



# PUD

AUGUST 10, 2016





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## **SECTION I Principle Hacienda Ordinances**

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CITY COUNCIL OF THE CITY OF PLEASANTON

ALAMEDA COUNTY, CALIFORNIA

ORDINANCE NO. 1040

APPROVING THE APPLICATION OF PRUDENTIAL INSURANCE COMPANY OF AMERICA AND CALLAHAN-PENTZ PROPERTIES TO REZONE TO THE PUD DISTRICT AND APPROVE A DEVELOPMENT PLAN FOR PUD-81-30, A 573 ACRE BUSINESS PARK EAST OF HOPYARD ROAD AND NORTH OF THE ARROYO MOCHO

WHEREAS, Prudential Insurance Company of America and Callahan-Pentz Properties have applied for Planned Unit Development (PUD-Industrial/Commercial and Offices) zoning and development plan approval of a 573 acre "business park" to include approximately 23 net acres of "garden" offices, 62 net acres of general offices, 50 net acres of "mid-rise" offices, 47 net acres of industrial warehousing, 273 net acres of research and development/light manufacturing, and 38 acres of retail/commercial/financial development with the remaining approximately 80 acres to be used for street and flood channel right-of-way purposes, to be located on the east side of Hopyard Road between the Arroyo Mocho and a point approximately 1400 feet south of I-580 and extending east to the tracks of the Southern Pacific Transportation Company; and

WHEREAS, in reviewing this application in accordance with the provisions of CEQA, an EIR has been prepared, public hearings have been held before the Planning Commission and City Council relative to the Environmental Impact Report's adequacy and content, and this Council has certified that it has reviewed and considered the information contained in the EIR and has found the EIR complete and adequate (Resolution No. 82-197); and

WHEREAS, the EIR indicates significant environmental effects would result from the project, as summarized in the attached Exhibit "A", Environmental Impact Findings, and as more completely discussed in the EIR itself; and

WHEREAS, CEQA and State and local EIR guidelines adopted pursuant thereto require this City Council to make specific findings where an EIR identifies one or more significant effects which may result from approval of the project; and

WHEREAS, this City Council finds that potentially significant environmental effects either (1) have been mitigated by project conditions of approval or modifications made to the project during the review process, (2) require mitigation by another public agency having jurisdiction, or (3) cannot be mitigated except by mitigation measures or alternatives found to be infeasible given economic, social, environmental, and other considerations. The facts and findings supporting these findings are summarized in the Environmental Impact Findings, attached hereto as Exhibit "A" and incorporated herein by reference and as are more fully found in the administrative record of this project; and

WHEREAS, this City Council finds that although not all significant environmental effects have been reduced to an acceptable level as defined in the CEQA guidelines, the remaining, unavoidable significant environmental effects are acceptable because the project's economic, social, environmental, and other benefits outweigh any impacts which may occur; said benefits include provision of local jobs in a net out-commuting community; jobs which match local labor force characteristics; potential reduction in total work trip length and reduced regional emissions; social benefits of more time for family and

community life due to reduced work trip commute times; significant construction jobs over a 25-year period; positive fiscal impact upon the City's general fund; increased tax base and diversification of employers insulating the City and community from adverse effects of single-employer labor decisions; improvement of the circulation system in northern Pleasanton, including improved emergency vehicle response times; reduction in flood hazard in presently urbanized areas; improvement of ambient noise levels in residential areas; off-site streetscape beautification; and other benefits enumerated in project staff reports, public hearings, and applicant presentations; and

WHEREAS, the City Council further finds that this project conforms to the requirements and purposes of the City's PUD ordinance, is in the best interests of the public health, safety, and general welfare, and is consistent with the goals and policies of the Pleasanton General Plan;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLEASANTON ORDAINS AS FOLLOWS:

Section 1: Finds the recitals herein contained are true and correct.

Section 2: Approves the application of Prudential Insurance Company of America and Callahan-Pentz Properties to rezone to the PUD-Industrial/Commercial and Offices District the 573 acres on the east side of Hopyard Road between the Arroyo Mocho and a point approximately 1400 feet south of I-580 and extending east to the tracks of the Southern Pacific Transportation Company and approves a development plan for the subject site consisting of a business park as submitted and as modified subject to the conditions contained in Exhibit "B", attached hereto and incorporated herein by this reference.

Section 3: 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 #257, attached hereto as Exhibit "C" dated June 8, 1982, and incorporated herein by reference.

Section 4: The City staff is directed to cause a Notice of Determination to be filed pursuant to Section 5.4(g) of Resolution No. 77-66.

Section 5: 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.

Section 6: This ordinance shall be effective thirty (30) days after the date of its final passage and adoption.

INTRODUCED at a regular meeting of the City Council of the City of Pleasanton on June 8, 1982.

ADOPTED at a regular meeting of the City Council of the City of Pleasanton on June 22, 1982 by the following vote:

AYES:	Councilmembers - Brandes, Mercer, Wood and Vice Mayor Mohr
NOES:	None
ABSENT:	Mayor Butler
ABSTAIN:	None

ATTEST:

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KARIN MOHR, VICE MAYOR

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James R. Walker, City Clerk  
By Doris George, Deputy City Clerk

APPROVED AS TO FORM:

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Brian W. Swift, Acting City Attorney



## EXHIBIT A

### ENVIRONMENTAL IMPACT FINDINGS

1. Significant Effect: Potential incompatibility with planned hospital site.  
  
Finding: The use of construction techniques and insulation materials will reduce interior noise to acceptable levels.  
  
Facts: The project developers will be required to conduct acoustical analyses in the area of Santa Rita Road and West Las Positas Boulevard to determine necessary noise mitigation measures.
2. Significant Effect: Regional pressures to increase quantity of available residential land and densities of allowed residential development.  
  
Finding: Pleasanton's local zoning and growth management procedures remain intact: mitigating this effect in Pleasanton; other jurisdictions exercise independent land use authority to manage growth.  
  
Fact: Market forces dictate that employment centers develop only where an adequate supply of workers reside within a reasonable commuting distance.  
  
Fact: Growth rates, locations, and densities are regulated by governmental agencies' land planning functions.
3. Significant Effect: Development will be located on potentially unstable or expansive soils and in an area of high ground shaking potential.  
  
Finding: The implementation of soils engineer's recommendations and incorporation of building code requirements in construction will mitigate these impacts.  
  
Facts: Importation of non-expansive soils, selective grading procedures, etc. would be supervised by engineering staff, while appropriate earthquake resistant design standards in the Uniform Building Code would minimize earthquake impacts.  
  
Finding: The restricted grading schedule, efforts to revegetate disturbed, erodible slopes, and provision for installation of on-site retention basins will reduce erosion potential.  
  
Facts: Land preparation activities will be restricted to non-rainy periods (generally April-November) while exposed, erodible slopes will be hydro mulched and sediment retention basins installed as part of an overall erosion control plan intended to reduce erosion and deposition of sediment into adjacent creeks.
4. Significant Effect: Use, storage, and transportation of hazardous and toxic substances will be introduced into area.  
  
Finding: The establishment of procedures for handling and storage of such substances will reduce hazards and potential water quality degradation associated with such uses.

Facts: The developer will be required to consult with and is subject to the regulations of the City of Pleasanton Fire Department, California Regional Water Quality Control Board, and other state and local agencies with expertise in the implementation of such management programs, including citizen input.

5. Significant Effect: Permanent loss of prime and near-prime agricultural soils to urbanization.

Finding: Project phasing postpones the loss of agricultural soils.

Facts: The property not immediately committed for development may continue in agricultural usage in order to extend as much as possible that short-term use.

Finding: Economic, social, and environmental considerations make the long-term retention of agricultural uses on this property infeasible.

Facts: The General Plan designation for this property has included industrial and commercial uses for several years and, with close proximity to Interstate 580 and access to major streets, the maintenance of agricultural uses under these circumstances is considered marginal.

6. Significant Effect: Alteration and/or loss of riparian habitat and aquatic species along the Alameda Creek system including Tassajara Creek.

Finding: Revegetation mitigates the long-term impacts.

Fact: Alteration of the creek system will be accompanied by revegetation and other measures designed to minimize impact.

Finding: Mitigation measures are the responsibility of other public agencies.

Fact: Numerous agencies (local, regional, and state) have permit authority over stream alteration and management, as well as the on-site activities affecting the stream environment.

7. Significant Effect: Change in visual character of the area.

Finding: Design review mitigates potential impacts.

Facts: Specific development project elements, including design, materials use, site orientation, and landscaping plans will be reviewed for the maintenance and enhancement of views of and from the site.

Finding: Economic, social, and other considerations make infeasible alternatives retaining open space/agricultural use.

Fact: The General Plan designation for this property has included industrial and commercial uses for several years and, with close proximity to Interstate 580 and access to major streets, the maintenance of agricultural uses under these circumstances is considered marginal.



8. Significant Effect: Potential regional surplus of land committed to commercial/industrial development resulting in delay in project buildout or abandonment of project in partially built state.

Finding: Economic and legal considerations make infeasible alternatives of partial approval.

Fact: Major roadway and other capital improvements as well as marketing strategy require total approval. Legal agreements commit the developer to building "up-front" major improvements and participating in costly assessment districts. Future approvals required mitigate this impact.

Facts: Project will proceed on logical basis fulfilling existing and foreseeable market demand. Options will be left open for future changes in land use due to step-by-step approval process.

9. Significant Effect: Increase in traffic volume beyond the existing circulation system capacity.

Finding: Formation and implementation of assessment districts to provide for system improvements will mitigate impacts.

Fact: Assessment district improvements will provide for freeway interchange improvements, freeway and local street widening, traffic control signals, and similar improvements to accommodate increased traffic levels in the North Pleasanton area.

Finding: Transit and transportation systems management programs will reduce the traffic levels during commute hours.

Fact: Certain companies within the project will be required to participate in a program of vanpooling, carpooling, and alternative work-hours in order to reduce the dependence on the single-occupancy vehicle and the traffic congestion.

Finding: Phasing of project buildout in conjunction with necessary improvements will reduce the impacts of increased traffic levels.

Facts: The phasing of construction and corresponding traffic-related improvements will provide for gradual accommodation of capacity needs and prevent congestion beyond acceptable service levels.

Finding: Economic, social, and environmental considerations make further reductions in the scale of the project infeasible.

Facts: The scale of the project is necessary in maintaining the marketability of the site in order to provide increased employment opportunities to the local community and to increase the tax base of the City.

10. Significant Effect: Increase in traffic levels will create unacceptable noise levels affecting existing residential areas.

Finding: The use of construction techniques, insulation materials, and soundwalls will reduce noise to acceptable levels.

- Facts: The project developers will be required to conduct acoustical analyses in the residential areas to determine and fund necessary noise mitigation measures.
- Finding: Economic and social considerations make elimination of traffic-related noise increases infeasible.
- Facts: The scale and types of uses proposed for the project are necessary in maintaining the marketability of the site in order to provide increased employment opportunities to the local community and to increase the tax base of the City. Noise level increases from very quiet levels to urban levels, but still within standards, is unavoidable with development.
11. Significant Effect: Increase in construction activities, vehicle use, and industrial emissions will affect air quality.
- Finding: Adherence to an approved dust control plan will mitigate the potential of suspended particulates exceeding standards.
- Fact: The dust control plan will be required for submittal as part of the improvement plans and will provide for the maintenance and/or revegetation of disturbed areas as quickly as possible.
- Finding: Mitigation measures are also within the jurisdiction of another public agency (Bay Area Air Quality Management District).
- Facts: Development must comply with District regulations regarding on-site activities and emissions.
- Finding: Restricting further development until circulation system capacities are adequate will mitigate congestion and the generation of high levels of carbon monoxide along roadways.
- Fact: The developers will be subject to phasing of construction in conjunction with traffic-related improvements to accommodate increased capacity needs and to prevent congestion beyond acceptable service levels, thus minimizing the potential for carbon monoxide exceedences.
- Finding: Growth management precludes growth-related emissions from exceeding regional estimates.
- Facts: The City's growth management program which controls residential growth is consistent with the area-wide air quality management plan.
- Finding: Provisions for reducing automobile travel to and from the site and encouraging alternative means of transportation will reduce vehicular emissions.
- Facts: The developers will be required to provide for a program of coordinated, alternative transportation systems for employees throughout the site, including vanpooling, carpooling, and alternative work hours.
- Finding: Economic and social considerations make the "no project" or reduced scale project alternatives, which would result in less impacts on air quality, infeasible.

Facts: The scale of the project is necessary in maintaining the marketability of the site in order to provide increased employment opportunities to the local community and to increase the tax base of the City.

12. Significant Effect: Increased energy consumption will occur as the result of site activities and projected commute trips.

Finding: Provisions for reducing automobile commuting and encouraging alternative means of transportation will reduce vehicle miles traveled and energy consumption.

Facts: The developers are required to provide for a program of coordinated, alternative transportation systems for employees throughout the site, including vanpooling, carpooling, and alternative work hours.

Finding: Incorporation of solar energy measures in building design will reduce energy consumption.

Facts: The utilization of passive and active solar energy measures will be required for all buildings to the maximum extent feasible.

Finding: Economic and social considerations make the reduced scale or "no project" alternatives, which would result in reduced energy consumption, infeasible.

Facts: The scale of the project is necessary in maintaining the marketability of the site in order to provide increased employment opportunities to the local community and to increase the tax base of the City.

13. Significant Effect: Water supply requirements will exceed existing distribution capacity.

Finding: The required water supply and distribution system facilities will be constructed in conjunction with development, mitigating any impact.

Facts: The developers are required to restrict site development until adequate water supplies facilities and long range requirements have been determined to be adequately achieved.

14. Significant Effect: Project uses would generate sewage effluent beyond capacity available to the site.

Finding: Project conditions mitigate potential impacts.

Facts: Building-by-building approval process ensures control over capacity; conditions guarantee no guarantee of sewer capacity is included in the approval.

Finding: Additional capacity would mitigate impacts.

Facts: Expanded facilities are being discussed by many responsible agencies; an EIR would be required before any expansion could be made.

15. Significant Effect: Project development will increase demands on Police and Fire Department services.

Finding: Provisions for increased personnel, facilities, and equipment will mitigate the increased demand on existing service levels.

Facts: Service and fiscal assessment studies have determined specific needs and that increased revenues from development will exceed expenditures required to increase service levels.

16. Significant Effect: Site development will result in potential disturbance of archaeological sites.

Finding: Project conditions mitigate potential impacts.

Facts: Archaeologists must be on hand during construction, additional site evaluation work is required at known sites prior to construction, and archaeologist and Indian recommendations for preserving sites intact are required to be followed.

## EXHIBIT B

### CONDITIONS OF APPROVAL PUD-81-30

1. That the development shall be substantially as shown in the development plan, Exhibit A, the Design Guidelines, Exhibit B, and the Declaration of Covenants, Conditions and Restrictions, Exhibit C, all on file with the Planning Division, except that site #20 as shown on the Land Use Plan portion of the Development Plan shall be used for office (except mid-rise office), research and development or light manufacturing purposes rather than retail/commercial/financial uses and the 6.342 acre parcel immediately southeast of the confluence of Gibraltar Drive and Stoneridge Drive may be used for commercial, research and development or light manufacturing purposes.
2. That development on the subject property may continue as long as none of the intersections listed in Table V of the North Pleasanton Traffic Study (NPTS), Volume 3 (attached hereto and made part of this case by reference) are projected by traffic studies to reach level of service (LOS) E as described in the Highway Capacity Manual, HRB Report 87 except the following listed intersections:

Dougherty Road/Dublin Boulevard  
Foothill Road/Canyon Way (Dublin Canyon Road)  
Foothill Road/Deodar Way  
Stoneridge Drive/Foothill Road  
Johnson Drive/Willow Road  
Johnson Drive/Rock Avenue (West)  
Johnson Drive/Rock Avenue (East)

The following listed intersections should be added to the list of intersections in Table V of the NPTS, Volume 3:

Hopyard Road/Valley Trails Drive (North)  
Hopyard Road/Valley Trails Drive (South)  
Hopyard Road/Coronado Lane  
Santa Rita Road/Mohr Avenue

Until the time that it appears that any of the listed intersections may reach LOS E the developer need not construct more than the following, all as provided for in the developer's plan:

- A. Project interior street improvements including signals.
- B. Complete the widening of Hopyard Road to six lanes from near Johnson Drive to Valley Avenue.
- C. Widen West Las Positas Boulevard to six lanes between the Southern Pacific Transportation Company tracks and Santa Rita Road.
- D. Widen Santa Rita Road to at least four lanes (on an interim basis) from West Las Positas Boulevard to I-580.
- E. Install signal at Hopyard Road/Inglewood Drive.
- F. Install signal at Hopyard Road/Gibraltar Drive.

- G. Install signal at Hopyard Road/Valley Trails Drive (North) - (Arthur Drive).
- H. Modify the following signals:

- Hopyard Road/Valley Avenue
- Hopyard Road/Valley Trails Drive (South) - (Parkside Drive)
- Hopyard Road/West Las Positas Boulevard
- Hopyard Road/Stoneridge Drive
- Hopyard Road/Johnson Drive
- Santa Rita Road/West Las Positas Boulevard
- Santa Rita Road/Pimlico

At such time as it appears that any of the intersections listed in Table V of the NPTS, Volume 3 (with the exceptions and additions listed above) may reach LOS E, no construction on the site not already started may be commenced or approved until the developer performs a traffic analysis, satisfactory to the City, to determine which specific measures described in the following subparagraphs should be constructed to mitigate the traffic conditions at the particular intersection(s) in order to maintain it at LOS D. New construction on the subject site shall be allowed or approved only when the traffic improvements so required are under construction. The mitigating conditions shall be but are not necessarily limited to the following:

- A. Construction of Stoneridge Drive/I-680 interchange.
- B. Widening and improvement of the Hopyard Road/I-580 interchange.
- C. Widening of Santa Rita Road to six lanes from I-580 to Valley Avenue.
- D. Construction of I-580/Hacienda Drive interchange, and extension of Hacienda Drive to that interchange.
- E. Widening and improvement of I-580/Santa Rita Road interchange.
- F. Widening of Stoneridge Drive to six lanes between Foothill Road and Hopyard Road.
- G. Construction of the I-680/West Las Positas Boulevard interchange.
- H. Widening of West Las Positas Boulevard to six lanes from I-680 to Hopyard Road.
- I. Construction of north and southbound auxiliary lanes on I-680 between West Las Positas Boulevard and I-580.
- J. Construction of east and westbound auxiliary lanes on I-580 between Hopyard Road and I-680.

