

SEARCH

Locally Owned and Edited Since 1963

Serving Dublin, Livers Pleasanton and Sur

January 25, 2019



- Home
- News
- Editorials/More
- Mailbox
- Tech/Environment
- Sports
- Culture
- Community
- Obituaries
- Galleries
- Calen
- Archives

Thanks for visiting The Independent. If you'd like to get full access, just sign-up for our free digital edition. Otherwise, enjoy 10 articles per month without registering.

9 Remaining

Home News

Pleasanton Council Modifies Hacienda Planning Rules

Story

Share Print Font Size:

Posted: Thursday, January 24, 2019 12:00 am

The Pleasanton City Council approved major modifications to the planned unit development (PUD) that governs the Hacienda Business Park. Changes updated conditions of approval and clarified permitted uses in each zone

In addition, all current Hacienda design guidelines were put into one document. Before, three sets of Design Guidelines governed different aspects of the development.

The vote for changes at the January 15 meeting was 4 to 0, with Karla Brown absent.

Hacienda today covers a total of 833 acres.

Jennifer Hagen, associate planner, told the council that the changes to the overall development program focused on streamlining rules and procedures and creating design guidelines that are easy to navigate and understand. They provide a unified approach on how overall development in Hacienda is determined.

None of the modifications would result in any increase to allowable development capacity, development intensities, or substantially modify development standards including on site parking requirements.

The two main changes to the PUD development plan include developing a single method of calculating the square footage cap of allowable development within Hacienda, and updates of the permitted uses within each planning district to be more user-friendly and consistent with the use categories reflected in the City's Zoning Code revision adopted in February 2017.

The 9,900,000-square-foot development cap would remain in place.

Hacienda has used two methods to account for development within the development cap. Initially, all development was based on gross building square footage. Later, traffic trips generated were used to calculate development on 31 sites.

In the future, all development will be based on square footage. When the trip generated method is converted to square footage, the amount of developable capacity remaining is reduced from 1.1 million square feet to 740,000 square feet. The difference relates to warehouses, which are large, with relatively few employees, and therefore fewer trips

James Paxson, general manager of Hacienda, likened the changes to putting a new foundation on your home."You know there is a firm base for everything else you do. Changes will help facilitate the

Calendar

January 2019				
Su	Mo	Tu	We	Th
		1	2	3
6	7	8	9	10
13	14	15	16	17
20	21	22	23	24
27	28	29	30	31
today's events		browse		

Gallery



Make A Difference Festival

The Make A Difference for Pleasanton took place on Saturday, January 19th at the Pleasanton Library. Visitors learned about the work being done by several local organizations and how they can get involved. Photo by Kirstin Litz, at ...

Follow Us On Facebook

Facebook

process for getting new projects approved. This has been a long time coming. We got a lot of things cleaned up and now have a much easier process to follow."

Councilmember Kathy Narum noted, "Hacienda is the economic engine that helps fund our activities. Given the competition to the north, anything we can do to make it more user friendly in building buildings, modifying buildings, talking about permitted uses and providing one set of design guidelines is a plus. We want this to be user friendly."

Share Print

Posted in News, Pleasanton News on *Thursday, January 24, 2019 12:00 am.*

Subscribe: *Print &*



FREE! Sign Up To

Pet Of The Week



Steinway

🕒 posted: January

Sections

- Home
- Local News
- Education News
- Business Notes
- Valley Roundup
- Sports Notes
- Editorials
- A&E
- Bulletins
- Legals
- Classifieds
- Real Estate News
- Photos
- Obituaries
- Mailbox
- Archives
- Community News
- Short Notes
- Milestones
- Pet of the Week

Services

- About Us
- Contact Us
- Site Index

Calendars

- Cultural Arts Calendar
- Community Events Calendar

Search

Search

Search in:

- | | |
|--|---|
| <input checked="" type="checkbox"/> All | <input type="checkbox"/> Business Notes |
| <input type="checkbox"/> Editorials | <input type="checkbox"/> Real Estate |
| <input type="checkbox"/> News | <input type="checkbox"/> Valley Roundup |
| <input type="checkbox"/> Education News | <input type="checkbox"/> Community |
| <input type="checkbox"/> Legals | <input type="checkbox"/> Milestones |
| <input type="checkbox"/> Sports | <input type="checkbox"/> Bulletins |
| <input type="checkbox"/> Short Notes | <input type="checkbox"/> Mailbox |
| <input type="checkbox"/> Classifieds | <input type="checkbox"/> Obituaries |
| <input type="checkbox"/> Photo Galleries | |
| <input type="checkbox"/> Video | |