

ORDINANCE NO. 2034

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLEASANTON APPROVING THE CITY-INITIATED REZONING OF 8.4 ACRES OF THE CARRAMERICA PROPERTY (4452 ROSEWOOD DRIVE), AS FILED UNDER CASE P11-0920

WHEREAS, the City of Pleasanton has initiated the rezoning of a portion of the CarrAmerica property (Site 10) located at 4452 Rosewood Avenue (APN 941-2780-019-01) from the Planned Unit Development – Industrial/Commercial-Office (PUD-I/C-O) District to the Planned Unit Development – High Density Residential (PUD-HDR) District; 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 CarrAmerica 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 CarrAmerica property is appropriate; and

WHEREAS, the rezoning of 8.4 acres of the CarrAmerica property is consistent with the General Plan, adopted on July 21, 2009.

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 8.4 acres of the CarrAmerica property is consistent with the General Plan, adopted on July 21, 2009.

Section 2. The rezoning of an 8.4 acre portion of the CarrAmerica property (Site 10) located at 4452 Rosewood Avenue (APN 941-2780-019-01), as specified in Exhibit A, from the Planned Unit Development – Industrial/Commercial-Office (PUD-I/C-O) District to the Planned Unit Development – High Density Residential (PUD-HDR) District, allowing multifamily residential with a minimum density of 35 units per acre and up to 10,000 square feet of retail commercial uses, with retail commercial uses as specified in the Hacienda TOD Standards and Design Guidelines, adopted by Ordinance 2018, is hereby approved.

Section 3. Except as modified by Section 2 above, all conditions of the approved Hacienda PUD development plans, Hacienda Design Guidelines, and City-approved minor and major modifications thereto, shall remain in full force and effect.

Section 4. 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. 486, attached hereto as Exhibit A, dated January 4, 2012, and incorporated herein by this reference.

Section 5. 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.

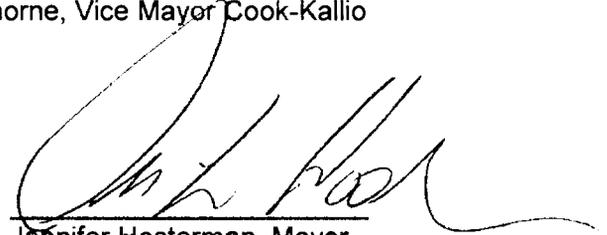
Section 6. This ordinance shall be effective thirty (30) days after its passage and adoption.

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Pleasanton on January 4, 2012 by the following vote:

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:

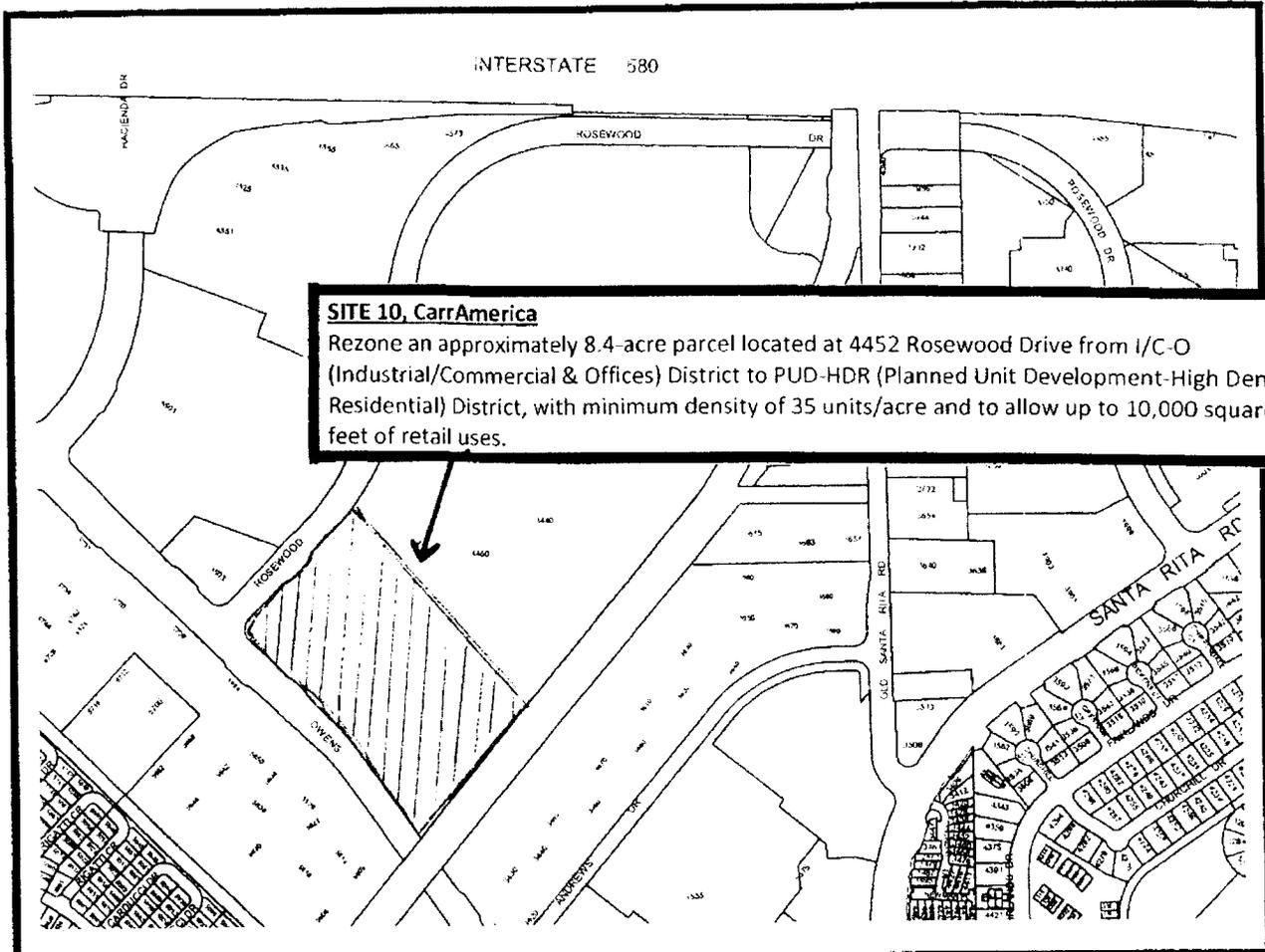


Karen Diaz, City Clerk

APPROVED AS TO FORM:



Jonathan P. Lowell, City Attorney



SITE 10, CarrAmerica
 Rezone an approximately 8.4-acre parcel located at 4452 Rosewood Drive from I/C-O (Industrial/Commercial & Offices) District to PUD-HDR (Planned Unit Development-High Density Residential) District, with minimum density of 35 units/acre and to allow up to 10,000 square feet of retail uses.

**CITY OF PLEASANTON
 PLANNING DIVISION**

**Ordinance No. 2034
 Zoning Unit Map No. 486**

DRAWN BY:

T. Snyder

APPROVED BY:

Eric De...
 DIRECTOR of
 COMMUNITY DEVELOPMENT

DATE:

January 4, 2012

SCALE:

1" = 300'

SEC. NO.:

P11-0920 (Rezone)



March 19, 2013

Ms. Janice Stern
Planning Manager
City of Pleasanton
200 Bernal Avenue
Pleasanton, CA 94566

Re: Site Modifications
California Center
Site 59 (Project Area A)

Dear Janice:

This letter is being provided in accordance with the Declaration of Covenants, Conditions and Restrictions for Hacienda, Article III, Section 3.2, Paragraph 3.2.3, Plan Changes and Plans for Changes to Improvements. The Design Review Committee for the Hacienda Owners Association has reviewed the application for several site modifications. This application was submitted by Dahlin Group, on behalf of Pleasant Partners, LLC, Site 59, dated September 28, 2012 and March 1, 2013. These modifications are in substantial compliance with the guidelines set forth in the Design Guidelines and Covenants, Conditions and Restrictions.