If the traffic analysis indicates that none of the mitigating conditions will maintain the intersection(s) at LOS D, then no construction can commence.

With regard to the Hopyard Road/I-580 westbound off-ramp, development of the Hacienda Business Park may commence once the developers have bonded for those improvements deemed necessary and acceptable to the City Engineer of the City of Pleasanton to reduce the intersection from its current level of service E to LOS D or better, and that these improvements shall be constructed as soon as possible.

3. That since the development plan does not show the specific design of buildings to be constructed on the property, all buildings and individual site landscaping and parking shall require design approval by the City prior to issuance of building permits. Approval by the City shall be approval by the City Council with recommendations from the Planning Commission.

4. That permitted and conditionally permitted uses on the subject property shall be as follows:

Research and Development/Light Manufacturing/Warehouse Uses

- A. All industrial uses, activities and processes allowed in Section 2-7.20(1) (Permitted Uses, I-P District), Article 9, Chapter 2, Title II of the Ordinance Code of the City of Pleasanton.
- B. Industrial support and service facilities to include activities limited to the servicing of businesses on the subject property or servicing of products produced on the site, such as: repair and maintenance of appliances or component parts; tooling; printers; testing shops; small machine shops; copying; photo engraving, etc.
- C. Accessory uses and structures when related to and incidental to a permitted use.
- D. Warehousing and distribution type industrial uses (not including the storage of radioactive materials or fuel or flammable liquids).
- E. Manufacturing or combining processes of pharmaceutical products, provided no noxious or offensive fumes or odors are produced.
- F. Manufacturing or combining processes of biological products, provided no noxious or offensive fumes or odors are produce.
- G. Sales at wholesale, or sales to the ultimate consumer of products made to the customers orders.
- H. Engineering, drafting and design facilities.
- I. Research and development facilities.
- J. Manufacture of prototypes.
- K. Any research and development use listed above may be operated in conjunction with any allowed light industrial use or office use.
- L. All typical uses associated with research and development and light manufacturing for the electronic and semi-conductor industries.
- M. Painting, enameling and lacquering shops.
- N. Sheet metal shops.
- O. Storage of raw materials, work in process and finished goods inventories.
- P. Woodworking shops and cabinet shops.

## Offices Uses

- A. Administrative, executive and business offices.
- B. Business service offices, including employment agencies, accountants, notaries, stenographic, addressing, computing, and related services.
- C. Business consultant offices.
- D. Design professions offices (engineering, architectural, drafting, etc.).
- E. Research, development, analytical and scientific offices.
- F. Manufacturers' representatives and sales offices.
- G. Headquarters or region-wide finance, insurance and real estate offices (offices of this type which serve mainly Pleasanton and Dublin are prohibited).
- H. Medical/dental clinics and related health maintenance organizations not including manufacture fabrication or sale of any article or commodity other than those incidental to the services provided (general purpose medical/dental uses serving mainly the Pleasanton/Dublin area are prohibited).
- I. Any office use listed above may be operated in conjunction with any allowed or conditionally allowed light industrial use or research and development use.
- J. Barbershops.
- K. Travel agencies.
- L. Prescription pharmacies, provided that at least 80% of the interior display area shall be used for the preparation and sale of prescriptions or trade drugs.
- M. Restaurants, in conjunction with OMPO uses only.

## Commercial Uses

All allowed and conditionally allowed uses in the C-C (Central Commercial), C-F (Freeway Commercial), and C-N (Neighborhood Commercial) Districts except the 6.342 acre parcel southeast of Gibraltar Drive and Stoneridge Drive on which the commercial uses shall be limited to the following:

- A. Artists and engineering supply stores.
- B. Barber and beauty shops.
- C. Candy stores.
- D. Catering establishments.
- E. Delicatessen stores.
- F. Drug stores and prescription pharmacies.



- G. Financial institutions including banks, savings and loans, finance companies, etc. - CUP.
  - H. Gymnasiums and health clubs - CUP.
  - I. Ice cream stores.
  - J. Liquor stores.
  - K. Newsstands.
  - L. Printing shops.
  - M. Restaurants and soda fountains not including drive-ins or take out food establishments.
  - N. Stationery stores.
  - O. Tobacco stores.
5. That because traffic generated by the Hacienda Business Park will create unacceptable noise levels for residential uses along certain streets within the City, acoustical analyses shall be carried out on Santa Rita Road between West Las Positas Boulevard and I-580, West Las Positas Boulevard between Hopyard Road and I-680, West Las Positas Boulevard between the Southern Pacific Transportation Company tracks and Santa Rita Road and Hopyard Road between Valley Avenue and Stoneridge Drive to determine what mitigation measures are necessary to achieve an acceptable level of noise within these areas. The applicant shall pay for these analyses and for the noise mitigation measures (mainly soundwalls) deemed necessary to attenuate noise generated by the project. Prior to issuance of any building permits on the subject property the developer shall enter into an agreement with the City agreeing to pay for the studies and provide the mitigation measures when deemed necessary by the City Engineer. Assessment districts shall be used to fund construction of these noise mitigating facilities wherever found appropriate and the cost spread to properties within the districts.
  6. That building and parking minimum setbacks shall be as set forth in Section 2.2.2a-d of the Hacienda Business Park Design Guidelines dated 4/1/82 and Tables B-2 and B-3 of the Hacienda Business Park CC&Rs, attached hereto and made part of this case by reference.
  7. That Section 3.3.2a of the Design Guidelines shall be used as a guide for the landscaping of the Hopyard Road public service easement and median strip, but final approval of the landscaping of those two areas shall rest with the City staff.
  8. That Section 3.3.2b-d of the Design Guidelines shall be used as a guide for the landscaping of the 33 ft. to 50 ft. wide public service easements along interior project roads, but final approval of the landscaping of these areas shall take place as part of the design consideration by the City.
  9. That Section 3.4.3 and 3.4.4 of the Design Guidelines shall be used as a guide for the landscaping and design of the site parking areas and side and rear yard areas, but final approval of the landscaping and design of these areas shall take place as part of the design consideration by the City.
  10. That all signing for the project shall be submitted to the City for approval. Section 4.1 of the Design Guidelines shall be used as a guide for such signing.

11. That where enumerated conditions of this PUD report conflict with statements in the PUD development plan, Design Guidelines and CC&Rs, the former shall control, except that developer may impose more restrictive conditions.
12. That the developer realize that the development plan, Design Guidelines and CC&Rs are only guides to the development of the subject property and that where statements, tables, figures and other data within these documents conflict with City procedures, policies and codes, the City's procedures, policies and codes shall govern, except that the developer may impose more restrictive procedures and standards.
13. That Table B-1 of the CC&Rs shall be used as a guide for parking within the Hacienda Business Park, but that final approval of parking required shall be determined at the time of design review by the City.
14. That the maximum floor area ratio for each land use category shall be as shown in Table B-1 of the CC&Rs and that the total maximum overall floor area ratio shall be 37.7% of the net acreage (approximately 495.4 acres) of the business park. Floor area ratio shall be as defined in the Pleasanton Ordinance Code.
15. That the maximum building heights of all structures on the subject property shall be as shown in Table B-1 of the CC&Rs (attached hereto and made part of this case by reference) except for the OMPD district where no building shall be over five (5) stories in height. In no case shall a building be over 65 ft. in height at the parapet unless the Pleasanton Fire Department is in possession of apparatus capable of suppressing fire in a building of that height.
16. That a district for the maintenance of all public lighting and landscaping within the development and all street areas both within the development and all of Hopyard Road, exclusive of the Meyer property, from I-580 to Valley Avenue, Santa Rita Road from West Las Positas Boulevard to I-580, and West Las Positas Boulevard east of the development shall be established. Such district may be used in conjunction with a property owner's association to be established by the developer for these purposes.
17. That site specific soils studies shall be done for all the buildings constructed on the subject property.
18. That all buildings on the subject property shall employ solar energy to the maximum extent economically feasible.
19. That if any fill is required for the subject site, it shall be transported to the property via freeways rather than City streets.
20. That all street rights-of-way shown on the final map shall be offered for dedication to public use or in the alternative, these rights-of-way may be purchased at their market value through a special assessment district for subdivision improvements if approved by the City Council pursuant to Section 66462 (a) (2) of the Government Code.
21. That the developer acknowledges that the City of Pleasanton does not guarantee the availability of sufficient sewer capacity to serve this development by approval of this project and that the developer agrees and acknowledges that building permits may be withheld if sewer capacity is found by the City not to be available.
22. That all loading and service areas shall be screened from streets and adjacent properties.

23. That the following standards shall be utilized in the design and construction of all buildings on the site:
- A. Walls, parking, landscaping and the exteriors of all buildings shall at all times be maintained in good condition. All painted surfaces shall be kept properly painted in colors approved by the Design Review Board. Unimproved property shall be maintained in a slightly condition free of weeds and debris at all times.
  - B. Attention shall be paid to building location on the site for maximum sight efficiency and aesthetic relationship to adjacent existing buildings.
  - C. Use of building elements and landscaping to screen trucking areas or outside storage and trash shall be incorporated in each site plan design.
  - D. Exterior wall heights and finishes shall be used to screen roof mounted equipment including extensions of any roof slope elements as part of the overall design.
  - E. Exterior building design and finishes shall reflect proper attention to create a design approach within individual building design forms complementing the landscaping and adjacent buildings.
  - F. Building design shall reflect a variety of forms not just addition of finishes to uncreative building "boxes."
  - G. Building finishes and colors shall utilize and contrast both natural materials, like bricks, sand blasted concrete, rough sawn wood, and reflective glass with painted roof stucco, painted concrete and aluminum.
  - H. Building heights may vary depending upon type of use and location.
  - I. It is encouraged that all buildings within the subject, development adhere to good site orientation and sun control with proper utilization of wall and roof insulation; integration of active solar systems is encouraged for at least hot water use as well as supplemental heating and cooling systems.
  - J. Each building site should incorporate proper orientation for sun and climate control as well as protecting adjacent building's solar access.
  - K. If a building does not act as a total roof screen to mechanical equipment then any addition to the building to screen present or future mechanical equipment or solar collectors shall be of the same building design elements and color. The use of separate mechanical screen fence design shall be discouraged with all screening designed and approved at the Design Review Board approval stage.
24. That no materials, supplies or equipment including company owned or operated trucks and motor vehicles shall be stored in any area on a site except inside or behind a solid visual barrier which screens such areas from surrounding properties and public streets, each barrier shall be at least 6 ft. in height.
25. That prior to finaling a final map on the subject property CC&Rs shall be approved by the City Attorney. If there are commonly owned areas, the CC&Rs shall provide for a property owner's association with sufficient power to manage all such areas. The City shall be named as

beneficiary of such CC&Rs and shall be granted the power to enforce its provisions if the property owner's association fails to do so.

26. That this overall project and each individual site development shall be subject to the provisions of the City's Fire Code and nationally recognized standards, where applicable, relative to fire, life safety.
27. That no building shall be constructed on the subject site until an adequate water supply is available for the particular structure as identified in "A Water Distribution and Supply Study of the North Central and North West Portions of the Lower Pressure Zone." (December 1981)
28. That no temporary agricultural use shall be permitted within the bounds of the proposed project which causes a fire hazard.
29. That all flood control channels and all adjacent easements within the subject property shall be maintained free from fire hazards at all times.
30. That all fire hydrant locations shall be marked in the street by blue reflective street markers to Fire Department standards.
31. That all construction plans shall be reviewed and approved by the Fire Department to ensure that Fire Code requirements are met prior to issuance of building permits.
32. That as each building site is developed an "as-built" drawing conforming to Fire Department standards, shall be submitted for approval prior to final inspection.
33. That the street number of all buildings be posted so as to be easily seen from the street at all times, day and night.
34. That all ducts, meters, air conditioning equipment, and any other mechanical equipment, whether on the structure, on the ground, or elsewhere, be effectively screened from view with materials architecturally compatible with the main structure.
35. That all mechanical equipment be constructed in such a manner that noise emanating from it will not be perceptible at or beyond the property plane of the subject property in a normal environment for that zoning district.
36. That all lighting be constructed in such a manner that glare is directed away from surrounding properties and rights-of-way.
37. That all trash and refuse be contained completely within enclosures architecturally compatible with the main structure.
38. That all trees used in landscaping be a minimum of 15 gallons in size and all shrubs a minimum of 5 gallons.
39. That 6" vertical concrete curbs be installed between all paved and landscaped areas.
40. That all parking spaces be striped and provided with wheel stops unless they are fronted by concrete curbs, in which case sufficient areas shall be provided beyond the ends of all parking spaces to accommodate the overhang of automobiles.
41. That all utilities required to serve the development be installed underground.

42. That the applicant enter into an agreement with the City approved by the City Attorney which guarantees that all landscaping included in this project will be maintained in a healthful, attractive and weed-free manner. Said agreement shall run with the land for the duration of the existence of the structures located on the subject property.
43. That the developer shall install street trees as required by the Hacienda Business Park Design Guidelines and CC&Rs but in no case less than required by City ordinance.
44. That any damage to street improvements now existing or done during construction on the subject property be repaired at full expense to the developer.
45. That lighting approved by the Police Department shall be provided around the perimeters of all buildings on the subject property.
46. That if required by the Police Department, buildings shall be equipped with alarm systems, the type to be approved by the Police Department and that these systems shall be installed prior to final building inspection.
47. That the site be kept free of fire hazards from the start of construction to final inspection and that the Fire Department emergency number be provided adjacent to all telephones on the site.
48. That the following water conserving plumbing fixtures be installed: a) low flush water closets; b) shower flow control heads; c) aerators in interior faucets; and d) insulation of hot water lines.
49. That the developer's contractor obtain an encroachment permit from the City prior to the beginning of construction.
50. That the developer pay any and all fees that the property may be subject to.
51. That approval of the design for line, grade and structural sections for the streets serving this development be withheld pending final design.
52. That the developer's engineer submit preliminary design calculations, criteria, and assumptions in bound, 8 ½" x 11" or 8 ½" x 14" format which set forth the basis for design for the sewer, water, and storm drain systems as well as relevant information concerning soils, traffic, etc. This information shall be submitted prior to the submittal of the tentative map.
53. That all applicable requirements of the Alameda County Flood Control District - Zone 7 be met.
54. That the development shall provide on-site private security guards as determined by the Police Chief.
55. That the developer shall have a soils engineer on the site at all times during the construction of all public improvements on the subject property.
56. That the developer shall provide abundant bike storage facilities throughout the subject property.
57. That the CC&Rs of the Hacienda Business Park shall be amended to require participation in a Transportation Systems Management Program by all companies within the business park employing 100 or more employees. Such a program shall involve carpooling, vanpooling, and alternate work hours. Incentives offered to encourage employees to participate in carpooling and vanpooling should include preferential parking, flex time arrangements and monetary

incentives. Each company involved in the program should have an employee assigned to coordinate these activities.

58. That all bus stops and shelters shall be located as required by the City Engineer. Design of all bus stop shelters shall be approved by the Planning Division.
59. That all commercial and office structures on the subject property shall be designed so that interior noise levels shall not be higher than 55 dBA Leq during business hours and that the hotel shall be designed so that the interior noise level will not be higher than 45 dBA Ldn.
60. That because the subject property will be subdivided and at least parts of it sold at a later date, the ordinance approving case PUD-81-30 or an abstract thereof, shall be recorded in the office of the Alameda County Recorder so that it shall be clear that all conditions of approval of this case run with the land.
61. That because research and development and light manufacturing uses would increase the potential hazard of spillage, combustion or exploding of hazardous or toxic materials, the developer shall work with the Fire Marshal, City Engineer, qualified citizen(s) and any affected outside agencies to establish procedures for the safe storage and handling of such materials.
62. That any existing assessment districts which the property may be subject to shall be cleared prior to the approval of the final map or the developer shall cause a segregation to be completed in conjunction with the final map.
63. That in order to reduce erosion, grading should be restricted to non-rainy periods (generally April-November) and all erodible slopes shall be hydro mulched or otherwise stabilized by November 15th (this will reduce deposition of sediments and chances of degrading water quality in surrounding creeks).
64. That temporary sediment retention basins shall be provided in the design of the development to the satisfaction of the City Engineer. Maintenance of these retention basins shall be ensured throughout the full construction of the project. Oil and grease traps shall be utilized on site to catch grease and oil.
65. That the developer shall submit an erosion and sedimentation control plan as part of the approved plans prior to approval of the final map for the subdivision of the first unit of the subject property and that said map shall make provisions for the control of erosion throughout all phases of development of the property.
66. That the landscaping at the intersections of the Chabot Canal and Gibraltar Drive, Stoneridge Drive, Inglewood Drive and West Las Positas Boulevard and the intersections of Tassajara Creek and Stoneridge Drive and West Las Positas Boulevard shall be installed by the developer at the time of street improvements. That the landscaping of all in tract intersections, as described in the development plan, shall be installed by the developer at the time of construction of street improvements.
67. That the parking standards described in the Design Guidelines and the CC&Rs for the Hacienda Business Park shall be used as a guide for the provision of parking facilities on the subject property, but that final approval shall be granted as part of design review consideration by the City.
68. That all applicable requirements of California State Department of Fish and Game be met.

