

CITY COUNCIL OF THE CITY OF PLEASANTON

ALAMEDA COUNTY, CALIFORNIA

ORDINANCE NO. 924

AN ORDINANCE REZONING APPROXIMATELY 69 ACRES OF LAND LOCATED ON THE SOUTH SIDE OF VALLEY AVENUE IMMEDIATELY EASTERLY OF THE RESIDENCES ALONG KOLLN STREET FROM THE I-P (INDUSTRIAL PARK) DISTRICT TO THE PUD-INDUSTRIAL (PLANNED UNIT DEVELOPMENT-INDUSTRIAL) DISTRICT (ZONING UNIT MAP #203) AND APPROVES THE CONCEPTUAL PLAN FOR A BUSINESS/INDUSTRIAL COMPLEX

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

Section 1. Rezones the parcel of land approximately 69 acres in size located on the south side of Valley Avenue immediately easterly of the residences along Kolln Street from the I-P (Industrial-Park) District to the PUD-Industrial (Planned Unit Development-Industrial) District, as more particularly described on Zoning Unit Map 203, attached hereto and incorporated herein by reference.

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. 203, attached hereto as Exhibit A, dated January 22, 1980.

Section 3. The conceptual plan for a business/industrial complex as submitted to City Council at its meeting of January 8, 1980 is hereby approved subject to all conditions set forth in Planning Commission Resolution No. 1834 and City Council Resolution No. 80-12, said conditions set forth in Exhibit B attached hereto and incorporated herein by reference.

Section 4. This ordinance shall be effective thirty (30) days after the date of its final passage and adoption.

Section 5. This ordinance shall be published once within fifteen (15) days after its adoption in THE TIMES, a newspaper of general circulation, published in the City of Pleasanton.


INTRODUCED at a regular meeting of the City Council of the City of Pleasanton on January 8, 1980.

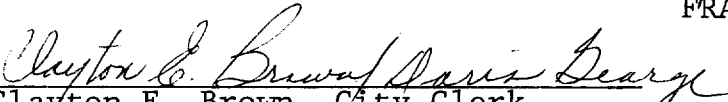
ADOPTED at a regular meeting of the City Council of the City of Pleasanton on January 22, 1980, by the following vote:

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


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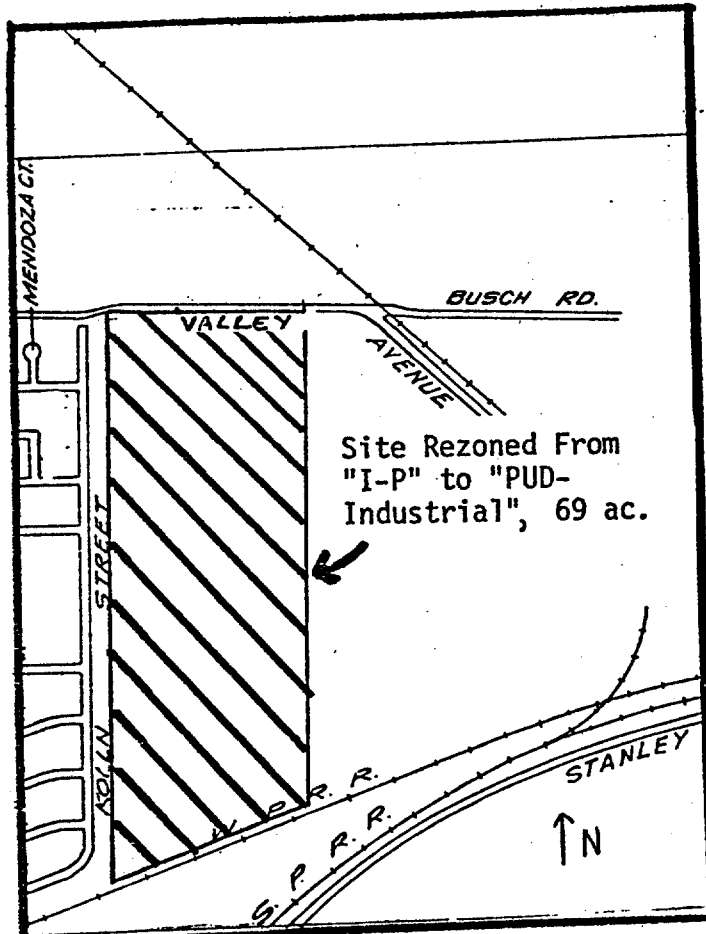
ATTEST:

  
FRANK C. BRANDES, JR. MAYOR

  
Clayton E. Brown, City Clerk  
By Doris George, Deputy City Clerk

APPROVED AS TO FORM:

  
Harvey E. Levine, City Attorney



CITY OF PLEASANTON  
**PLANNING DEPARTMENT**

ORDINANCE No. 924  
 ZONING UNIT No. 203

DRAWN BY: <i>T.P.</i>	APPROVED BY: <i>P. J. ...</i>	DATE: 1/22/80
CHK'D. BY: <i>BWS</i>	PLANNING DIRECTOR	SEC. NO.:
SCALE: 1" = 1000'		PUD-79-13

CONDITIONS OF APPROVAL OF PUD-79-13

1. That approval of case PUD-79-13 constitutes approval only of Planned Unit Development-Industrial Zoning for the subject property: this zoning shall allow a business/ industrial park consisting of administrative headquarters; offices for engineering and other technological professions; research and development activities; high technology manufacturing; commercial activities such as restaurants, duplicating services, branch banks, gas stations, travel agencies, etc. intended mainly to service the park; and a small proportion of warehouse uses.
2. That prior to construction of any buildings on the site, a final development plan(s) must be submitted to the Planning Commission and the Council for approval, said plan(s) to more specifically indicate uses; architectural design; site development standards such as height, setback, location of parking facilities, screening of loading facilities, etc.; and landscaping among other information.
3. That a soils investigation of existing soils, pit areas and filled pits be conducted prior to submittal of a final development plan to determine the extent of existing soil to be removed and measures to make the property safe for construction. The soils investigation would be done by a qualified consultant under contract with the City and the cost of the study reimbursed to the City by the developer. That case PUD-79-13 be returned to the Commission if the depth of soil to be removed equals 10 ft. or more.
4. That all imported fill and exported debris be transported to and from the site via El Charro/Busch Road.
5. That a haul route be approved by the City for fill and removal of spoils prior to commencement of grading.
6. That silt traps be installed and that the property be revegetated with native grasses as soon as the final grade is reached in order to control dust generation.
7. That trucks (of all sizes) making pickups and deliveries shall be allowed to service the subject property only between the hours of 7:30 am and 5:30 pm.

EXHIBIT B

8. That trucks servicing the subject property shall not be more than 2-axles in size until El Charro Road is available at all times to accommodate trucks generated by the subject property.
9. That the developer enter into an agreement with the City approved by the City Attorney agreeing to participate in an assessment district for the improvement and/or purchase of El Charro Road and to agree to use El Charro Road exclusively for all truck traffic generated by the subject property leaving or entering the City of Pleasanton when that road becomes available for such use.
10. That construction on the subject property (including grading and striping) be limited to week days only between the hours of 7:30 A.M. and 5:30 P.M.
11. That a grading plan be submitted to the City for approval prior to commencement of grading.
12. That the landscape buffer on the west side be increased from 25 ft. to 30 ft.
13. That the minimum distance between any building on the subject property and any residential lot line shall be 75 ft.
14. That the maximum height of any building along the west side of the subject property shall be 14 ft. from finished grade.
15. That there be no restaurants or other high traffic generating types of uses established on the west side of the development.
16. That a dust control plan be submitted to the City for approval and that a restriction be put on it to eliminate grading when winds reach 15 mph.
17. That "D" circle come no closer than 200 ft. to the western property line of the subject property.

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