The Hacienda Owners Association has reviewed and approved the following changes to the site:

1. Modifications to the site plan to incorporate new residential development that will be reviewed separately as its own project area in accordance with standards of development approved for the site by the City of Pleasanton.
2. Development of three new parking areas, including the development of a new parking structure, to replace parking that will be devoted to the new project area. The resulting parking ratio and proposed counts resulting from these modifications are as follows:

Building Gross SF: 1,017,960

	Current Stall Count		Proposed Stall Count	
	Ratio	Number	Ratio	Number
Standard stalls	> 0.600	2,101	0.600	2,472
Compact stalls	< 0.400	1,946	0.400	1,661
Handicap stalls	0.020	51	0.020	48
Preferential stalls	0.050	231	0.050	189
Bike stalls	0.035	143	0.035	143
Total	0.004	4,047	0.004	4,133

3. Modifications to site landscaping to accommodate the aforementioned changes to the site plan including conversion of existing landscaped areas to parking, new landscaped areas surrounding the perimeter of the proposed parking structure and modifications to landscaping abutting the new residential area.
4. An increase to the project Floor Area Ratio subject to the special condition outlined below.

Prior to the time of Final Design Review the Hacienda Owners Association will want to see the following issues addressed:

Architecture

1. Increase handicap parking by three stalls, and identify handicap parking locations, to meet the minimum handicap parking requirement.
2. Increase preferential parking by fifteen stalls, and identify preferential parking locations, to meet the minimum preferential parking requirement.
3. Verify bicycle parking at a total of 143 stalls and confirm locations.
4. Provide an additional assessment and evaluation of parking for this project area that incorporates improvements originally contemplated in the Association's approval letter dated August 3, 2009, including an outline of any phased implementation of new structures and associated changes to existing parking, with the locations, dimensions and quantities of all standard, compact, preferential, handicap and bike stalls along with signing and striping details as required.
5. Provide an additional assessment and evaluation of Floor Area Ratio for this project area that incorporates improvements originally contemplated in the Association's approval letter dated August 3, 2009.
6. Provide details on any modifications to the Master Sign Program arising as a result of the proposed improvements.
7. Provide an update to the site lighting plan to demonstrate conformance of the proposed modifications with the lighting criteria established for parking lots, service, pedestrian and other areas as outlined in the Design Guidelines.
8. Provide information on modifications to access corridors, circulation routes and stops for transit on the site.

Landscape Architecture

1. Show the species, location and quantity of all landscape materials and note that some revisions to the plant palette may be required to achieve compliance with modifications to Hacienda Design Guideline landscape standards that are currently being developed by the City of Pleasanton.
2. Provide details on all modifications and additions to the existing landscape plan including setback alterations, new landscape installations, special treatments to address landscape screening around the new garage and renovations of existing landscaped areas adjacent to the new project area.
3. Provide details on all modifications and additions to the existing irrigation system, including those to backflows and meters, and note screening and compatibility with the future availability of reclaimed water.

Civil Engineering

1. Verify that the dimensions for all drive aisles and drive aisle entries within this project area meet Design Guideline requirements.
2. Provide information on any lot line adjustments, subdivisions, covenants, land use agreements or easements created if the zoning line is foregone in favor of an independent site.

All proposed modifications have been made to be consistent with the existing site plan and architecture. The design and description for this modification are included on the attached plan sheets.

In addition to the foregoing, the Hacienda Business Park Owners Association, through action of its members, has required the imposition of a special condition relating to the review and ultimate approval of this project. This condition limits

full approval of the project until, ”on the determination by the Board of Directors of the Hacienda Business Park Owners Association that an ordinance, duly adopted by the City of Pleasanton, has preserved no less than the full development entitlement rights currently available to all owners under the existing Planned Unit Development ordinances for Hacienda after accounting for the needs of any new project approved for Site 59, CarrAmerica Corporate Center”. Demonstration of the satisfaction of this requirement will, therefore, constitute a critical component of the project’s Final Design Review and the Final Design Review approval issued by the Association will not be granted until the Association’s Board of Directors has acted in its official capacity to make the required determination.

This application is hereby approved by the Hacienda Owners Association and may be processed for necessary approvals by the City of Pleasanton. Please feel free to contact me at the Association’s office if I can be of any assistance in this matter.