69. That the public streets within this development be constructed generally as shown in the Hacienda Business Park "Development Plan."
70. That the developer shall: complete the construction of Hopyard Road to six lanes from I-580 to Valley Avenue; complete the construction of West Las Positas Boulevard to six lanes from the Southern Pacific Transportation Company tracks to Santa Rita Road; widen Santa Rita Road to at least four lanes (on an interim basis) from West Las Positas Boulevard to I-580; install traffic signals at the intersections of Hopyard/Inglewood, Hopyard/Gibraltar and Hopyard/Valley Trails Drive (North) - Arthur Drive, modify the traffic signals at the intersections of Hopyard/Valley, Hopyard/Valley Trails Drive (South) - Parkside Drive, Hopyard/West Las Positas, Hopyard/Stoneridge, Hopyard/Johnson, Santa Rita/Pimlico, and Santa Rita/West Las Positas. All of the above shall be done per approved improvement plans. All of the above improvements may be considered for acquisition by a subsequently formed assessment district(s) with costs to be assessed to all benefitting properties within the district(s).
71. The developer, with costs to be assessed to all benefitting properties within the assessment district(s), shall acquire the rights-of-way needed to construct the improvements listed above. If necessary the City shall aid the developer in this process.
72. That the developer provide funding for a traffic signal master controller system, interconnect system, and sufficient expansion of City offices to house the traffic computer, all to the requirements set by the City Engineer. These improvements may be considered for acquisition by a subsequently formed assessment district(s) with costs to be assessed to all benefitting properties within the district(s).
73. That the public improvements required by the City shall be completed as one continuous project and shall not be phased.
74. That the off-site public improvements required by the City and completed by the developer may be considered for acquisition by a subsequently formed assessment district(s), with costs to be assessed to all benefitting properties within the district(s).
75. That a pedestrian/bike way shall be constructed along the entire length of the south side of West Las Positas Boulevard along with street improvements. This facility shall be adjacent to the curb and gutter, and shall be a minimum of 8 ft. wide with widening at all obstacles (fire hydrants, street signs, etc.) to maintain 8 ft. clear. An interim bike lane shall be painted and signed on the north side (utilizing the area which will ultimately be the third traffic lane). The north side of West Las Positas shall have a sidewalk adjacent to the curb and gutter which shall be a minimum of 6 ft. wide with widening at all obstacles to maintain 6 ft. clear. This north sidewalk shall be constructed along with individual building construction as each separate lot is developed.
76. That an 8 ft. wide separated pedestrian/bike way be constructed along the north side of the entire length of Stoneridge Drive, along with street improvements. An interim bike lane shall be painted and signed along the south side (utilizing the area which will ultimately be the third traffic lane). The south side of Stoneridge Drive shall have a 6 ft. wide separated pedestrian/bike way which shall be constructed along with individual building construction as each separate lot is developed.
77. At all locations where sidewalk is planned to be constructed adjacent to curb and gutter, but at a later date, dowing satisfactory to the City Engineer shall be included in the curb and gutter.

78. That the locations of the utility trenches be approved by the City Engineer prior to start of construction.
79. That the ped/bike ways at the major entrances be separated from the curb lines by a minimum of 5 ft. unless otherwise approved by the City Engineer.
80. That the design, location, and type of signals and electroliers be approved by the City Engineer prior to the start of construction.
81. That all curbs on public streets without parking lanes be constructed as 8" vertical P.C.C. curb and gutter.
82. That all trees proposed to be planted within street right-of-way areas be selected from the approved street tree list or receive approval from the City Engineer on a specific request basis.
83. That the CC&Rs include a requirement that the property owner's association pay the City an annual fee for the maintenance of the public streets within the development for the first ten (10) years after acceptance of the streets for maintenance. The amount of this fee shall be determined by the City Engineer and shall be sufficient to cover anticipated City costs during this ten (10) year period.
84. That a detailed grading and drainage plan and all supporting information and design criteria be submitted as part of the improvement plans for the development.
85. That all existing wells, septic tanks or holding tanks on the site be properly sealed, filled and abandoned prior to the start of grading operations unless Zone 7 retains specific wells for observation wells, or special approval is obtained from the City Engineer for temporary use of an existing well for construction water.
86. That the haul route for all materials to and from this development be approved by the City Engineer prior to approval of the final map or the start of any construction.
87. That the developer submit a dust control plan as part of the improvement plans prior to approval of the final map.
88. That storm drainage swales, gutters, inlets, outfalls and channels not within the area of a dedicated public street or public service easement or not dedicated to Alameda County Flood Control District - Zone 7 be privately maintained by the property owners or through an association approved by the City.
89. That approval of the on-site water supply and distribution system be withheld pending final design and until the developer has demonstrated to the satisfaction of the City Engineer that the proposed system meets both the immediate and long range requirements for supplying water in this area.
90. That the developer comply with any and all applicable requirements of the cross-connection control and backflow prevention device programs required by the California Administrative Code, Title 17.
91. That the developer pay the estimated applicable Zone 7 and City connection fees and the meter cost prior to Council approval of the development for any water meters (irrigation meters) not directly related to a building permit.

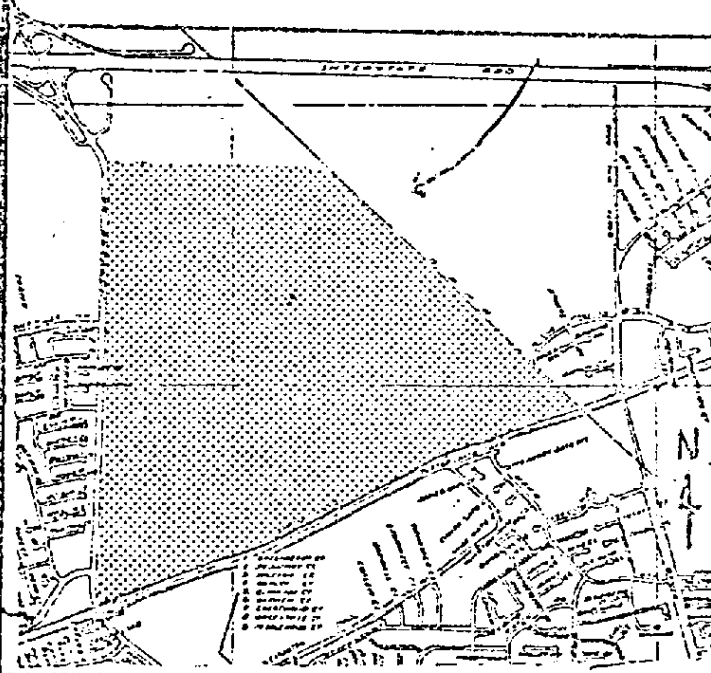


92. That a separate water meter be provided to each lot of record within the development unless otherwise approved by the City Engineer.
93. That approval of the sanitary sewer system be withheld pending final design and until the developer has demonstrated to the satisfaction of the City Engineer that the proposed system is adequate, connects to an approved point of discharge, and meets both the immediate and long-range requirements of the sanitary sewer system in this and all tributary areas.
94. That a separate sanitary sewer lateral be provided to each lot of record within the development unless otherwise approved by the City Engineer.
95. That approval of the storm drainage system be withheld pending final design and until the developer has demonstrated to the satisfaction of the City Engineer that the system is adequate, connects to an approved point of discharge, meets any and all applicable requirements of the Alameda County Flood Control District - Zone 7 meets any and all applicable requirements of the Federal Emergency Management Flood Hazard Program, and meets the immediate and long-range requirements of this development and all upstream areas intended to be drained through this tract.
96. That electric power distribution, gas distribution, communication service, and any required alarm systems be installed underground in a joint utility trench unless otherwise specifically approved by the City Engineer.
97. That the developer be responsible for the installation of the street lighting system within the development. The street lights shall be a minimum of 70 watt, high pressure sodium vapor units mounted on galvanized steel poles with poured in place bases, on the LS-1C schedule per City requirements and PG&E standard details unless otherwise specifically approved by the City Engineer. Approval for the number, location, and type of electroliers shall be withheld pending final design and review by the City Engineer.
98. That the developer submit a refundable cash bond for hazard control prior to approval of the final map. The amount of this bond will be determined by the City Engineer.
99. That the developer submit detailed landscape and irrigation plans as part of the improvement plans. These plans should include a street tree planting plan; landscape plans for medians, buffer strips, and any right-of-way landscape areas. The irrigation system shall include automatic controls.
100. That prior to construction, the two archaeological sites identified in the archaeological studies performed for this project by Holman and Associates shall be evaluated by a qualified archaeologist as to their extent and location for historical reference. A qualified archaeologist shall be made available on-site during construction activities within the area of these historical sites. In the event that human remains and artifacts are encountered prior to or during construction activities, such activities are to be halted until an evaluation and removal to alternate sites can be completed or some other method of protecting these materials (acceptable to a qualified archaeologist) can be accomplished.
101. That, where construction for access roads, service trenches, and other similar functions must be made over the historical sites, there be applied to such locations, to the extent possible, a layer of fill material to allow such construction to occur without having to cut into the layer of archaeological deposits.

102. That, where possible, arrangements shall be made with appropriate local agencies or organizations for the deposition and evaluation of recovered artifacts. Developer shall work with City to determine disposition of materials.
103. Buildings housing and businesses using hazardous materials as defined by the City Fire Code are required to adhere to the following conditions:
  - A. The Fire Department is to be advised by the business(es) responsible of their control methods for hazardous materials.
  - B. The businesses are to provide materials and equipment necessary for control both in processing and emergency conditions.
  - C. The Fire Department is to be advised of the type and quantity of materials stored or used and notified of significant changes in type and/or amounts of hazardous materials within 24 hours of the change(s).
  - D. Technical advisors and reference materials are to be provided to the Fire Department for assistance in controlling emergency situations.
  - E. All spills are to be reported in such a manner as prescribed by the Fire Department.
104. That the developer must submit plans for any construction in the LAVWMA easement to LAVWMA for approval. The design of any work in the LAVWMA easement must be approved by the LAVWMA engineers.
105. That until such time as Hacienda Drive interchange is constructed, all truck traffic generated by the development, including trucks used in construction activities, shall be directed northward on internal tract streets to Gibraltar Drive and, hence, northward on Hopyard Road to I-580 so that no trucks shall use existing City streets other than Hopyard Road north of Gibraltar; after the Hacienda Drive interchange is constructed, all truck traffic shall be directed to use solely internal tract streets and Hacienda Drive interchange. The project's CC&Rs shall be amended to include this restriction.
106. That until such time as the traffic assessment district(s) has been formed and assessments levied on all properties, no occupancy of any buildings will be allowed.
107. That the City, at developer expense, shall hire a qualified atmospheric scientist or air pollution expert to evaluate project-generated air quality impacts, establish air quality standards to minimize air quality impacts from the project and ensure that State and federal standards for primary pollutants are met at the site and along access routes, and develop a monitoring program which can be used to evaluate air quality impacts as the project develops. In the event such standards would be exceeded by any incremental development proposal, that particular project shall not be approved.
108. That the developer and the City of Pleasanton shall enter into an agreement relating to possible claims against the City for inverse condemnation, assessment district relief, or any other claim seeking to require the City's approval for development or seeking an assessment district or other refund in contravention of these PUD conditions. Such agreement shall be recorded contemporaneously with the subdivision map for the property.
109. That no parking will be allowed on any streets within the development.

Site rezoned from General Industrial (I-G), Industrial Park (I-P), Light Industrial (L-I), Office (O) and "PUD" (Planned Unit Development-Commercial Freeway) to "PUD"-(Industrial/Commercial and Offices)

573+ acres



CITY OF PLEASANTON  
**PLANNING DEPARTMENT**

ORDINANCE No. 1040

ZONING UNIT No. 257

DRAWN BY:

T.P.

APPROVED BY:

DATE:

6/8/82

CHK'D. BY:

SEC. NO.:

SCALE:

M.T.S.

PLANNING DEPT. 403

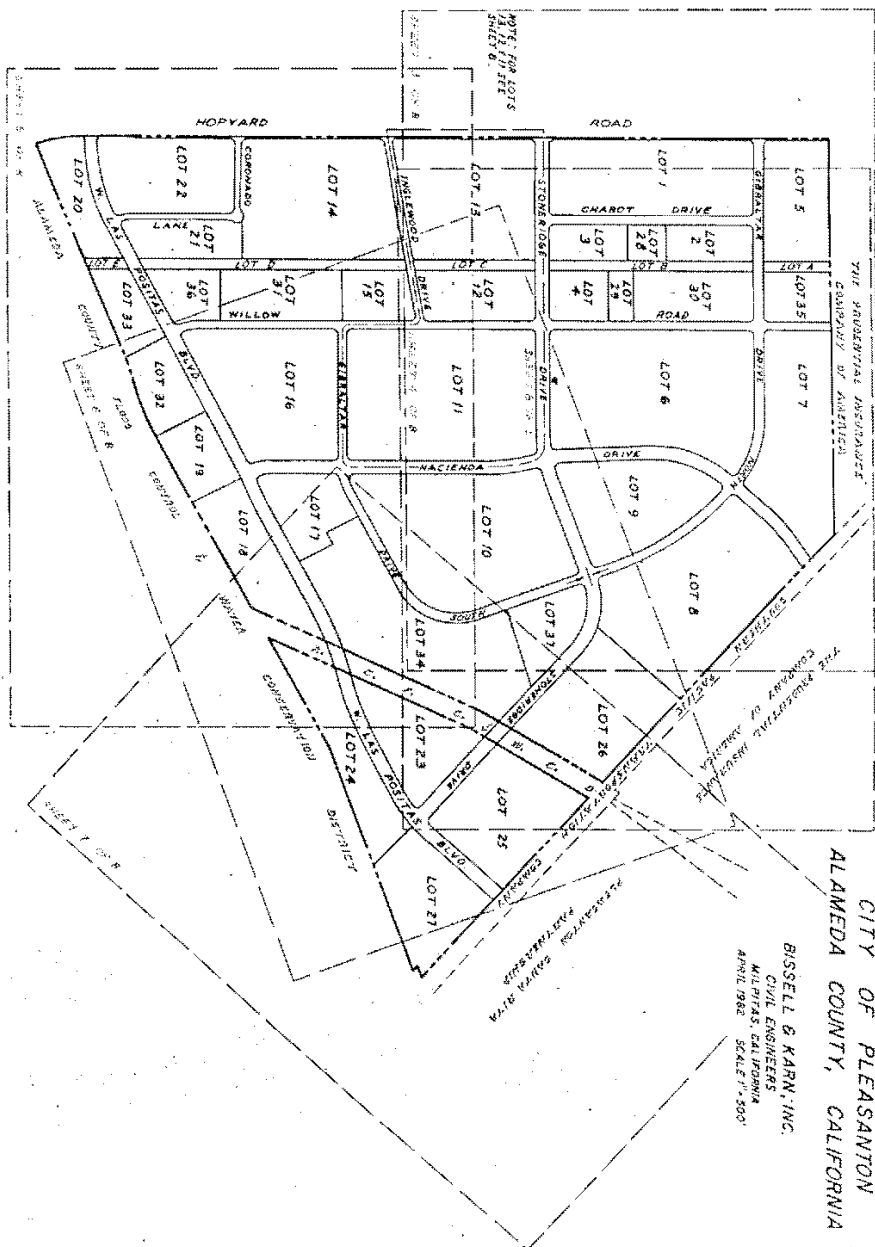
PUD-81-30

OWNER'S CERTIFICATE  
STATE OF CALIFORNIA  
COUNTY OF ALAMEDA

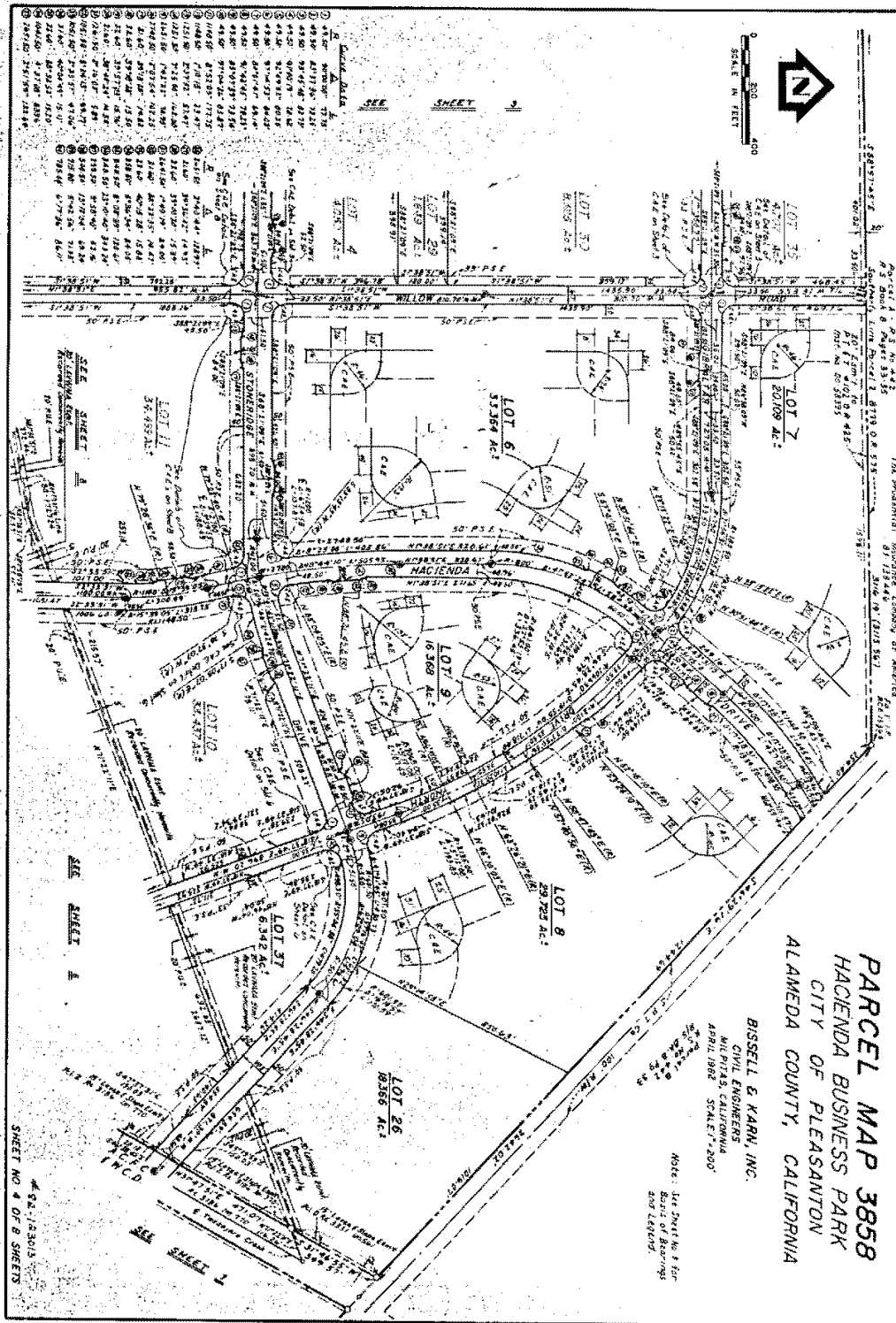
THE UNDERSIGNED, THE PROPERTY TRUSTEES COMPANY OF AMERICA, A NEW JERSEY CORPORATION, CERTIFY THAT THE GRANTS OF ALL THE LANDS DESCRIBED AND HEREIN, INCLUDING THE LANDS DESCRIBED IN THE CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA, COMPREHENSIVE OF EIGHT SHEETS, SHEETS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 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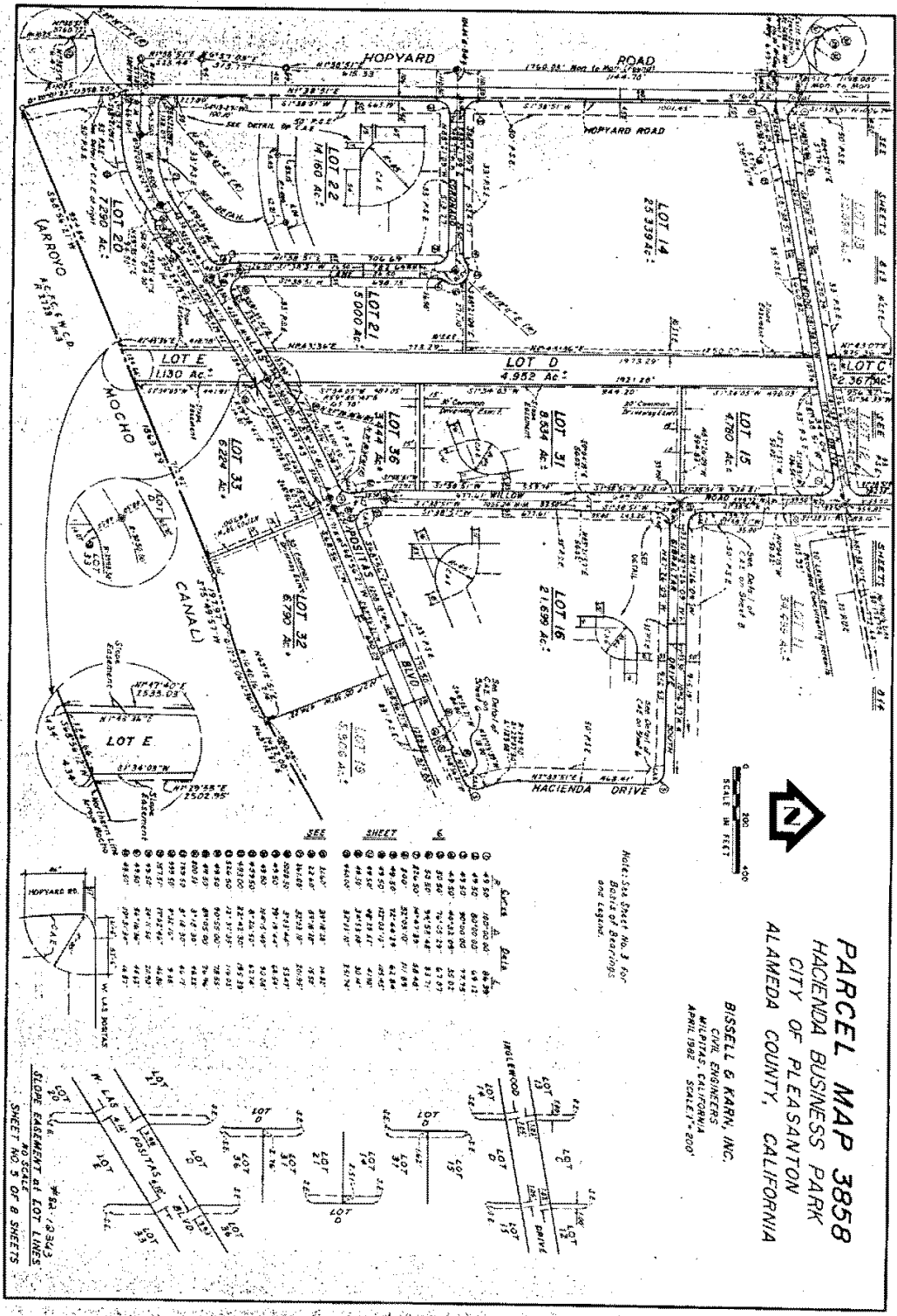






