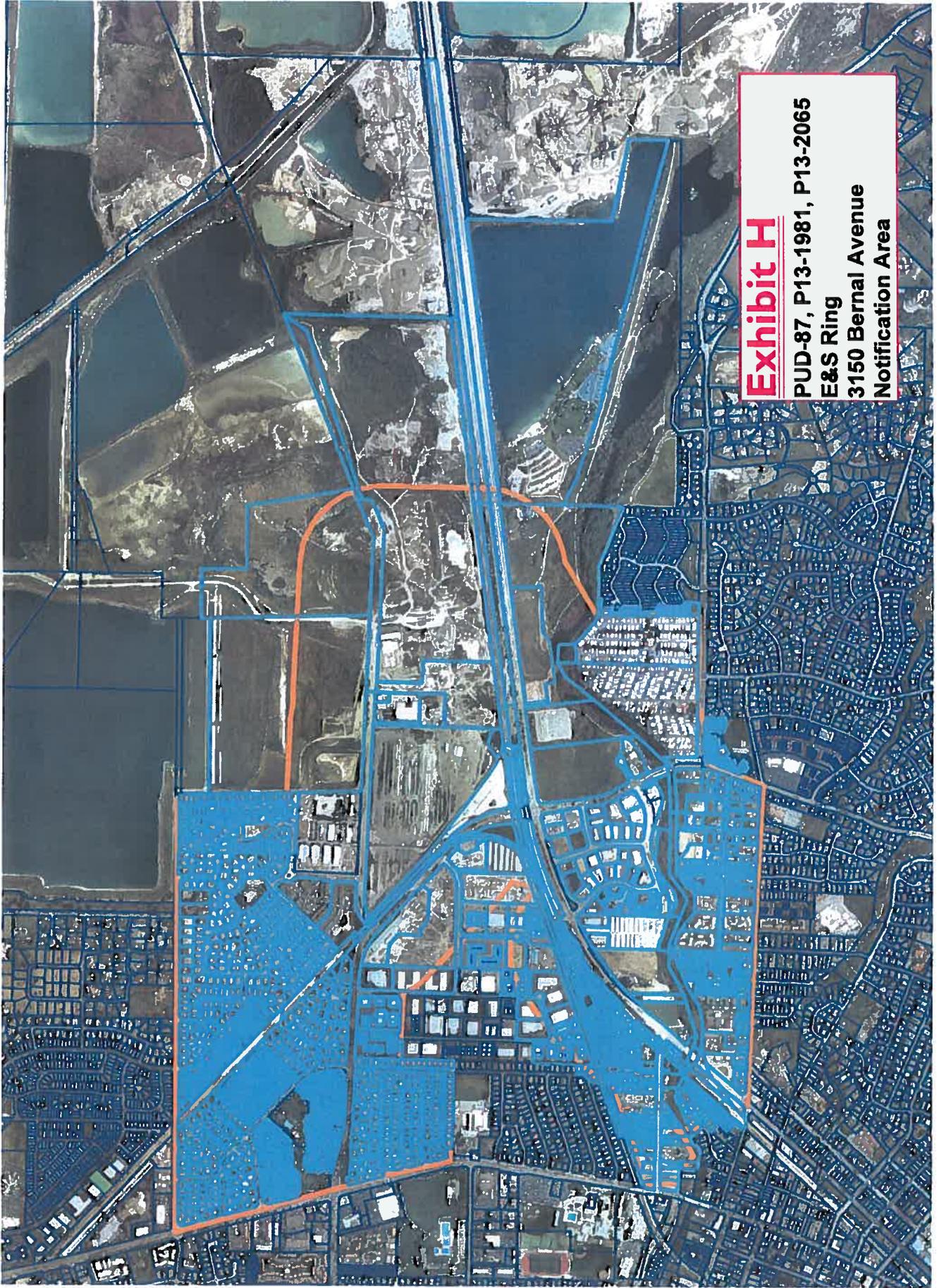


Exhibit H

PUD-87, P13-1981, P13-2065

E&S Ring

3150 Bernal Avenue

Notification Area