Sincerely,



James Paxson
General Manager, HBPOA

cc: Mark English
Brett Leon
CC Reed

fc: 59A_mod001_approval.let
dc: DEVPLN/OPER/DESREV/APPLTR/MOD



March 19, 2013

Ms. Janice Stern
Planning Manager
City of Pleasanton
200 Bernal Avenue
Pleasanton, CA 94566

Re: **Preliminary Design Review Approval**
The Residences at California Center
Site 59 (Project Area B)

Dear Janice:

This letter is being provided in accordance with the Declaration of Covenants, Conditions and Restrictions for Hacienda, Article III, Section 3.2, Paragraph 3.2.3, Preliminary Plans. The Design Review Committee for the Hacienda Owners Association has reviewed the Preliminary Plans dated September 28, 2012 and March 1, 2013, prepared by Dahlin Group, on behalf of Pleasant Partners, LLC, Site 59. Landscaping, Building Elevations, Site Grading and Utility Plans have been designed in substantial compliance with the guidelines set forth in the Design Guidelines and Covenants, Conditions and Restrictions.

Prior to the time of Final Design Review the Hacienda Owners Association will want to see the following issues addressed:

Architecture

1. Provide a comprehensive sign program for all site signage.
2. Provide a complete site lighting plan with details on fixtures and conformance of the proposed lighting plan with the lighting criteria established for parking lots, service, pedestrian and other areas as outlined in the Design Guidelines.

Landscape Architecture

1. Show the species, location and quantity of all landscape materials and note that some revisions to the plant palette may be required to achieve compliance with modifications to Hacienda Design Guideline landscape standards that are currently being developed by the City of Pleasanton.
2. Adjust Pinus canariensis and Fraxinus uhdei plantings along the Owens Drive Public Service Easement to conform to the street tree program as outlined in the Design Guidelines.
3. ~~Adjust Sapium sebiferum and Acacia melanoxylon plantings along the Rosewood Drive Public Service Easement to conform to the street tree program as outlined in the Design Guidelines.~~
4. Revise the fencing plan along Owens Drive with more formal materials drawn from the proposed building palette.
5. Provide details on ADA compliant ramps on sheet L1.01.
6. Provide details on landscape and irrigation modifications to the Owens Drive median.
7. Provide irrigation backflow and meter locations and indicate screening.

Civil Engineering

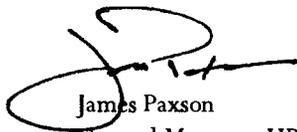
1. Show hydraulic gradelines at onsite storm drain structures.
2. Provide information on any lot line adjustments, subdivisions, covenants, land use agreements or easements created if the zoning line is foregone in favor of an independent site.

Four exceptions to the criteria outlined in the Design Guidelines and Housing Site Development and Design Standards have been approved for this application. The first exception is being granted to allow an encroachment into the existing Public Service Easements and Common Area Easement on Owens Drive and Rosewood Drive. This is being permitted as the 21 foot setback provided is consistent with the city adopted Housing Site Development and Design Standards dated August 21, 2012 and as the essential function of the easement has been retained. A second exception is being granted to allow a reduction in the surface drive aisle widths to 24 feet and the podium garage drive aisles to 24.5 feet. This is being permitted to allow project design standards to be employed that are consistent with interpretations of the Housing Site Development and Design Standards dated August 21, 2012 provided by city staff in their correspondence dated August 3, 2012 and December 4, 2012. A third exception is being granted to allow a reduction in the drive aisle throat to widths to 28 feet. This is being permitted to allow project design standards to be employed that are consistent with interpretations of the Housing Site Development and Design Standards dated August 21, 2012 provided by city staff in their correspondence dated August 29, 2012. A fourth exception is being granted to allow perpendicular parking on two sides of an internal street within the project. This is being permitted as the project is in substantial conformance with the Housing Site Development and Design Standards dated August 21, 2012 and as this limited application of such parking is done in support of an exceptional design overall.

In addition to the foregoing, the Hacienda Business Park Owners Association, through action of its members, has required the imposition of a special condition relating to the review and ultimate approval of this project. This condition limits full approval of the project until, "on the determination by the Board of Directors of the Hacienda Business Park Owners Association that an ordinance, duly adopted by the City of Pleasanton, has preserved no less than the full development entitlement rights currently available to all owners under the existing Planned Unit Development ordinances for Hacienda after accounting for the needs of any new project approved for Site 59, CarrAmerica Corporate Center". Demonstration of the satisfaction of this requirement will, therefore, constitute a critical component of the project's Final Design Review and the Final Design Review approval issued by the Association will not be granted until the Association's Board of Directors has acted in its official capacity to make the required determination.