PIN 3858

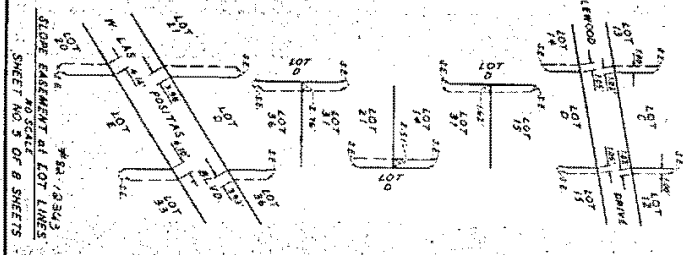
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**PARCEL MAP 3858**  
**HACIENDA BUSINESS PARK**  
**CITY OF PLEASANTON**  
**ALAMEDA COUNTY, CALIFORNIA**

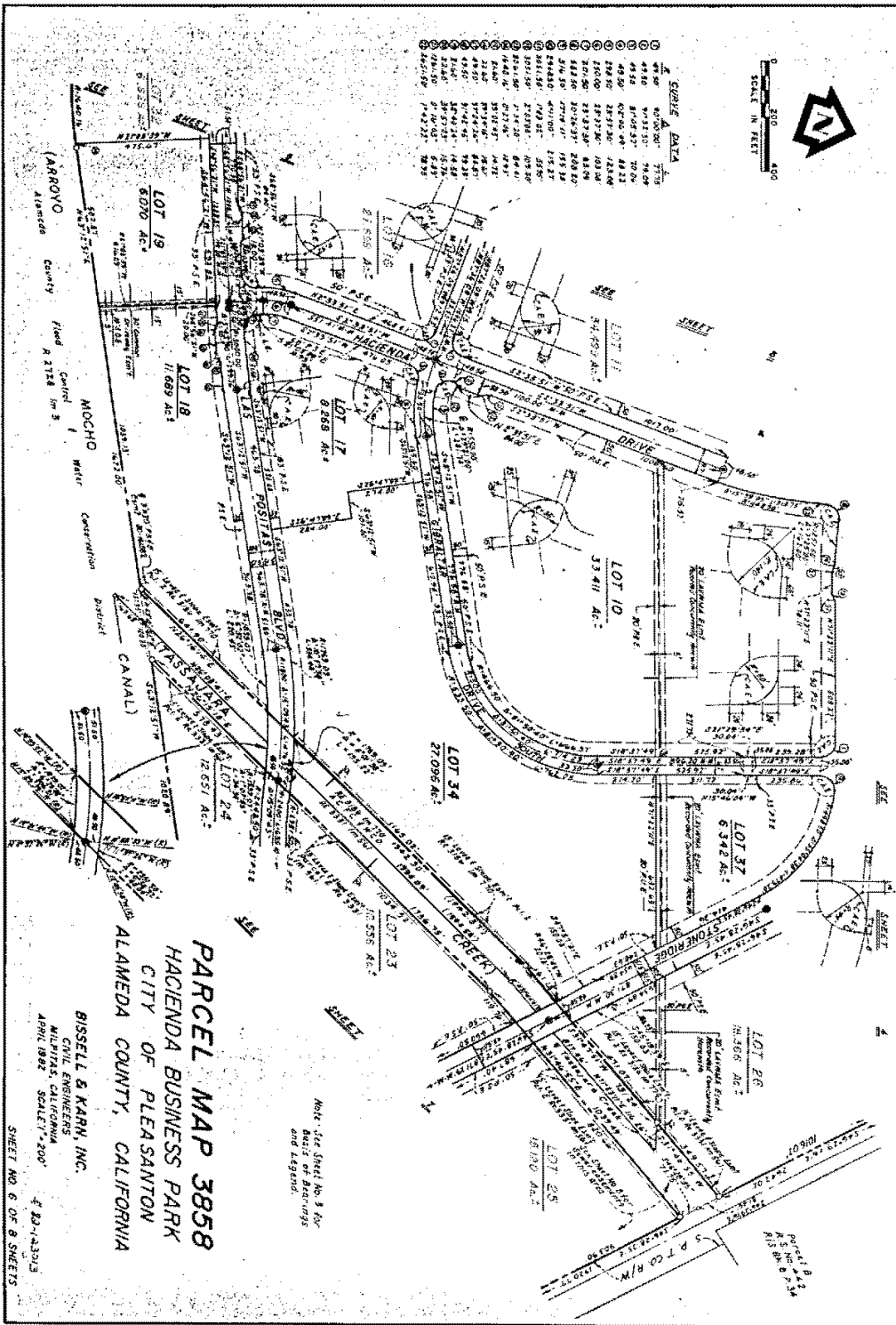
**BISSELL & KARN, INC.**  
 CIVIL ENGINEERS  
 1411 PLYMOUTH  
 PLEASANTON, CALIFORNIA 94566  
 APRIL 1988 SCALE: 1"=200'

Note: See Sheet No. 3 for  
 Bound of Bearings  
 and Easements.



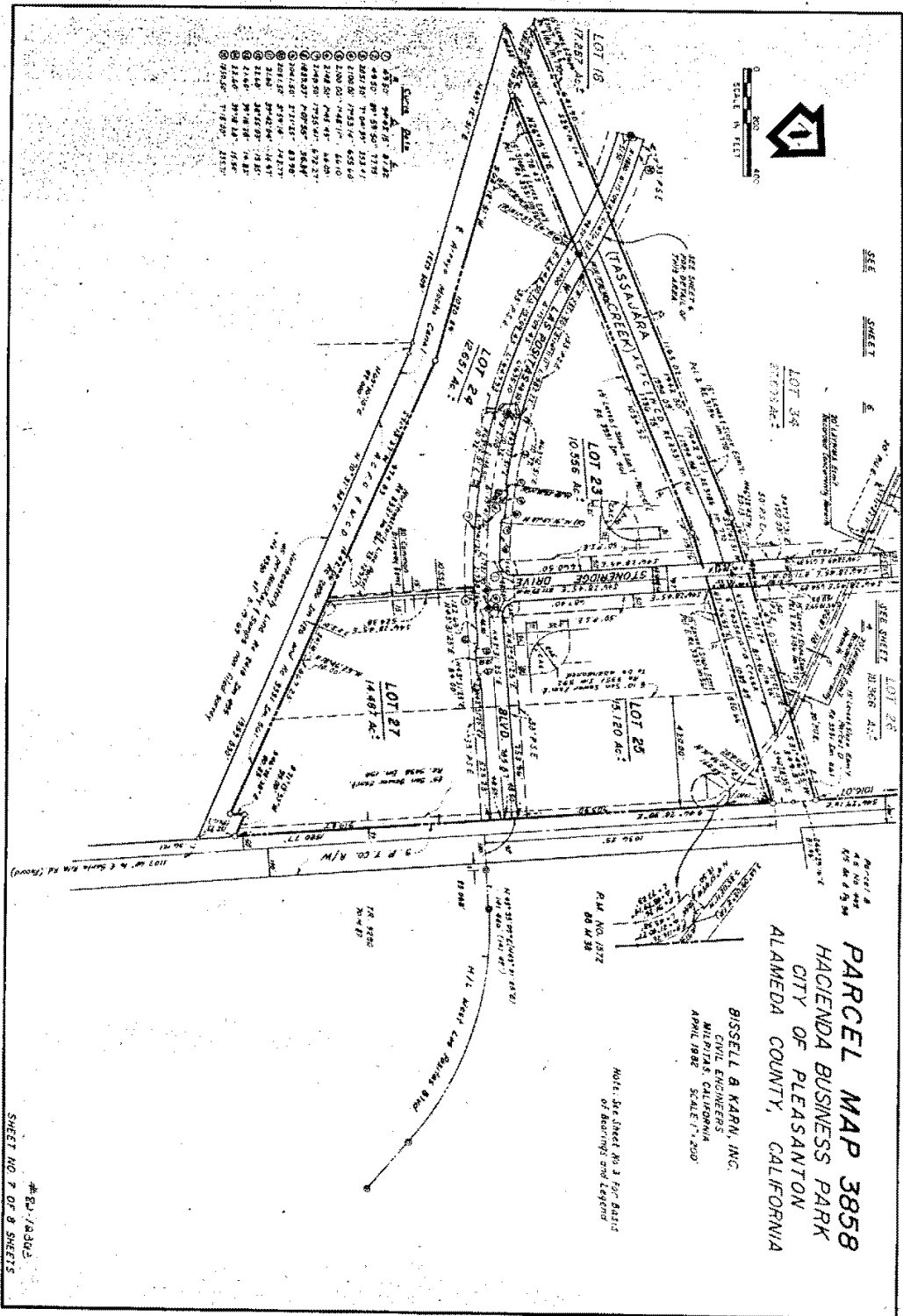
PM 3858





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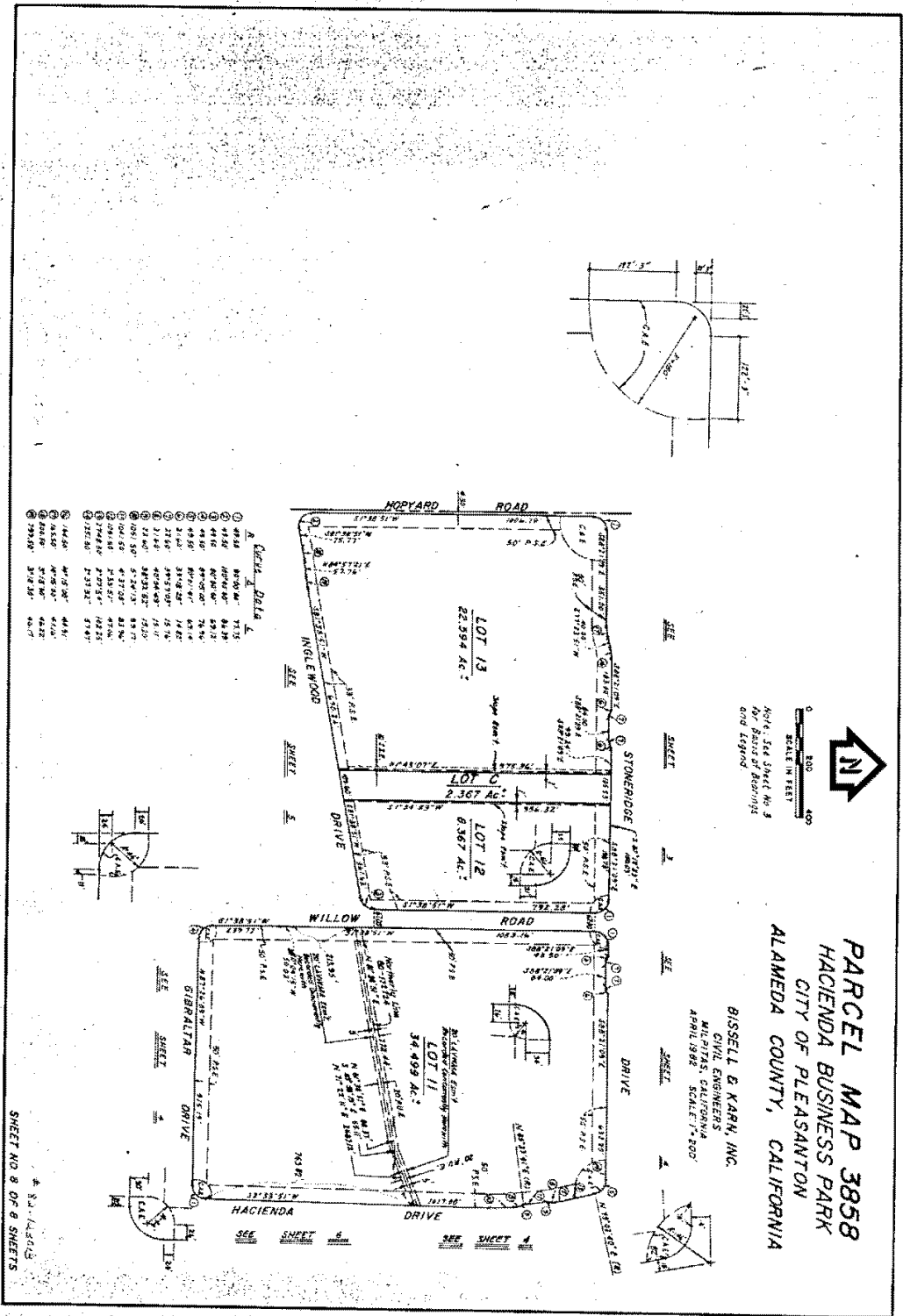
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#82-10342  
 SHEET NO. 7 OF 8 SHEETS

135/55

PIN 3852





CITY COUNCIL OF THE CITY OF PLEASANTON

ALAMEDA COUNTY, CALIFORNIA

ORDINANCE NO. 1109

AN ORDINANCE APPROVING THE APPLICATION OF THE PRUDENTIAL INSURANCE COMPANY OF AMERICA AND CALLAHAN-PENTZ PROPERTIES, PLEASANTON TO REZONE TO THE PUD-INDUSTRIAL/COMMERCIAL AND OFFICES DISTRICT AND TO APPROVE A DEVELOPMENT PLAN FOR A 573-ACRE BUSINESS PARK EAST OF HOPYARD ROAD AND NORTH OF THE ARROYO MOCHO (PUD-81-30)

WHEREAS, the Prudential Insurance Company of America and Callahan-Pentz Properties, Pleasanton (collectively "Developer") have applied for Planned Unit Development (PUD-Industrial/Commercial and Offices) zoning and development plan approval of a 573 acre project (PUD-81-30, the "Hacienda Business Park") to include approximately 23 net acres of "garden" offices, 62 net acres of general offices, 50 net acres of "mid-rise" offices, 47 net acres of industrial warehousing, 273 net acres of research and development/light manufacturing, and 38 acres of retail/commercial/financial development with the remaining approximately 80 acres to be used for street and flood channel right-of-way purposes, to be located on the east side of Hopyard Road between the Arroyo Mocho and a point approximately 1400 feet south of I-580 and extending east to the tracks of the Southern Pacific Transportation Company; and

WHEREAS, an EIR was prepared, public hearings held, and the EIR was certified as complete and adequate (Resolution No. 82-197), and the project was approved, subject to 109 conditions, on November 9, 1982 (Ordinance 1040); and

WHEREAS, the approval was challenged in the Superior Court of Alameda County and on March 16, 1983, the court (i) found that PUD-81-30 was inconsistent with the goals and policies contained in the Growth Management Element of City's General Plan and (ii) ordered that City and City Council vacate and set aside PUD-81-30; and

WHEREAS, prior to the court order vacating PUD-81-30, the project site was subdivided and improvements and buildings begun, with all 109 conditions of approval incorporated into the CC&R's governing the development of Hacienda Business Park and all relevant conditions incorporated into the approval of the subdivision; and

WHEREAS, at this time most public on-site improvements have been completed and many of the off-site improvements have been completed as well, including all channel improvements and many street improvements; in completing these improvements, the following conditions of approval incorporated into the present application for reapproval have generally been met:

A. The traffic improvements listed in Condition 2 as follows:

1. Widening of Hopyard Road to six (6) lanes from near Johnson Drive (now Owens Drive) to Valley Avenue.
2. Widening of West Las Positas Boulevard to six (6) lanes between the Southern Pacific Transportation Company tracks and Santa Rita Road.
3. Installation of signal at Hopyard Road/Inglewood Drive.

