

ORDINANCE NO. 2271

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLEASANTON APPROVING THE CITY-INITIATED REZONING OF 1803, 1807, 1809, AND 1811 SANTA RITA ROAD AND 4285, 4295, 4303, AND 4305 VALLEY AVENUE TO PUD-C/HOZ (PLANNED UNIT DEVELOPMENT-COMMERCIAL/HOUSING OPPORTUNITY ZONE) DISTRICTS, AS FILED UNDER CASE P23-0608

WHEREAS, the City of Pleasanton has adopted its Housing Element on January 26, 2023, June 20, 2023, and September 19, 2023, by Resolutions Nos. 23-1358, 23-1406, 23-1414, respectively, and seeks to implement Program 1.1 of the Housing Element to rezone sites identified for housing; and

WHEREAS, the City of Pleasanton has initiated the rezoning of 1803, 1807, 1809, and 1811 Santa Rita Road and 4285, 4295, 4303, and 4305 Valley Avenue (the "Property") from PUD-C (Planned Unit Development-Commercial) District to the PUD-C/HOZ (Planned Unit Development-Commercial/Housing Opportunity Zone) Districts (the "Rezoning") to implement Program 1.1; and

WHEREAS, the Planning Commission held a noticed public hearing on November 8, 2023, regarding this Rezoning and recommended approval to the City Council; and

WHEREAS, the City Council held a noticed public meeting on December 5, 2023, reviewed the materials, and received a staff report and public comment regarding this Rezoning; and

WHEREAS, this Rezoning implements the policies and programs of the 2023-2031 (6th Cycle) Housing Element Update considered in the Program Environmental Impact Report (State Clearinghouse No. 2022040091) which was certified by the City Council on January 26, 2023, by Resolution No. 23-1357.

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 Property is consistent with the goals and policies examined in the 2023-2031 (6th Cycle) Housing Element Update Program Environmental Impact Report (State Clearinghouse No. 2022040091).

SECTION 2. The City Council finds that the Rezoning is consistent with the General Plan, as amended.

SECTION 3. The rezoning of approximately 7.81 acres of 1803, 1807, 1809, and 1811 Santa Rita Road and 4285, 4295, 4303, and 4305 Valley Avenue from PUD-C (Planned Unit Development-Commercial) District to the PUD-C/HOZ (Planned Unit Development-Commercial/Housing Opportunity Zone) Districts is hereby approved.

SECTION 4. The uses allowed and development standards applicable to this Property are those which were in effective prior to this rezoning, plus the ability to develop the Property with housing consistent with the HOZ District provisions in Municipal Code Chapter 18.30, the Housing Site Compliance Review provisions in Municipal Code Chapter 18.22, and the Objective Design Standards for Housing Sites adopted by Resolution No. 23-1386, as amended.

SECTION 5. 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 the Zoning Map attached hereto as Exhibit A, dated December 5, 2023, and incorporated herein by this reference.

SECTION 6. 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 7. 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 December 5, 2023, and adopted December 19, 2023, by the following vote:

Ayes:	Councilmembers Arkin, Balch, Nibert, Testa, Mayor Brown
Noes:	None
Absent:	None
Abstain:	None



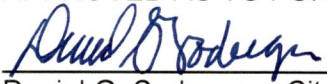
Karla Brown, Mayor

ATTEST:



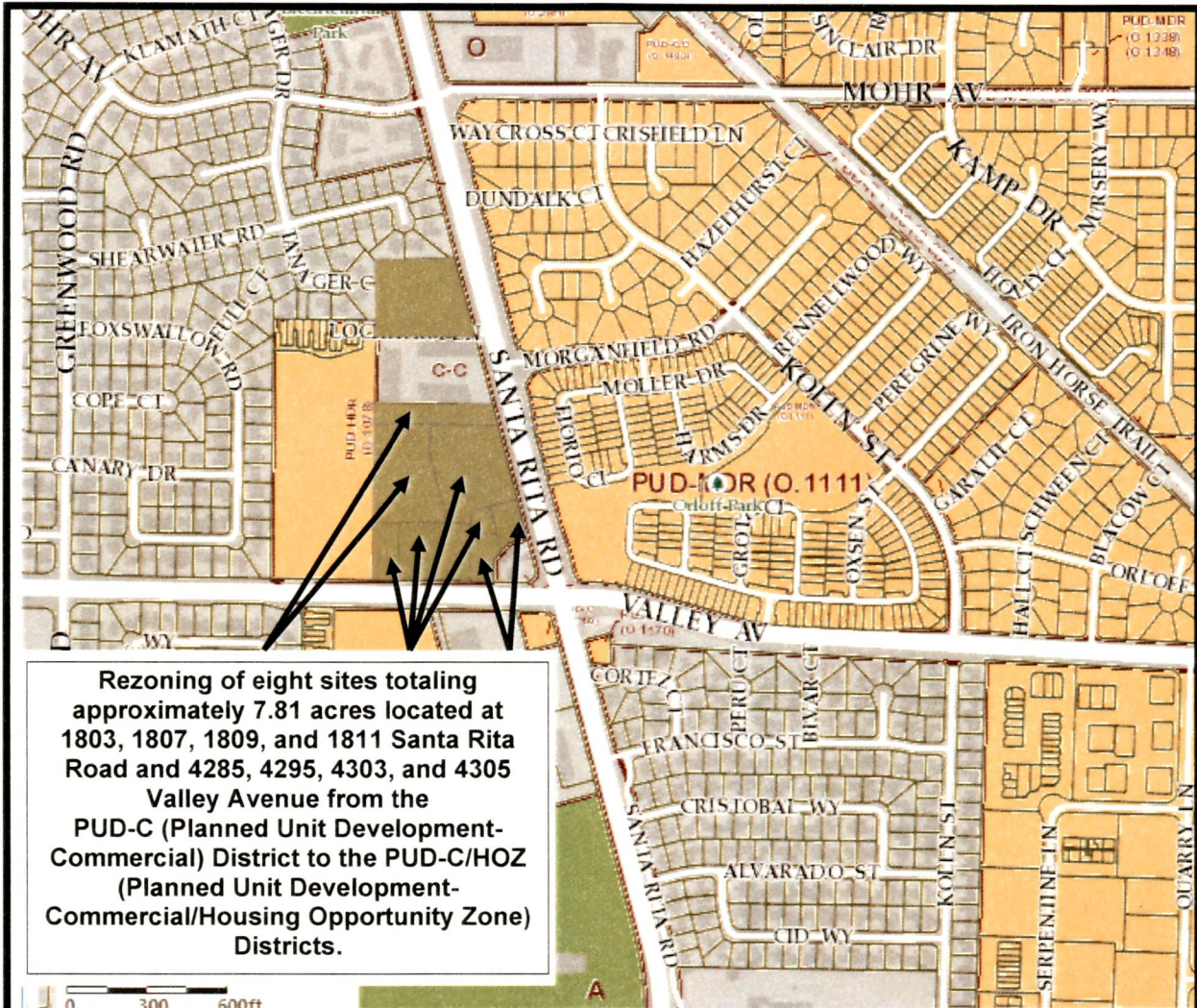
Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:



Daniel G. Sodergren, City Attorney

EXHIBIT A



Rezoning of eight sites totaling approximately 7.81 acres located at 1803, 1807, 1809, and 1811 Santa Rita Road and 4285, 4295, 4303, and 4305 Valley Avenue from the PUD-C (Planned Unit Development-Commercial) District to the PUD-C/HOZ (Planned Unit Development-Commercial/Housing Opportunity Zone) Districts.

CITY OF PLEASANTON PLANNING DIVISION

Ordinance No. 2271 Zoning Unit Map No.

DRAWN BY: E.Luchini	APPROVED BY:	DATE: December 5, 2023
SCALE: 1" = 600'		SEC. NO.: P23-0608