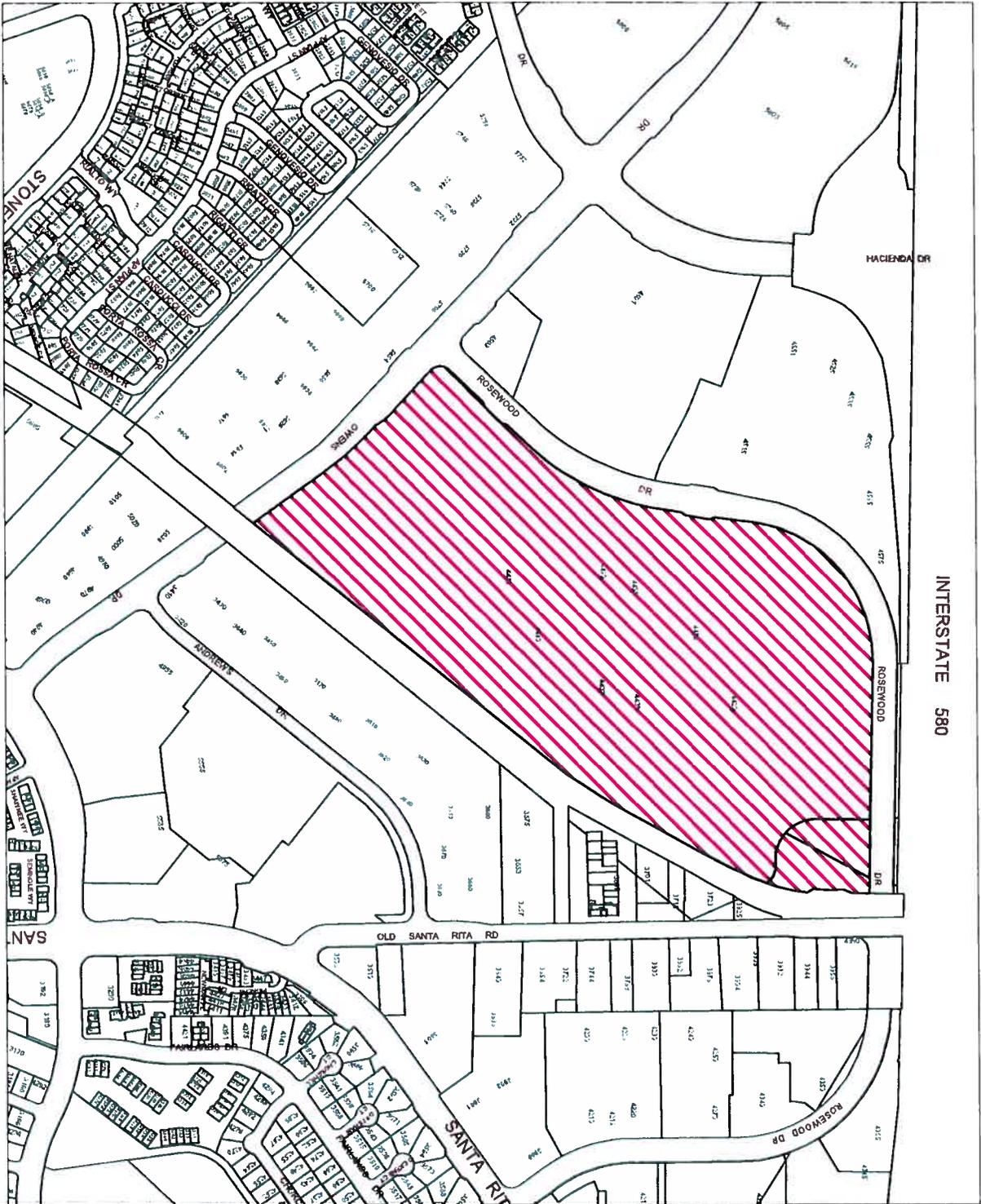
This application is hereby approved by the Hacienda Owners Association and may be processed for necessary approvals by the City of Pleasanton. Please feel free to contact me at the Association's office if I can be of any assistance in this matter.