4. Installation of signal at Hopyard Road/Gibraltar Drive.
5. Installation of signal at Hopyard Road/Valley Trails Drive (North) - (Arthur Drive).
6. Modification of the following signals:
  - Hopyard Road/Valley Avenue
  - Hopyard Road/Valley Trails Drive (South) - (Parkside Drive)
  - Hopyard Road/West Las Positas Boulevard
  - Hopyard Road/Stoneridge Drive
  - Hopyard Road/Johnson Drive (now Owens Drive)

B. The noise mitigations listed in Condition 5 as follows:

1. Acoustical analyses for all roadways enumerated in Condition 5.
2. Entered an agreement to pay for studies and provide mitigation measures when deemed necessary.
3. Constructed soundwalls along the required portions of Santa Rita Road, West Las Positas Boulevard east of the site, and Hopyard Road.

- |    |                |   |
|----|----------------|---|
| C. | Condition 20 - | Dedicated in-tract streets to City.   |
| D. | Condition 25 - | Submitted CC&R's for City approval.   |
| E. | Condition 42 - | Entered landscape agreement.  |
| F. | Condition 49 - | Obtained encroachment permit prior to construction.   |
| G. | Condition 51 - | Final design of streets have  |
| H. | Condition 52 - | Design criteria for utilities submitted and approved.   |
| I. | Condition 57 - | CC&R's require Transportation Systems Management Program by companies with 100 or more employees. |
| J. | Condition 58 - | Bus stops and shelters have been approved and installed.  |
| K. | Condition 62 - | Any prior assessment districts were cleared prior to filing parcel map.                           |
| L. | Condition 65 - | Erosion and sediment control plans have been approved and constructed.                            |
| M. | Condition 83 - | CC&R's provide for maintenance of in-tract streets for 10 years.                                  |
| N. | Condition 85 - | All wells, septic tanks and other tanks, were properly sealed prior to grading.                   |

- O. Condition 87 - A dust control plan has been approved.
- P. Condition 89 - Water system has been approved, meeting immediate and long-range requirements.
- Q. Condition 93 - Sewer system has been approved, meeting immediate and long-range requirements.
- R. Condition 95 - Storm drainage system has been approved, meeting flood control and flood hazard program requirements and meeting long-range requirements.
- S. Condition 98 - Hazard control bond was submitted prior to construction.
- T. Condition 99 - Landscape and irrigation plans have been approved and installed.
- U. Condition 106- No occupancy was allowed until the local traffic assessment district was formed and the developer was legally committed to the North Pleasanton Traffic Assessment District.

WHEREAS, in conjunction with a proposed amendment to the Growth Management Element of the General Plan, the Developer has proposed that the City reapprove PUD-81-30, incorporating the 109 conditions of approval of Ordinance 1040 in its project description, and the City has prepared, pursuant to CEQA, a supplement to the EIR for PUD-81-30; and

WHEREAS, in reviewing this request for reapproval in accordance with the provisions of CEQA, a Supplement to the EIR has been prepared; the City Council has reviewed and considered the information contained in the EIR and the Supplement to the EIR and has found them complete and adequate (Resolution No. ); and

WHEREAS, the Planning Commission held a public hearing on October 26, 1983 and recommended approval of the rezoning and development plan approval; and

WHEREAS, a public hearing was held on November 8, 1983 before the City Council at which time public testimony was received relating to the project; and

WHEREAS, the EIR indicates significant environmental effects would result from the reapproval of PUD-81-30, Hacienda Business Park, as summarized in the Significant Effects and Findings, attached hereto as Exhibit "A" and incorporated herein by reference, and as more completely discussed in the EIR itself; and

WHEREAS, CEQA and State and local guidelines adopted pursuant thereto require this City Council to make specific findings when an EIR identifies one or more potentially significant effects which may result from approval of the project; and

WHEREAS, this City Council finds that potentially significant environmental effects either (1) have been avoided or substantially lessened by changes and alterations which have been incorporated into the project during the review process, including conditions of approval, (2) require mitigation by another public agency having jurisdiction, or (3) cannot be

mitigated except by mitigation measures or alternatives found to be infeasible given economic, social, environmental, and other considerations. The facts and findings supporting these findings are summarized in the Significant Effects and Findings, attached hereto as Exhibit "A", and as are more fully found in the administrative record of this project; and

WHEREAS, despite the measures adopted to avoid or substantially lessen the potentially significant effects, certain effects would occur, including: regional land use effects of long-term partially built industrial/ commercial sites and pressures to increase quantities of planned residential land and densities; increased traffic volumes and deteriorating levels of service; increased emissions and concentration of air pollutants; growth-inducing effects of certain public service improvements necessary to accommodate project development; increased usage of water, sewage treatment capacity, and energy; increased demand for police and fire protection services, increased noise levels; erosion, construction of buildings in an area with ground shaking and expansive soil hazards, increased discharge of urban pollutants to surface streams and increased hazard of toxic spills degrading surface and ground water quality; loss of riparian habitat and prime agricultural soils to urbanization; change in visual character of the area; and potential disturbance of known archaeological sites; and

WHEREAS, this City Council finds that, based on the information presented to it and made a part of the record of this case, the project's economic, social, environmental, and other benefits include: provision of local jobs in a net out-commuting community; jobs which match local labor force characteristics; potential reduction in total work trip length and reduced regional emissions; social benefits of more time for family and community life due to reduced work trip commute times; significant construction jobs of local and regional benefit over a 25-year period; positive fiscal impact upon the City's general fund; increased tax base and diversification of employers insulating the City and community from adverse effects of single-employer labor decisions; improvement of the circulation system in northern Pleasanton, including improved emergency vehicle response times; reduction in flood hazard in presently urbanized areas; improvement of ambient noise levels in residential areas; on-site and off-site streetscape beautification; and other benefits enumerated in project and staff reports, public hearings, and applicant presentations; and

WHEREAS, this City Council (i) finds that all significant effects have been eliminated or substantially lessened where feasible as shown in Exhibit "A" and (ii) determines that any remaining effects, as summarized above, are acceptable because the economic, social, environmental, and other benefits of the project enumerated above outweigh the unavoidable adverse environmental effects; and

WHEREAS, this City Council has approved an amendment to the Growth Management Element of the General Plan (GP-83-1) which specifically clarifies that approval of PUD-81-30, Hacienda Business Park, is consistent with the goals and policies contained in the Growth Management Element, and this City Council finds that the project is consistent with the goals and policies of the Pleasanton General Plan; and

WHEREAS, this City Council further finds that the project conforms to the requirements and purposes of the City's PUD ordinance and is in the best interests of the public health, safety and general welfare;



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

Section 1: Finds the recitals contained herein are true and correct.

Section 2: Reapproves the application of Developer (I) to rezone to PUD-Industrial/Commercial and Offices District the 573 acres on the east side of Hopyard Road between the Arroyo Mocho and a point approximately 1400 feet south of I-580 and extending east to the tracks of the Southern Pacific Transportation Company and (ii) to approve a development plan for the subject site consisting of a business park, as submitted and as modified by the conditions of approval contained in Exhibit "B", attached hereto and incorporated herein by this reference.

Section 3: 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.

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

INTRODUCED at a regular meeting of the City Council of the City of Pleasanton on November 8, 1983.

ADOPTED at a regular meeting of the City Council of the City of Pleasanton on November 22, 1983 by the following vote:

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

ATTEST:

\_\_\_\_\_  
ROBERT E. BUTLER, MAYOR

\_\_\_\_\_  
James R. Walker, City Clerk  
By Doris George, Deputy City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Peter D. MacDonald, City Attorney



## EXHIBIT A

### SIGNIFICANT EFFECTS AND FINDINGS

For purposes of this Exhibit, the Hacienda Business Park is referred to as the "Project" and the Amendment to the Growth Management Element is referred to as the "Amendment".

#### I. Land Use and Planning.

- A. Significant Effect. Potential regional surplus of land committed to commercial/industrial development resulting in delay in Project buildout or abandonment of Project in partially built state.
  - a.1 Finding. Area phasing of Project development is infeasible due to economic considerations.
  - a.2 Fact. Developer has completed in-tract streets and utilities for the entire Project. Allowing Developer to develop and market the Project as market conditions dictate will minimize the likelihood of delay in Project buildout or abandonment of the Project in a partially built state. Different uses are located throughout the Project making phased development by area impractical.
  - a.3 Fact. The Project is located at the intersection of I-580 and I-680, an area well suited for large scale urban infill and more likely than less favored locations to build-out as scheduled.
  - a.4 Fact. The notion of phased project development is inconsistent with City's requirement that the public improvements related to the Project be built in one phase.
  - a.5 Finding. The Residential Community Alternative, Reduced Intensity of Development Alternative, No Project Alternative or Mixed Use Alternative could partially mitigate the potential significant effect. However, each of these Alternatives is infeasible.
  - a.6 Fact. See Section XII (for infeasibility of these Alternatives).
- B. Significant Effect. Potential incompatibility with planned hospital site.
  - b.1 Finding. Mitigation measures incorporated into the Project to reduce traffic and truck noise will substantially lessen the noise effects and thereby avoid any potential incompatibility with the hospital site.
  - b.2 Fact. Condition<sup>1</sup> Nos. 56, 57, 58, 75 and 76 (hereinafter sometimes collectively referred to as "TSM and Transit Conditions"<sup>2</sup>) provide for bike storage, TSM programs for all companies employing over one hundred (100)

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<sup>1</sup> Condition Nos. refer to the 109 Conditions of Approval of Ordinance 1040 now incorporated into the Project.

<sup>2</sup> The TSM and Transit Conditions and Conditions Nos. 2, 70, 73 and 106 are sometimes hereinafter collectively referred to as the "Traffic Conditions."

persons, bus stops and shelters, and a pedestrian/bikeway along West Las Positas Blvd. and Stoneridge Drive, all of which substantially reduce traffic. Condition No. 105 eliminates truck trips from the vicinity of the hospital site. These conditions will result in an acceptable exterior noise level for an appropriately designed hospital.

C. Significant Effect. Regional pressures to increase quantities of available residential land and densities of allowed residential development.

c.1 Finding. Local zoning and growth management procedures will substantially lessen effects at local level.

c.2 Fact. City's General Plan presently contains population benchmarks.

c.3 Fact. Balance of jobs to housing within Tri-Valley (1.01 jobs/housing index at year 2005) minimizes pressure to change land use or increase densities.

c.4 Finding. Land use authority on a regional level is in the jurisdiction of other public agencies and can and should be enforced by such agencies.

c.5 Fact Enabling statutes allow neighboring cities and counties to establish zoning and growth management procedures, if required. Existing General Plans in the Tri-Valley provide sufficient housing to meet Tri-Valley needs without changing land uses and/or increasing densities.

D. Significant Effect. Potential inconsistency of Project with existing Growth Management Element policies.

d.1 Finding. Adoption of the Amendment will cause potential significant effect to be avoided.

d.2 Fact. The Amendment provides that the Project together with all previously approved job-generating projects are consistent with GME policies.

II. Transportation and Circulation.

A. Significant Effect. Increase in existing traffic volumes on freeways and local streets. The cumulative effect, at 90 percent of buildout of reasonably foreseeable projects (estimated to occur well after 2005), results in five intersections falling below Level of Service D (LOS D).

a.1 Finding. Mitigation measures incorporated into the Project to decrease traffic congestion will substantially lessen the significant traffic effects.

a.2 Facts. Condition No. 2 provides that development may continue only as long as intersections in the vicinity are maintained at LOS D. Because no further development will be allowed until mitigation traffic improvements are under construction to improve the LOS if LOS E is predicted by a traffic study, no local intersection will fall below LOS D. Condition Nos. 2 and 70 provide that Developer shall be required to complete off-site roadway, including locally affected freeway improvements as required, and traffic signal improvements. Condition No. 72 requires Developer to provide a traffic signal master controller system, interconnect system and sufficient expansion of city offices to house

the traffic computer. Condition No. 73 requires that public improvements be constructed as a continuous project. The TSM and Transit Conditions will achieve a reduction in projected trips, reducing local and regional traffic volume.

- a.3 Fact. The Project adds incrementally insignificant traffic to non-local streets and freeways.
- a.4 Finding. Some of the other mitigation measures identified in the Draft EIR (extension of BART to Tri-Valley, Light Rail Transit and regional transit services) are subject to the jurisdiction of other public agencies and can and should be enforced by such agencies. Other mitigation measures affecting local transit are under study by the City.
- a.5 Fact. BART is subject to the jurisdiction of the MTC; Light Rail Transit is subject to the jurisdiction of MTC; regional freeway improvements are subject to the jurisdiction of Caltrans. These regional traffic and transit measures are currently under study. Both BART and I-680 freeway improvements are projected to be operational prior to year 2005. See, e.g., Livermore-Pleasanton Extension Study, Interim Report No. 1.
- a.6 Fact. Local transit measures including bus system, Park and Ride Lots, and a City-wide TSM ordinance are currently under study by the City.
- a.7 Finding. The Reduced Intensity of Development Alternative, No Project Alternative, Increased Residential Capacity Alternative, Partial Approval Alternative or Mixed Use Alternative could partially mitigate the potential significant traffic effect. However, as described in Section XII, these Alternatives are infeasible. The Alternatives are unnecessary because the mitigation measures which have been incorporated into the Project substantially lessen the effect.
- a.8 Fact. See Section XII (for infeasibility of these Alternatives).
- a.9 Fact. See Sections II.a.2, II.a.3 (Traffic Mitigation).
- B. Significant Effect. Potential pedestrian/bicycle safety hazard along W. Las Positas Blvd. and during buildout on interior streets.
  - b.1 Finding. Construction of a pedestrian/bikeway along W. Las Positas Blvd. and Stoneridge Drive has been completed and the potential effect has been avoided.
  - b.2 Fact. Interior streets are wide enough to accommodate traffic and bicycles until sidewalks are constructed. Developer has constructed a pedestrian/bikeway along the entire length of the south side of W. Las Positas Blvd. and along the north side of the entire length of Stoneridge Drive.

### III. Air Quality.

- A. Significant Effect. Generation of carbon monoxide levels which approach or equal the new state one hour standard.
  - a.1 Finding. Mitigation measures incorporated into the Project to ensure federal standards for primary pollutants will be met along access routes will substantially lessen the effect.

- a.2 Fact. Condition No. 107 requires primary air quality standards to be met before incremental development is allowed.
- a.3 Finding. Mitigation measures incorporated into the Project to lessen traffic congestion will substantially lessen the effect.
- a.4 Fact. The Traffic Conditions (see Section II.a.2) will reduce traffic volumes on City streets, thus reducing vehicular emissions both by reducing volume and improving levels of service.
- a.5 Finding. The Reduced Intensity of Development Alternative, No Project Alternative, Increased Residential Capacity Alternative, Partial Approval Alternative or Mixed Use Alternative could partially mitigate the potential significant effect. However, each of these Alternatives is infeasible and unnecessary because the mitigation measures which have been incorporated into the Project substantially lessen the effect.
- a.6 Fact. See Section XII (for infeasibility of these Alternatives).
- a.7 Finding. See Sections III.a.2, III.a.4 (Air Quality and Traffic Mitigations).
- B. Significant Effect. Generation of regional vehicular emissions related to commute trips in a non-attainment area for oxidant pollution.
  - b.1 Finding. The Traffic Conditions will substantially lessen the effect.
  - b.2 Fact. The Traffic Conditions will reduce regional traffic volumes, thus reducing vehicular emissions both by reducing volume and improving level of service.
  - b.3 Fact. The Tri-Valley balance of jobs to housing as demonstrated in Section 3.1 of the Draft EIR should cause a lessening of vehicle miles traveled and a concurrent reduction of vehicular emissions.
  - b.4 Finding. The Reduced Intensity of Development Alternative, No Project Alternative, Increased Residential Capacity Alternative, Partial Approval Alternative or Mixed Use Alternative could partially mitigate the potential effect. However, each of these Alternatives is infeasible and unnecessary as Traffic Conditions will substantially lessen the effect.
  - b.5 Fact. See Section XII (for infeasibility of these Alternatives).
  - b.6 Fact. See Sections III.b.2 and III.b.3 (Traffic Mitigations; Tri-Valley Jobs/Housing Balance).
- C. Significant Effect. Generation of total suspended particulates potentially exceeding standards during construction.
  - c.1 Finding. The mitigation measure to reduce generation of total suspended particulates has been incorporated into the Project and will substantially lessen the effect.

- c.2 Fact. Condition No. 87 requires Developer to submit a dust control plan to City for approval. City has approved the Developer's dust control plan, and major site construction work involving earth moving is completed.
- c.3 Finding. The No Project Alternative could partially mitigate the significant effect if development of the Project did not proceed beyond the buildings already under construction. The No Project Alternative is economically infeasible and unnecessary because the significant effect has been substantially lessened.
- c.4 Fact. See Section XII (for infeasibility of Alternatives).
- c.5 Fact. See Section III.c.2 (Dust Control Plan).
- D. Significant Effect. Generation of total suspended particulates following construction.
  - d.1 Finding. The mitigation measures incorporated into the Project to lessen traffic congestion will substantially lessen the effect.
  - d.2 Fact. The Traffic Conditions will cause a reduction in vehicle miles traveled which will, in turn, reduce the generation of total suspended particulates.
  - d.3 Finding. The Reduced Intensity of Development Alternative, No Project Alternative, Increased Residential Capacity Alternative, Partial Approval Alternative or Mixed Use Alternative could partially mitigate the potential effect. However, each of these Alternatives is infeasible and unnecessary as Traffic Conditions will substantially lessen the effect.
  - d.4 Fact. See Section XII (for infeasibility of Alternatives).
  - d.5 Fact. See III.d.2 (Traffic Conditions).
- E. Significant Effect. Introduction of new households to a non-attainment area for oxidant.
  - e.1 Finding. Residential growth in Pleasanton is regulated as an air quality mitigation measure, and is consistent with the Bay Area Air Quality Management Plan, substantially lessening the effect. Compliance with oxidant standards is projected in the near future.
  - e.2 Fact. The General Plan policies of growth management limit growth in compliance with air quality requirements for sewer expansion grants. The Air Quality Management Plan is based on this growth rate for Pleasanton and other Tri-Valley communities served by the same facilities.
  - e.3 The Air Quality Management Plan projects compliance with oxidant standards by 1987.