Sincerely,



James Paxson
General Manager, HBPOA

cc: Mark English
Brett Leon
CC Reed



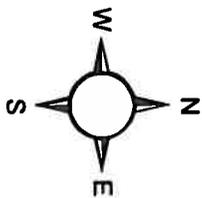
INTERSTATE 580

LOCATION MAP

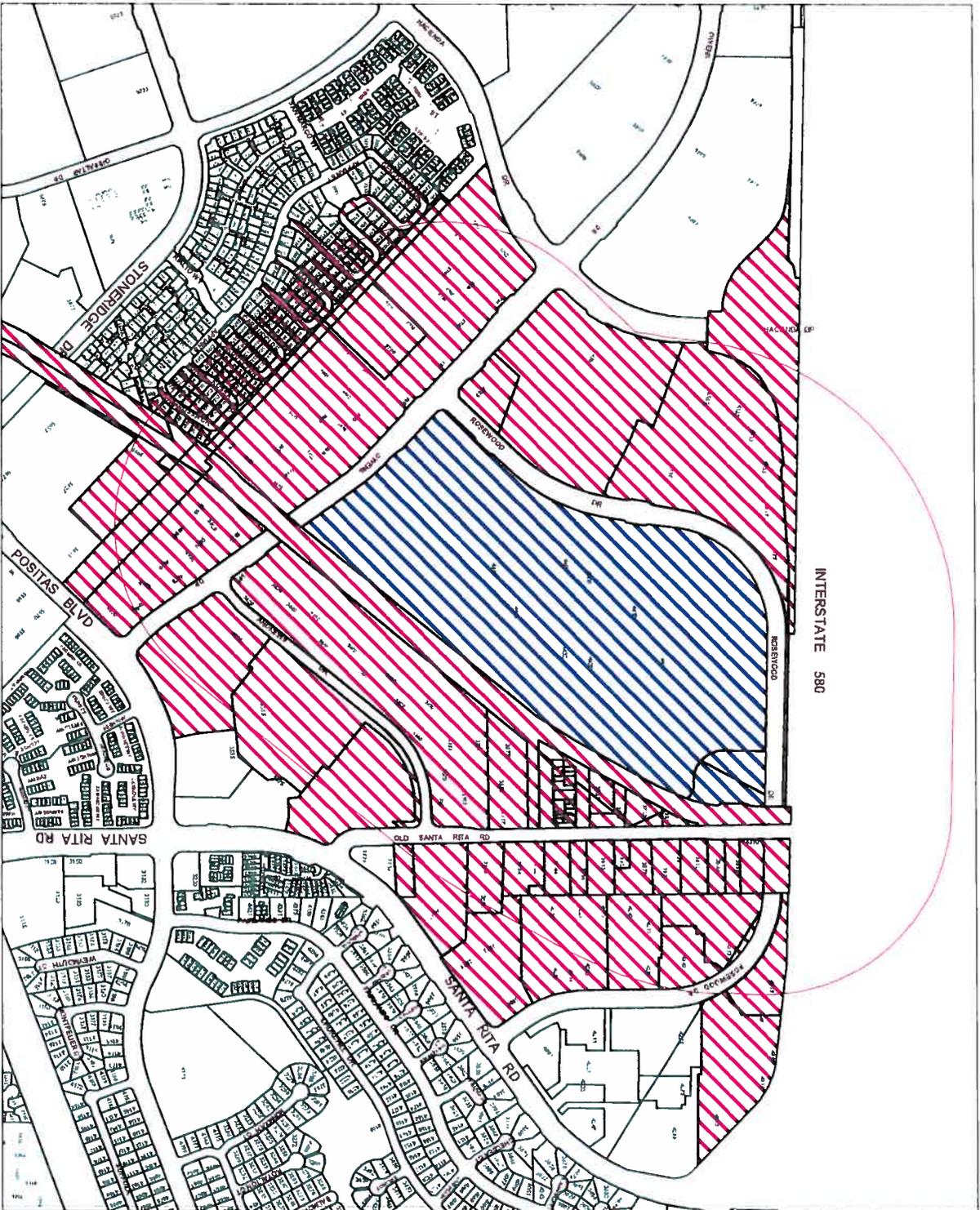
City of Pleasanton

GIS

Department



Printed 10/1/2012

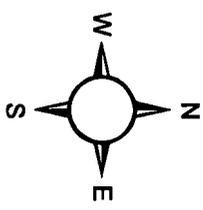


NOTICING MAP

City of Pleasanton

GIS

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