#### IV. Public Services.

- A. Significant Effect. Water use demand exceeding existing distribution capacity.
  - a.1 Finding. The mitigation measure incorporated into the Project to require sufficient water will avoid the effect.

- a.2 Fact. Condition 27 provides each building must have an adequate supply before it is constructed.
- a.3 Finding. Additional distribution facilities which will eliminate the effect have been identified and will be financed by the North Pleasanton Water Improvement District ("NPWID").
- a.4 Fact. Developer, by agreement, is obligated, in conjunction with other North Pleasanton developers, to fund the water distribution facilities necessary for North Pleasanton area development. Initial work on the formation of the district has begun, construction has been authorized for some facilities, and improvements are anticipated to be completed in 1986.
- a.5 Finding. The Reduced Intensity of Development Alternative, No Project Alternative, Partial Approval Alternative or Mixed Use Alternative could partially mitigate the effect. However, each of these Alternatives is infeasible and unnecessary as the mitigation measures incorporated into the Project will substantially lessen the significant effect.
- a.6 Fact. See Section XII (for infeasibility of Alternatives).
- a.7 Fact. See Sections IV.a.4, IV.a.2 (Water demand mitigations).
- B. Significant Effect. Large increase in water use on site.
  - b.1 Finding. The mitigation measure incorporated into the Project to control water use will substantially lessen the effect.
  - b.2 Fact. Condition No. 48 requires installation of water conserving plumbing fixtures.
  - b.3 Finding. The Reduced Intensity of Development Alternative, No Project Alternative, Partial Approval Alternative or Mixed Use Alternative could partially mitigate the effect. However, each of these Alternatives is infeasible and unnecessary as the mitigation measures incorporated into the Project will substantially lessen the significant effect.
  - b.4 Fact. See Section XII (for infeasibility of Alternatives).
  - b.5 Fact. See Section IV.b.2 (Water conservation mitigations).
  - b.6 Finding. The recommended mitigation measures, of minimizing landscaping water use and industrial water use, are unnecessary.
  - b.7 Fact. Economic impact of wastewater connection and use fees will encourage minimization of industrial water use. There is sufficient water supply to meet the projected demand.
- C. Significant Effect. Generation of sewage effluent beyond capacity available to the site.
  - c.1 Finding. The mitigation measure incorporated into the Project to control generation of sewage effluent will substantially lessen the effect.



- c.2 Fact. Condition No. 21 provides that building permits may be withheld by the City if sewer capacity is not available.
- c.3 Fact. See Sections IV.b.2 and IV.b.7 (Water saving measures which minimize effluents).
- c.4 Finding. A mitigation measure which has not been incorporated into the Project concerning construction of other sewer effluent disposal facilities is not within the jurisdiction of City. The recommended mitigation measure is within the jurisdiction of other public agencies and can and should be adopted.
- c.5 Fact. Construction of sewer effluent transportation and disposal facilities is within the control of DSRSD, LAVWMA and EBDA. As a member agency in LAVWMA and by agreement with DSRSD, City may participate in the decisions to expand facilities, and, pursuant to existing General Plan policies, City has urged such construction.
- c.6 Finding. The Reduced Intensity of Development Alternative, No Project Alternative, Partial Approval Alternative or Mixed Use Alternative could partially mitigate the effect. However, each of these Alternatives is infeasible and unnecessary as effects concerning water use demand are significantly lessened by the mitigation measures incorporated into the Project.
- c.7 Fact. See Section XII (for infeasibility of Alternatives).
- c.8 Fact. See Sections IV.c.2 and IV.c.3 (Sewer effluent mitigation).
- D. Significant Effect. Increase in police and fire protection services will be required.
  - d.1 Finding. The recommended mitigation measures incorporated into the Project to decrease demand on police and fire protection services will substantially lessen the effect.
  - d.2 Fact. The following Conditions have been incorporated into the Project:
    - (1) The Project and individual sites shall be subject to the provisions of the City's Fire Code and nationally recognized standards. (Nos. 26, 31, 32.)
    - (2) Buildings shall have alarms as required and visible street numbers, fire hydrant locations shall be marked. (Nos. 46, 33, 30.)
    - (3) Procedure for the safe handling and storage of combustible or explosive materials will be established. (No. 61.)
    - (4) Fire hazards shall be minimized within the bounds of the Project site. (Nos. 28, 29, 103, 47.)
    - (5) The Developer shall provide on-site private security guards as determined by the Police Chief. (No. 54.)

- d.3 Finding. Pursuant to a Mitigation Agreement between City and Developer, Developer has agreed to contribute to the required funding of required fire stations, equipment and personnel.
- d.4 Fact. The Mitigation Agreement has been recorded against the Property.
- d.5 Fact. The petition to form the North Pleasanton Fire Improvement District ("NPFID") has been completed and work on forming the NPFID has begun.
- d.6 Finding. Project revenues will be greater than Project costs for all City services, including police and fire services.
- d.7 Fact. As shown in the North Pleasanton Fiscal Impact Report (April, 1982), increased revenues from development will exceed expenditures required to service new development.
- d.8 Finding. The Reduced Intensity of Development Alternative, No Project Alternative, Partial Approval Alternative or Mixed Use Alternative could partially mitigate the effect. However, each of these Alternatives is infeasible and unnecessary as the mitigation measures incorporated into the Project will substantially lessen the significant effect.
- d.9 Fact. See Section XII (for infeasibility of Alternatives).
- d.10 Fact. See Sections IV.d.4, IV.d.5, IV.d.7 (Fire and Police Services Mitigations).

V. Noise.

A. Significant Effect. Construction noise near residential receptors.

- a.1 Finding. The mitigation measures incorporated in the Project to decrease noise levels will substantially lessen the effect.
- a.2 Fact. Condition No. 105 requires truck traffic to use through on-site streets to Hopyard Road, avoiding all residential uses.
- a.3 Fact. Condition No. 86 regulates haul routes during construction.
- a.4 Fact. City has adopted noise ordinances regulating construction activities.

B. Significant Effect. Potential noise impact on adjoining residential area near proposed warehouse.

- b.1 Finding. Effect will be avoided because it is doubtful that the Project will include rail-served uses and noise levels are regulated by ordinance.
- b.2 Fact. Train route may be abandoned by Southern Pacific, with no rail service to proposed warehouse area. Therefore, the site is unlikely to have noisy warehouse use.
- b.3 Fact. City Noise Ordinance establishes limits to noise beyond the property plane of an industrial area.

- C. Significant Effect. Increased noise levels at residences along portions of I-680, I-580, Santa Rita Road, Stoneridge Drive, W. Las Positas Blvd., and Hopyard Road.
  - c.1 Finding. Mitigation measures to achieve acceptable residential noise levels incorporated into the Project will substantially lessen the effect.
  - c.2 Fact. Condition No. 5 requires Developer to analyze noise levels at certain specific areas of the Project and mitigate to City Standards.
  - c.3 Fact. Other areas near improvements planned as traffic mitigation measures but funded through NPID are planned to have noise mitigation measures undertaken as part of the improvements. Improvements will be in place prior to significant increase in traffic and noise due to Project.
- D. Significant Effect. Generation of nuisance truck noise.
  - d.1 Finding. The mitigation measure incorporated into the Project to reduce generation of truck noise will avoid this effect.
  - d.2 Fact. Condition 105 requires Developer to relocate trucks to routes within the site and onto Hopyard Road northerly of all residences.
  - d.3 Finding. Alternative mitigation measures, i.e., relocation of truck generating uses, are unnecessary as mitigation measures incorporated in the Project cause the effect to be avoided.
  - d.4 Fact. See Section V.d.2 (Noise Mitigation).

## VI. Energy.

- A. Significant Effect. Increased energy use on site during construction and operation.
  - a.1 Finding. The mitigation measure incorporated into the Project to mitigate energy use will substantially lessen the effect.
  - a.2 Fact. Condition 18 requires that all buildings in the Project shall employ solar energy to the maximum extent economically feasible.
  - a.3 Fact. Economic realities encourage installation of energy efficient machinery.
- B. Significant Effect. Potential large transportation energy consumption.
  - b.1 Finding. The recommended mitigation measure incorporated into the Project to cause a reduction in energy consumption will substantially lessen the effect.
  - b.2 Fact. The Traffic Conditions will reduce vehicle miles traveled and result in a lessened use of energy.

## VII. Geology.

- A. Significant Effect. Erosion during construction stage, on-site and at channel improvements.

- a.1 Finding. The mitigation measures incorporated into the Project to control erosion will substantially lessen the effect.
- a.2 Fact. Condition No. 63 requires Developer to restrict grading to non-rainy periods and stabilize erodible slopes. Condition No. 64 requires Developer to provide and maintain sediment basins during construction. Condition No. 65 requires Developer to submit erosion and drainage control plans and a grading and drainage plan.
- B. Significant Effect. Ground shaking and expansive soil geologic hazards.
  - b.1 Finding. The mitigation measure incorporated into the Project to control ground shaking and expansive soil effects will substantially lessen the effect.
  - b.2 Fact. Condition 55 requires Developer to have a soils engineer on site at all times during construction of the public improvements.
  - b.3 Fact. All buildings shall be constructed pursuant to the Uniform Building Code. Site specific soils studies shall be performed.

VIII. Hydrology.

- A. Significant Effect. Reduction in flood plain due to Tassajara Creek and Arroyo de la Laguna Channel improvements including removal of about 704 residences from the 100 year flood plain.
  - a.1 Finding. This is a beneficial impact.
- B. Significant Effect. Cumulative discharge of urban pollutants to surface streams.
  - b.1 Finding. The mitigation measures incorporated into the Project to decrease cumulative discharge of pollutants will substantially lessen the effect.
  - b.2 Fact. Condition 64 requires Developer to utilize oil and grease traps and temporary sediment retention basins. Condition 61 requires Developer to establish procedures for the safe storage and handling of toxic materials.
  - b.3 Finding. Implementation of a street and parking area vacuum sweeping program will substantially lessen the effect.
  - b.4 Fact. The Owners' Association plans to initiate a street sweeping program to sweep streets as an adjunct to City street sweeping programs. The Declaration of Covenants, Conditions and Restrictions provides that the Owners' Association shall monitor a program of parking area maintenance.
- C. Significant Effect. Potential toxic spills degrading surface and groundwater quality.
  - c.1 Finding. The mitigation measures incorporated into the Project to reduce the potential for degrading of the water quality as a result of toxic spills will substantially lessen the effect.
  - c.2 Fact. Condition Nos. 103 and 85 incorporate the following mitigation measures into the Project:

- (1) Buildings, housing and businesses using hazardous materials as defined by the City Fire Code are required to adhere to the following conditions:
  - A. The Fire Department is to be advised by the business(es) responsible of their control methods for hazardous materials.
  - B. Businesses are to provide materials and equipment necessary for control both in processing and emergency conditions.
  - C. The Fire Department is to be advised of the type and quantity of materials stored or used and notified of significant changes in type and/or amounts of hazardous materials within twenty-four (24) hours of the change(s).
  - D. Technical advisors and references materials are to be provided to the Fire Department for assistance in controlling emergency situations.
  - E. All spills are to be reported in such a manner as prescribed by the Fire Department.
- (2) All wells shall be sealed.
- c.3 Finding. Development of a joint city industry council to monitor industries is unnecessary as State and local regulations will accomplish the same end.
- c.4 Fact. State law to take effect January 1, 1984 and the City's proposed Hazardous Materials Ordinance will strictly regulate the handling of hazardous materials.

IX. Biology.

- A. Significant Effect. Loss of riparian habitat along Tassajara Creek and half of Arroyo de la Laguna.
  - a.1 Finding. The mitigation measure incorporated into the Project will substantially lessen the effect.
  - a.2 Fact. Condition No. 68 requires Developer to meet all requirements of the California Department of Fish and Game.
  - a.3 Fact. Developer has permit from California Department of Fish and Game that requires a shaded, low-flow channel and revegetation.
- B. Significant Effect. Alteration of the Project area's wildlife and vegetation habitat would occur.
  - b.1 Finding. The effect is unavoidable. The only possible mitigation measure is adoption of the "No Project Alternative" which is infeasible.
  - b.2 Fact. See Section XII (for infeasibility of Alternatives).
- C. Significant Effect. Loss of prime and near prime agriculture soils to urbanization.

- c.1 Finding. The mitigation measure of Project phasing is infeasible. However, short-term effects are lessened to the extent feasible.
  - c.2 Fact. All infrastructure for the entire site has been completed making phasing for farming impossible. The Developer is engaging in dry farming of lots not subject to immediate construction.
  - c.3 Finding. Although the No Project Alternative could partially mitigate the effect, the No Project Alternative is infeasible.
  - c.4 Fact. See Section XII (for infeasibility of Alternatives).
- D. Significant Effect. Placement of fill from Arroyo de la Laguna on agricultural lands.
  - d.1 Finding. The mitigation measure incorporated into the Project has caused this effect to be avoided.
  - d.2 Fact. Fill has been located on the site of a residential development currently under construction by Ponderosa Homes, Inc.
- E. Significant Effect. Potential destruction of downstream aquatic populations during construction in the vicinity of Arroyo de la Laguna.
  - e.1 Finding. The mitigation measure incorporated into the Project will avoid the effect.
  - e.2 Fact. Condition 68 requires Developer to maintain constant flow during construction.

X. Visual.

- A. Significant Effect. Change in visual character of the area, including loss of distant vistas and agricultural open space.
  - a.1 Finding. The mitigation measure to leave gaps in landscaping to afford views and retain panoramic views of Pleasanton Ridge from site is infeasible.
  - a.2 Fact. A planned streetscape scene comprises the unifying aesthetic concept of the Project and is a major factor in marketing the Project.
  - a.3 Fact. The high standards and abundant urban landscaping would be beneficial in softening the urban environment by minimizing dust, certain pollutants and noise.
- B. Significant Effect. Temporary disturbance of site and channels during construction.
  - b.1 Finding. The mitigation measure incorporated into the Project to reduce temporary disturbance substantially lessens the effect.
  - b.2 Fact. Condition No. 68 requires that all requirements of the California Department of Fish and Game be met, including revegetation.

XI. Archaeology.

A. Significant Effect. Potential disturbance of known archaeological sites and/or disturbance of unknown sites in areas of high archaeological sensitivity.

a.1 Finding. The mitigation measures identified in the EIR and incorporated in the Project will cause the effect to be avoided.

a.2 Fact. Conditions Nos. 100 and 101 require the Developer to do the following:

(1) Evaluation of the extent and location of two archaeological sites by qualified archaeologists.

(2) Availability of a qualified archaeologist available on site during construction activities.

(3) Construction activity shall be halted in the event that human remains and artifacts are encountered until an evaluation and removal to alternative sites can be completed or some other method of protecting these materials can be accomplished.

(4) A layer of fill material shall be applied to historical sites, where necessary, to prevent disruption of the layer of archaeological deposit.

XII. Alternatives. The individual Alternatives to the Amendment and the Project identified in the Draft EIR have been analyzed herein. The Alternatives to the Amendment are the No Project Alternative to the Amendment, the Tri-Valley Employment Center Alternative, the Increased Residential Capacity Alternative, the Residential Community Alternative and the Reduced Intensity of Development Alternative. The Alternatives to the Project are the No Approval of Project Alternative, Partial Approval Alternative and Mixed Used Alternative. The Monitoring of Development Alternative is an alternative to both the Project and the Amendment. In addition to the preceding findings and analyses, the City finds as follows:

A. No Project Alternative to the Amendment.<sup>3</sup>

a.1 Finding. The No Project Alternative to the Amendment is infeasible.

a.2 Fact. The No Project Alternative to the Amendment would maintain the present judicial interpretation of the GME. The Project would not be approved absent either (i) an alternative amendment to the General Plan (see, e.g., discussion of Tri-Valley Employment Center and Increased Residential Capacity Alternatives) or (ii) an amendment to the Project (see, e.g., Reduced Intensity of Development, Partial Approval and Mixed Use Alternatives). Each of these Alternatives is infeasible. Absent adoption of one of the foregoing Alternatives, the No Project Alternative to the Amendment results in the No Approval of Project Alternative which is infeasible (see Section XII.F).

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<sup>3</sup> The No Project Alternative to the Amendment and the No Approval of Project Alternative are sometimes collectively referred to as the "No Project Alternative".

B. Tri-Valley Employment Center Alternative.

- b.1 Finding. The Tri-Valley Employment Center Alternative is an alternative to the Amendment. The Project would be built as provided in the PUD. Because of Pleasanton's location, the Tri-Valley Employment Center Alternative could mitigate potential significant regional traffic, air quality and energy effects identified in this Exhibit A. However, the Tri-Valley Employment Center is infeasible and unnecessary because the significant effects which could be mitigated by the Tri-Valley Employment Center Alternative are substantially lessened by the mitigation measures incorporated into the Project.
- b.2 Fact. The Tri-Valley Employment Center Alternative would be inconsistent with Goals 1 and 3 of the GME.
- b.3 Fact. Under this alternative, more Pleasanton workers would commute to Pleasanton. There would almost certainly be a lower jobs/housing index, i.e. more jobs than housing. The existing General Plan Review Committee is currently considering the ramifications of commercial and industrial development in addition to the approved projects. Proposals for additional development will be considered, with appropriate environmental review after that process is completed.

C. Increased Residential Capacity Alternative.

- c.1 Finding. The Increased Residential Capacity Alternative is infeasible.
- c.2 Fact. The Increased Residential Capacity Alternative is an alternative to the Amendment. Under this Alternative, City would amend the Land Use Element of the General Plan to allow the number of housing units in Pleasanton to be increased. The Amendment would not be adopted but the Project could be approved. The Increased Residential Capacity Alternative might result in less regional traffic congestion if the average commute distance were reduced (as a result of substantial numbers of Pleasanton workers choosing to live in Pleasanton). This alternative would increase traffic on local roadways and increase demand on community services. The increase in City's fiscal base may be insufficient to finance services and improvements required by the increased residential development.
- c.3 Fact. The Increased Residential Capacity Alternative is inconsistent with current General Plan Land Use Element designations.
- c.4 Fact. Due to existing general plan policies the annual residential growth rate may not exceed two percent (2%).

D. Residential Community Alternative.

- d.1 Finding. The Residential Community Alternative is infeasible.
- d.2 Fact. Under the Residential Community Alternative, the Amendment would not be approved and the Project would not be approved and industrial/commercially zoned lands would be rezoned to residential uses. The Residential Community Alternative is inconsistent with the Land Use and Housing Element policies of the General Plan. Demand for community services would grow without



increased revenues generated by industrial and commercial development. The Residential Community Alternative has the potential to generate significant adverse air, traffic, and energy effects as a result of continued out-commute.

- d.3 Fact. The street and utility infrastructure has been completed and sized for development of uses and intensities as planned. Liens resulting from assessments to finance the infrastructure mandate development of commercial and industrial uses at proposed densities.

E. Reduced Intensity of Development Alternative.

- e.1 Finding. The Reduced Intensity of Development Alternative is infeasible.
- e.2 Fact. Under the Reduced Intensity of Development Alternative, neither the Amendment nor the Project would be approved. City would adopt amendments to the Land Use and GME Elements whereby allowable intensity of development in the North Pleasanton area would be reduced. Goal 2 of the Growth Management Element states that development should occur in an efficient, logical and orderly fashion. Given projected demand, reduced intensity of development would result in development being scattered throughout the region. This can result in adverse impacts as it would preclude efficient use of completed infrastructure and reduce the likelihood of efficient use of transit mitigations. Projects must be economically capable of supporting assessments for requisite capital improvements and community services. A reduced intensity of use would result in a reduction of tax base and a reduction of City's ability to assess those properties for needed capital improvements. Liens resulting from assessments to finance the infrastructure mandate development of commercial and industrial uses at proposed densities.

F. No Approval of Project Alternative.

- f.1 Finding. The No Approval of Project Alternative is infeasible.
- f.2 Fact. As explained in the EIR, adoption of the No Approval of Project Alternative would result in either (i) the development of the Property pursuant to its present zoning and parcel map or (ii) no further development of the Property. Development of the Property pursuant to its present zoning and parcel map would have an equivalent impact. The streets and infrastructure to support the Project are already substantially completed and channels have been improved. The Property lies at the intersection of I-580 and I-680, an area appropriate for urban infill. Twenty percent (20%) of the Project has already been approved or built. The No Approval of Project Alternative is economically infeasible because of the problems created by an inadequate fiscal base to support projected demand for capital improvements and community services for the community as a whole even without development of the Project. Liens resulting from assessments to finance the infrastructure mandate development of commercial and industrial uses at proposed densities.

G. Partial Approval Alternative.

- g.1 Finding. The Partial Approval Alternative is infeasible.

- g.2 Fact. The Partial Approval Alternative has similar impacts to the Reduced Intensity of Development Alternative. See Section XII.e.2.

H. Mixed Use Alternative.

- h.1 Finding. The Mixed Use Alternative is infeasible.
- h.2 Fact. The Project is located near the junction of two freeways. Noise, air and traffic impacts from the freeways, major arterials and in-tract collector streets would have a negative impact on the quality of life expected for a residential development. In addition, the Project is located in the middle of an area planned for industrial and commercial development and would be relatively isolated from schools, some types of retail shopping and other community services generally desired to be close to residential developments. Liens resulting from assessments to finance the infrastructure mandate development of commercial and industrial uses at proposed densities.

I. Monitoring of Development Alternative. (Final EIR Comment K).

- i.1 Finding. A suggested mitigation, phase development in City by monitoring development and restricting growth to two million square feet every five years, is unnecessary as environmental impacts will be mitigated.
- i.2 Fact. The recommended mitigation is unnecessary because (1) environmental impacts of development are mitigated by mitigation measures and conditions of approval as described in Sections I through X of this Resolution and (2) City policies allow for control of development on a building-by-building basis with respect to traffic, air and public services impacts.

XIII. Growth Inducement.

- A. Significant Effect. Growth-inducing impacts associated with provisions of basic employment, removal of flood hazards, generation of more jobs than employees can be housed locally, and construction of water and sewage treatment and other service facilities likely sized for additional growth.
  - a.1 Finding. Growth-inducing impacts have been analyzed separately under each subject matter heading herein and have been found to be avoided or substantially lessened because of the incorporation of feasible mitigation measures, or have been found unavoidable because mitigation measures and alternatives have been found to be infeasible.
  - a.2 Fact. See Sections I through XII, including but not limited to, Sections I.a.2, I.a.4, I.a.6, I.c.2, I.c.3, I.c.5, II.a.2, II.a.3, III.a.2, IV.a.2, IV.a.4, IV.b.7, IV.b.2, IV.c.2, IV.c.5, and all facts supporting infeasibility of the Alternatives in Section XII.

## EXHIBIT B

### CONDITIONS OF APPROVAL PUD-81-30

1. That the development shall be substantially as shown in the development plan, Exhibit A, the Design Guidelines, Exhibit B, and Articles IV and V and Section 13.4 of the Declaration of Covenants, Conditions and Restrictions, Exhibit C, all on file with the Planning Division, except that the Design Guidelines shall be modified to clarify that all building and site design shall be approved by the City. Modifications to the Development Plan, Design Guidelines, and Articles IV and V of Section 13.4 of the CC&Rs shall be governed by Article 14, Chapter 2, Title II of the Ordinance Code of the City of Pleasanton.
2. That construction and implementation of traffic improvement and mitigation measures in conjunction with the development of the project shall be governed as follows:
  - A. The developer shall construct, as provided for in the developer's plan, the following:
    - i. Project interior street improvements including signals.
    - ii. Complete the widening of Hopyard Road to six lanes from near Johnson Drive to Valley Avenue.
    - iii. Widen West Las Positas Boulevard to six lanes between the Southern Pacific Transportation Company tracks and Santa Rita Road.
    - iv. Widen Santa Rita Road to at least four lanes (on an interim basis) from West Las Positas Boulevard to I-580.
    - v. Install signal at Hopyard Road/Inglewood Drive.
    - vi. Install signal at Hopyard Road/Gibraltar Drive.
    - vii. Install signal at Hopyard Road/Valley Trails Drive (North) (Arthur Drive).
    - viii. Modify the following signals:
      - Hopyard Road/Valley Avenue
      - Hopyard Road/Valley Trails Drive (South) (Parkside Drive)
      - Hopyard Road/West Las Positas Boulevard
      - Hopyard Road/Stoneridge Drive
      - Hopyard Road/Johnson Drive
      - Santa Rita Road/West Las Positas Boulevard
      - Santa Rita Road/Pimlico Drive
  - B. When the Level of Service, as described in the Highway Capacity Manual, HRB Report 87, reaches LOS D (equal to or greater than 81% of capacity), at any affected intersection or intersections, the Developer shall begin to implement feasible mitigation measures. Affected intersections shall be those intersections listed in Table 5 of the North Pleasanton Traffic Study, Volume 3, with the following modifications:

- i. Delete the following intersections:

Dougherty Road/Dublin Boulevard  
Foothill Road/Canyon Way (Dublin Canyon Road)  
Foothill Road/Deodar Way  
Stoneridge Drive/Foothill Road  
Johnson Drive/Willow Road  
Johnson Drive/Rock Avenue (West)  
Johnson Drive/Rock Avenue (East)

- ii. Add the following intersections:

Hopyard Road/Valley Trails North  
Hopyard Road/Valley Trails South  
Hopyard Road/Coronado  
Santa Rita Road/Mohr Avenue

Mitigation measures may include, but are not necessarily limited to, the following:

- i. Construction of Stoneridge Drive/I-680 interchange.
- ii. Widening and improvement of the Hopyard Road/I-580 interchange.
- iii. Widening of Santa Rita Road to six lanes from I-580 to Valley Avenue.
- iv. Construction of I-580/Hacienda Drive interchange, and extension of Hacienda Drive to that interchange.
- v. Widening and improvement of I-580/Santa Rita Road interchange.
- vi. Widening of Stoneridge Drive to six lanes between Foothill Road and Hopyard Road.
- vii. Construction of the I-680/West Las Positas Boulevard interchange.
- viii. Widening of West Las Positas Boulevard to six lanes from I-680 to Hopyard Road.
- ix. Construction of north and southbound auxiliary lanes on I-680 between Stoneridge Drive and I-580.
- x. Construction of east and westbound auxiliary lanes on I-580 between Santa Rita Road and I-680.
- xi. Transportation System Management programs, including, but not limited to, ridesharing, staggered work hours, and flextime.

Feasible traffic mitigation measures shall begin to be implemented on a priority basis, to be determined by the City Engineer (and appealable to the City Council), beginning with the least stringent and the least costly. Increasingly more stringent mitigation measures will be required and implemented by Developer in order to maintain traffic levels at better than LOS E (91% of capacity).

- C. Each site specific project submitted to the City for final design approval shall be accompanied by a traffic study satisfactory to the City Engineer projecting future levels of service at the above-listed affected intersections. Future traffic conditions shall include existing traffic, projected traffic from other projects under construction and/or having received final City approvals, and projected traffic from the project submitted for approval. The street network assumed shall be that existing at the time the project is submitted for approval and as it will exist as a result of roadway improvements either under construction or requiring and having received final City approvals.
- i. If the traffic study analysis shows that any affected intersection, or intersections, would exceed LOS D (equal to or greater than 91% of capacity) but can be mitigated so as to be no greater than mid-LOS D (86% of capacity), after mitigations, the City shall condition approval upon implementation of those mitigation measures. No building permit may be issued until the mitigation measures are either under construction or the implementation programs are established.
  - ii. If the traffic study analysis shows any affected intersection, or intersections, would exceed LOS D (equal to or greater than 91% of capacity), and indicates that there are no mitigation measures the Developer can implement to improve that intersection(s) to mid-LOS D (86% of capacity), then the City shall not approve the project application.
  - iii. Notwithstanding the requirements of Condition 2(c)(i) above, with regard to the Hopyard Road/I-580 westbound off-ramp intersection, building permits may be issued once the Developer has bonded for those improvements deemed necessary and acceptable to the City Engineer to reduce the intersection from its current LOS E to LOS D or better and has agreed that those improvements shall be constructed as soon as possible.
3. That since the development plan does not show the specific design of buildings to be constructed on the property, all buildings and individual site landscaping and parking shall require design approval by the City prior to issuance of building permits. Approval by the City shall be approval by the City Council with recommendations from the Planning Commission.
4. That permitted and conditionally permitted uses on the subject property shall be as follows:

Research and Development/Light Manufacturing/Warehouse Uses

- A. All industrial uses, activities and processes allowed in Section 2-7.20(1) (Permitted Uses, I-P District), Article 9, Chapter 2, Title II of the Ordinance Code of the City of Pleasanton.
- B. Industrial support and service facilities to include activities limited to the servicing of businesses on the subject property or servicing of products produced on the site, such as: repair and maintenance of appliances or component parts; tooling; printers; testing shops; small machine shops; copying; photo engraving, etc.
- C. Accessory uses and structures when related to and incidental to a permitted use.
- D. Warehousing and distribution type industrial uses (not including the storage of radioactive materials or fuel or flammable liquids).

- E. Manufacturing or combining processes of pharmaceutical products, provided no noxious or offensive fumes or odors are produced.
- F. Manufacturing or combining processes of biological products, provided no noxious or offensive fumes or odors are produced.
- G. Sales at wholesale, or sales to the ultimate consumer of products made to the customers orders.
- H. Engineering, drafting and design facilities.
- I. Research and development facilities.
- J. Manufacture of prototypes.
- K. Any research and development use listed above may be operated in conjunction with any allowed light industrial use or office use.
- L. All typical uses associated with research and development and light manufacturing for the electronic and semi-conductor industries.
- M. Painting, enameling and lacquering shops.
- N. Sheet metal shops.
- O. Storage of raw materials, work in process and finished goods inventories.
- P. Woodworking shops and cabinet shops.

#### Offices Uses

- A. Administrative, executive and business offices.
- B. Business service offices, including employment agencies, accountants, notaries, stenographic, addressing, computing, and related services.
- C. Business consultant offices.
- D. Design professions offices (engineering, architectural, drafting, etc.).
- E. Research, development, analytical and scientific offices.
- F. Manufacturers' representatives and sales offices.
- G. Headquarters or region-wide finance, insurance and real estate offices (offices of this type which serve mainly Pleasanton and Dublin are prohibited).
- H. Medical/dental clinics and related health maintenance organizations not including manufacture fabrication or sale of any article or commodity other than those incidental to the services provided (general purpose medical/dental uses serving mainly the Pleasanton/Dublin area are prohibited).

- I. Any office use listed above may be operated in conjunction with any allowed or conditionally allowed light industrial use or research and development use.
- J. Barbershops.
- K. Travel agencies.
- L. Prescription pharmacies, provided that at least 80% of the interior display area shall be used for the preparation and sale of prescriptions or trade drugs.
- M. Restaurants, in conjunction with OMPO uses only.

#### Commercial Uses

All allowed and conditionally allowed uses in the C-C (Central Commercial), C-F (Freeway Commercial), and C-N (Neighborhood Commercial) Districts except the 6.342 acre parcel southeast of Gibraltar Drive and Stoneridge Drive on which the commercial uses shall be limited to the following:

- A. Artists and engineering supply stores.
  - B. Barber and beauty shops.
  - C. Candy stores.
  - D. Catering establishments.
  - E. Delicatessen stores.
  - F. Drug stores and prescription pharmacies.
  - G. Financial institutions including banks, savings and loans, finance companies, etc. - CUP.
  - H. Gymnasiums and health clubs. - CUP.
  - I. Ice cream stores.
  - J. Liquor stores.
  - K. Newsstands.
  - L. Printing shops.
  - M. Restaurants and soda fountains not including drive-ins or take out food establishments.
  - N. Stationery stores.
  - O. Tobacco stores.
5. That because traffic generated by the Hacienda Business Park will create unacceptable noise levels for residential uses along certain streets within the City, acoustical analyses shall be carried out on Santa Rita Road between West Las Positas Boulevard and I-580, West Las Positas Boulevard between Hopyard Road and I-680, West Las Positas Boulevard between the Southern

Pacific Transportation Company tracks and Santa Rita Road and Hopyard Road between Valley Avenue and Stoneridge Drive to determine what mitigation measures are necessary to achieve an acceptable level of noise within these areas. The applicant shall pay for these analyses and for the noise mitigation measures (mainly soundwalls) deemed necessary to attenuate noise generated by the project. Prior to issuance of any building permits on the subject property the developer shall enter into an agreement with the City agreeing to pay for the studies and provide the mitigation measures when deemed necessary by the City Engineer. Assessment districts shall be used to fund construction of these noise mitigating facilities wherever found appropriate and the cost spread to properties within the districts.

6. That building and parking minimum setbacks shall be as set forth in the Hacienda Business Park Design Guidelines dated 9/14/83 and the Hacienda Business Park CC&Rs, attached hereto and made part of this case by reference.
7. That the Design Guidelines shall be used as a guide for the landscaping of the Hopyard Road public service easement and median strip, but final approval of the landscaping of those two areas shall rest with the City staff.
8. That the Design Guidelines shall be used as a guide for the landscaping of the 33 ft. to 50 ft. with public service easements along interior project roads, but final approval of the landscaping of these areas shall take place as part of the design consideration by the City.
9. That the Design Guidelines shall be used as a guide for the landscaping and design of the site parking areas and side and rear yard areas, but final approval of the landscaping and design of these areas shall take place as part of the design consideration by the City.
10. That all signing for the project shall be submitted to the City for approval. The Design Guidelines shall be used as a guide for such signing.
11. That where enumerated conditions of this PUD report conflict with statements in the PUD development plan, Design Guidelines and CC&Rs, the former shall control, except that developer may impose more restrictive conditions.
12. That the developer realize that the development plan, Design Guidelines and CC&Rs are only guides to the development of the subject property and that where statements, tables, figures and other data within these documents conflict with City procedures, policies and codes, the City's procedures, policies and codes shall govern, except that the developer may impose more restrictive procedures and standards.
13. That Table B-1 of the CC&Rs shall be used as a guide for parking within the Hacienda Business Park, but that final approval of parking required shall be determined at the time of design review by the City.
14. That the maximum floor area ratio for each land use category shall be as shown in Table B-1 of the CC&Rs and that the total maximum overall floor area ratio shall be 37.7% of the net acreage (approximately 495.4 acres) of the business park. Floor area ratio shall be as defined in the Pleasanton Ordinance Code.
15. That the maximum building heights of all structures on the subject property shall be as shown in Table B-1 of the CC&Rs (attached hereto and made part of this case by reference) except for the OMPD district where no building shall be over five (5) stories in height. In no case shall a building be over 65 ft. in height at the parapet unless the Pleasanton Fire Department is in possession of apparatus capable of suppressing fire in a building of that height.



16. That a district for the maintenance of all public lighting and landscaping within the development and all street areas both within the development and all of Hopyard Road, exclusive of the Meyer property, from I-580 to Valley Avenue, Santa Rita Road from West Las Positas Boulevard to I-580, and West Las Positas Boulevard east of the development shall be established. Such district may be used in conjunction with a property owner's association to be established by the developer for these purposes.
17. That site specific soils studies shall be done for all the buildings constructed on the subject property.
18. That all buildings on the subject property shall employ solar energy to the maximum extent economically feasible.
19. That if any fill is required for the subject site, it shall be transported to the property via freeways rather than City streets.
20. That all street rights-of-way shown on the final map shall be offered for dedication to public use or in the alternative, these rights-of-way may be purchased at their market value through a special assessment district for subdivision improvements if approved by the City Council pursuant to Section 66462 (a) (2) of the Government Code.
21. That the developer acknowledges that the City of Pleasanton does not guarantee the availability of sufficient sewer capacity to serve this development by approval of this project and that the developer agrees and acknowledges that building permits may be withheld if sewer capacity is found by the City not to be available.
22. That all loading and service areas shall be screened from streets and adjacent properties.
23. That the following standards shall be utilized in the design and construction of all buildings on the site:
  - A. Walls, parking, landscaping and the exteriors of all buildings shall at all times be maintained in good condition. All painted surfaces shall be kept properly painted in colors approved by the Design Review Board. Unimproved property shall be maintained in a sightly condition free of weeds and debris at all times.
  - B. Attention shall be paid to building location on the site for maximum sight efficiency and aesthetic relationship to adjacent existing buildings.
  - C. Use of building elements and landscaping to screen trucking areas or outside storage and trash shall be incorporated in each site plan design.
  - D. Exterior wall heights and finishes shall be used to screen roof mounted equipment including extensions of any roof slope elements as part of the overall design.
  - E. Exterior building design and finishes shall reflect proper attention to create a design approach within individual building design forms complementing the landscaping and adjacent buildings.
  - F. Building design shall reflect a variety of forms not just addition of finishes to uncreative building "boxes."

- G. Building finishes and colors shall utilize and contrast both natural materials, like bricks, sand blasted concrete, rough sawn wood, and reflective glass with painted roof stucco, painted concrete and aluminum.
  - H. Building heights may vary depending upon type of use and location.
  - I. It is encouraged that all buildings within the subject development adhere to good site orientation and sun control with proper utilization of wall and roof insulation; integration of active solar systems is encouraged for at least hot water use as well as supplemental heating and cooling systems.
  - J. Each building site should incorporate proper orientation for sun and climate control as well as protecting adjacent building's solar access.
  - K. If a building does not act as a total roof screen to mechanical equipment then any addition to the building to screen present or future mechanical equipment or solar collectors shall be of the same building design elements and color. The use of separate mechanical screen fence design shall be discouraged with all screening designed and approved at the Design Review Board approval stage.
- 24. That no materials, supplies or equipment including company owned or operated trucks and motor vehicles shall be stored in any area on a site except inside or behind a solid visual barrier which screens such areas from surrounding properties and public streets, each barrier shall be at least 6 ft. in height.
  - 25. That prior to finaling a final map on the subject property CC&Rs shall be approved by the City Attorney. If there are commonly owned areas, the CC&Rs shall provide for a property owner's association with sufficient power to manage all such areas. The City shall be named as beneficiary of such CC&Rs and shall be granted the power to enforce its provisions if the property owner's association fails to do so.
  - 26. That this overall project and each individual site development shall be subject to the provisions of the City's Fire Code and nationally recognized standards, where applicable, relative to fire, life safety.
  - 27. That no building shall be constructed on the subject site until an adequate water supply is available for the particular structure as identified in "A Water Distribution and Supply Study of the North Central and North West Portions of the Lower Pressure Zone." (December 1981)
  - 28. That no temporary agricultural use shall be permitted within the bounds of the proposed project which causes a fire hazard.
  - 29. That all flood control channels and all adjacent easements within the subject property shall be maintained free from fire hazards at all times.
  - 30. That all fire hydrant locations shall be marked in the street by blue reflective street markers to Fire Department standards.
  - 31. That all construction plans shall be reviewed and approved by the Fire Department to ensure that Fire Code requirements are met prior to issuance of building permits.
  - 32. That as each building site is developed an "as-built" drawing conforming to Fire Department standards, shall be submitted for approval prior to final inspection.

33. That the street number of all buildings be posted so as to be easily seen from the street at all times, day and night.
34. That all ducts, meters, air conditioning equipment, and any other mechanical equipment, whether on the structure, on the ground, or elsewhere, be effectively screened from view with materials architecturally compatible with the main structure.
35. That all mechanical equipment be constructed in such a manner that noise emanating from it will not be perceptible at or beyond the property plane of the subject property in a normal environment for that zoning district.
36. That all lighting be constructed in such a manner that glare is directed away from surrounding properties and rights-of-way.
37. That all trash and refuse be contained completely within enclosures architecturally compatible with the main structure.
38. That all trees used in landscaping be a minimum of 15 gallons in size and all shrubs a minimum of 5 gallons.
39. That 6" vertical concrete curbs be installed between all paved and landscaped areas.
40. That all parking spaces be striped and provided with wheel stops unless they are fronted by concrete curbs, in which case sufficient areas shall be provided beyond the ends of all parking spaces to accommodate the overhang of automobiles.
41. That all utilities required to serve the development be installed underground.
42. That the applicant enter into an agreement with the City approved by the City Attorney which guarantees that all landscaping included in this project will be maintained in a healthful, attractive and weed-free manner. Said agreement shall run with the land for the duration of the existence of the structures located on the subject property.
43. That the developer shall install street trees as required by the Hacienda Business Park Design Guidelines and CC&Rs but in no case less than required by City ordinance.
44. That any damage to street improvements now existing or done during construction on the subject property be repaired at full expense to the developer.
45. That lighting approved by the Police Department shall be provided around the perimeters of all buildings on the subject property.
46. That if required by the Police Department, buildings shall be equipped with alarm systems, the type to be approved by the Police Department and that these systems shall be installed prior to final building inspection.
47. That the site be kept free of fire hazards from the start of construction to final inspection and that the Fire Department emergency number be provided adjacent to all telephones on the site.
48. That the following water conserving plumbing fixtures be installed: a) low flush water closets; b) shower flow control heads; c) aerators in interior faucets; and d) insulation of hot water lines.

49. That the developer's contractor obtain an encroachment permit from the City prior to the beginning of construction.
50. That the developer pay any and all fees that the property may be subject to.
51. That approval of the design for line, grade and structural sections for the streets serving this development be withheld pending final design.
52. That the developer's engineer submit preliminary design calculations, criteria, and assumptions in bound, 8-1/2" x 11" or 8-1/2" x 14" format which set forth the basis for design for the sewer, water, and storm drain systems as well as relevant information concerning soils, traffic, etc. This information shall be submitted prior to the submittal of the tentative map.
53. That all applicable requirements of the Alameda County Flood Control District - Zone 7 be met.
54. That the development shall provide on-site private security guards as determined by the Police Chief.
55. That the developer shall have a soils engineer on the site at all times during the construction of all public improvements on the subject property.
56. That the developer shall provide abundant bike storage facilities throughout the subject property.
57. That the CC&Rs of the Hacienda Business Park shall be amended to require participation in a Transportation Systems Management Program by all companies within the business park employing 100 or more employees. Such a program shall involve carpooling, vanpooling, and alternate work hours. Incentives offered to encourage employees to participate in carpooling and vanpooling should include preferential parking, flex time arrangements and monetary incentives. Each company involved in the program should have an employee assigned to coordinate these activities.
58. That all bus stops and shelters shall be located as required by the City Engineer. Design of all bus stop shelters shall be approved by the Planning Division.
59. That all commercial and office structures on the subject property shall be designed so that interior noise levels shall not be higher than 55 dBA Leq during business hours and that the hotel shall be designed so that the interior noise level will not be higher than 45 dBA Ldn.
60. That because the subject property will be subdivided and at least parts of it sold at a later date, the ordinance approving case PUD-81-30 or an abstract thereof, shall be recorded in the office of the Alameda County Recorder so that it shall be clear that all conditions of approval of this case run with the land.
61. That because research and development and light manufacturing uses would increase the potential hazard of spillage, combustion or exploding of hazardous or toxic materials, the developer shall work with the Fire Marshal, City Engineer, qualified citizen(s) and any affected outside agencies to establish procedures for the safe storage and handling of such materials.
62. That any existing assessment districts which the property may be subject to shall be cleared prior to the approval of the final map or the developer shall cause a segregation to be completed in conjunction with the final map.

63. That in order to reduce erosion, grading should be restricted to non-rainy periods (generally April-November) and all erodible slopes shall be hydromulched or otherwise stabilized by November 15th (this will reduce deposition of sediments and chances of degrading water quality in surrounding creeks).
64. That temporary sediment retention basins shall be provided in the design of the development to the satisfaction of the City Engineer. Maintenance of these retention basins shall be ensured throughout the full construction of the project. Oil and grease traps shall be utilized on site to catch grease and oil.
65. That the developer shall submit an erosion and sedimentation control plan as part of the approved plans prior to approval of the final map for the subdivision of the first unit of the subject property and that said map shall make provisions for the control of erosion throughout all phases of development of the property.
66. That the landscaping at the intersections of the Chabot Canal and Gibraltar Drive, Stoneridge Drive, Inglewood Drive and West Las Positas Boulevard and the intersections of Tassajara Creek and Stoneridge Drive and West Las Positas Boulevard shall be installed by the developer at the time of street improvements. That the landscaping of all in tract intersections, as described in the development plan, shall be installed by the developer at the time of construction of street improvements.
67. That the parking standards described in the Design Guidelines and the CC&Rs for the Hacienda Business Park shall be used as a guide for the provision of parking facilities on the subject property, but that final approval shall be granted as part of design review consideration by the City.
68. That all applicable requirements of California State Department of Fish and Game be met.
69. That the public streets within this development be constructed generally as shown in the Hacienda Business Park "Development Plan."
70. That the developer shall: complete the construction of Hopyard Road to six lanes from I-580 to Valley Avenue; complete the construction of West Las Positas Boulevard to six lanes from the Southern Pacific Transportation Company tracks to Santa Rita Road; widen Santa Rita Road to at least four lanes (on an interim basis) from West Las Positas Boulevard to I-580; install traffic signals at the intersections of Hopyard/Inglewood, Hopyard/Gibraltar and Hopyard/Valley Trails Drive (North) - Arthur Drive, modify the traffic signals at the intersections of Hopyard/Valley, Hopyard/Valley Trails Drive (South) - Parkside Drive, Hopyard/West Las Positas, Hopyard/Stoneridge, Hopyard/Johnson, Santa Rita/Pimlico, and Santa Rita/West Las Positas. All of the above shall be done per approved improvement plans. All of the above improvements may be considered for acquisition by a subsequently formed assessment district(s) with costs to be assessed to all benefitting properties within the district(s).
71. The developer, with costs to be assessed to all benefitting properties within the assessment district(s) , shall acquire the rights-of-way needed to construct the improvements listed above. If necessary the City shall aid the developer in this process.
72. That the developer provide funding for a traffic signal master controller system, interconnect system, and sufficient expansion of City offices to house the traffic computer, all to the requirements set by the City Engineer. These improvements may be considered for acquisition by a subsequently formed assessment district(s) with costs to be assessed to all benefitting properties within the district(s).

73. That the public improvements required by the City shall be completed as one continuous project and shall not be phased.
74. That the off-site public improvements required by the City and completed by the developer may be considered for acquisition by a subsequently formed assessment district(s), with costs to be assessed to all benefitting properties within the district(s).
75. That a pedestrian/bike way shall be constructed along the entire length of the south side of West Las Positas Boulevard along with street improvements. This facility shall be adjacent to the curb and gutter, and shall be a minimum of 8 ft. wide with widening at all obstacles (fire hydrants, street signs, etc.) to maintain 8 ft. clear. An interim bike lane shall be painted and signed on the north side (utilizing the area which will ultimately be the third traffic lane) . The north side of West Las Positas shall have a sidewalk adjacent to the curb and gutter which shall be a minimum of 6 ft. wide with widening at all obstacles to maintain 6 ft. clear. This north sidewalk shall be constructed along with individual building construction as each separate lot is developed.
76. That an 8 ft. wide separated pedestrian/bike way be constructed along the north side of the entire length of Stoneridge Drive, along with street improvements. An interim bike lane shall be painted and signed along the south side (utilizing the area which will ultimately be the third traffic lane). The south side of Stoneridge Drive shall have a 6 ft. wide separated pedestrian/bike way which shall be constructed along with individual building construction as each separate lot is developed.
77. At all locations where sidewalk is planned to be constructed adjacent to curb and gutter, but at a later date, dowling satisfactory to the City Engineer shall be included in the curb and gutter.
78. That the locations of the utility trenches be approved by the City Engineer prior to start of construction.
79. That the ped/bike ways at the major entrances be separated from the curb lines by a minimum of 5 ft. unless otherwise approved by the City Engineer.
80. That the design, location, and type of signals and electroliers be approved by the City Engineer prior to the start of construction.
81. That all curbs on public streets without parking lanes be constructed as 8" vertical P.C.C. curb and gutter.
82. That all trees proposed to be planted within street right-of-way areas be selected from the approved street tree list or receive approval from the City Engineer on a specific request basis.
83. That the CC&R's include a requirement that the property owner's association pay the City an annual fee for the maintenance of the public streets within the development for the first ten (10) years after acceptance of the streets for maintenance. The amount of this fee shall be determined by the City Engineer and shall be sufficient to cover anticipated City costs during this ten (10) year period.
84. That a detailed grading and drainage plan and all supporting information and design criteria be submitted as part of the improvement plans for the development.
85. That all existing wells, septic tanks or holding tanks on the site be properly sealed, filled and abandoned prior to the start of grading operations unless Zone 7 retains specific wells for

observation wells, or special approval is obtained from the City Engineer for temporary use of an existing well for construction water.

86. That the haul route for all materials to and from this development be approved by the City Engineer prior to approval of the final map or the start of any construction.
87. That the developer submit a dust control plan as part of the improvement plans prior to approval of the final map.
88. That storm drainage swales, gutters, inlets, outfalls and channels net within the area of a dedicated public street or public service easement or not dedicated to Alameda County Flood Control District - Zone 7 be privately maintained by the property owners or through an association approved by the City.
89. That approval of the on-site water supply and distribution system be withheld pending final design and until the developer has demonstrated to the satisfaction of the City Engineer that the proposed system meets both the immediate and long range requirements for supplying water in this area.
90. That the developer comply with any and all applicable requirements of the cross-connection control and backflow prevention device programs required by the California Administrative Code, Title 17.
91. That the developer pay the estimated applicable Zone 7 and City connection fees and the meter cost prior to Council approval of the development for any water meters (irrigation meters) not directly related to a building permit.
92. That a separate water meter be provided to each lot of record within the development unless otherwise approved by the City Engineer.
93. That approval of the sanitary sewer system be withheld pending final design and until the developer has demonstrated to the satisfaction of the City Engineer that the proposed system is adequate, connects to an approved point of discharge, and meets both the immediate and long-range requirements of the sanitary sewer system in this and all tributary areas.
94. That a separate sanitary sewer lateral be provided to each lot of record within the development unless otherwise approved by the City Engineer.
95. That approval of the storm drainage system be withheld pending final design and until the developer has demonstrated to the satisfaction of the City Engineer that the system is adequate, connects to an approved point of discharge, meets any and all applicable requirements of the Alameda County Flood Control District - Zone 7 meets any and all applicable requirements of the Federal Emergency Management Flood Hazard Program, and meets the immediate and long-range requirements of this development and all upstream areas intended to be drained through this tract.
96. That electric power distribution, gas distribution, communication service, and any required alarm systems be installed underground in a joint utility trench unless otherwise specifically approved by the City Engineer.
97. That the developer be responsible for the installation of the street lighting system within the development. The street lights shall be a minimum of 70 watt, high pressure sodium vapor units mounted on galvanized steel poles with poured in place bases, on the LS-1C schedule per City

requirements and PG&E standard details unless otherwise specifically approved by the City Engineer. Approval for the number, location, and type of electroliers shall be withheld pending final design and review by the City Engineer.

98. That the developer submit a refundable cash bond for hazard control prior to approval of the final map. The amount of this bond will be determined by the City Engineer.
99. That the developer submit detailed landscape and irrigation plans as part of the improvement plans. These plans should include a street tree planting plan; landscape plans for medians, buffer strips, and any right-of-way landscape areas. The irrigation system shall include automatic controls.
100. That prior to construction, the two archaeological sites identified in the archaeological studies performed for this project by Holman and Associates shall be evaluated by a qualified archaeologist as to their extent and location for historical reference. A qualified archaeologist shall be made available on-site during construction activities within the area of these historical sites. In the event that human remains and artifacts are encountered prior to or during construction activities, such activities are to be halted until an evaluation and removal to alternate sites can be completed or some other method of protecting these materials (acceptable to a qualified archaeologist) can be accomplished.
101. That, where construction for access roads, service trenches, and other similar functions must be made over the historical sites, there be applied to such locations, to the extent possible, a layer of fill material to allow such construction to occur without having to cut into the layer of archaeological deposits.
102. That, where possible, arrangements shall be made with appropriate local agencies or organizations for the deposition and evaluation of recovered artifacts. Developer shall work with City to determine disposition of materials.
103. Buildings housing and businesses using hazardous materials as defined by the City Fire Code are required to adhere to the following conditions:
  - A. The Fire Department is to be advised by the business(es) responsible of their control methods for hazardous materials.
  - B. The businesses are to provide materials and equipment necessary for control both in processing and emergency conditions.
  - C. The Fire Department is to be advised of the type and quantity of materials stored or used and notified of significant changes in type and/or amounts of hazardous materials within 24 hours of the change(s).
  - D. Technical advisors and reference materials are to be provided to the Fire Department for assistance in controlling emergency situations.
  - E. All spills are to be reported in such a manner as prescribed by the Fire Department.
104. That the developer must submit plans for any construction in the LAVWMA easement to LAVWMA for approval. The design of any work in the LAVWMA easement must be approved by the LAVWMA engineers.



105. That until such time as Hacienda Drive interchange is constructed, all truck traffic generated by the development, including trucks used in construction activities, shall be directed northward on internal tract streets to Gibraltar Drive and, hence, northward on Hopyard Road to I-580 so that no trucks shall use existing City streets other than Hopyard Road north of Gibraltar; after the Hacienda Drive interchange is constructed, all truck traffic shall be directed to use solely internal tract streets and Hacienda Drive interchange. The project's CC&R's shall be amended to include this restriction.
106. That until such time as the traffic assessment district(s) has been formed and assessments levied on all properties, no occupancy of any buildings will be allowed.
107. That the City, at developer expense, shall hire a qualified atmospheric scientist or air pollution expert to evaluate project-generated air quality impacts, establish air quality standards to minimize air quality impacts from the project and ensure that State and federal standards for primary pollutants are met at the site and along access routes, and develop a monitoring program which can be used to evaluate air quality impacts as the project develops. In the event such standards would be exceeded by any incremental development proposal, that particular project shall not be approved.
108. That the developer and the City of Pleasanton shall enter into an agreement relating to possible claims against the City for inverse condemnation, assessment district relief, or any other claim seeking to require the City's approval for development or seeking an assessment district or other refund in contravention of these PUD conditions. Such agreement shall be recorded contemporaneously with the subdivision map for the property.
109. That no parking will be allowed on any streets within the development.
110. That only modular newspaper dispensers accommodating more than one newspaper shall be allowed outside of buildings within the development; the design of these dispensers shall be approved by the Planning Division.



CITY COUNCIL OF THE CITY OF PLEASANTON

ALAMEDA COUNTY, CALIFORNIA

ORDINANCE NO. 1246

AN ORDINANCE APPROVING THE APPLICATION OF THE PRUDENTIAL INSURANCE COMPANY OF AMERICA FOR REZONING FROM "I-G (GENERAL INDUSTRIAL)" TO "PUD (PLANNED UNIT DEVELOPMENT) - INDUSTRIAL/COMMERCIAL AND OFFICES" DISTRICT AND APPROVING A DEVELOPMENT PLAN FOR A BUSINESS PARK COMPLEX ON AN APPROXIMATELY 260 ACRE SITE LOCATED GENERALLY IN THE AREA BOUNDED BY INTERSTATE 580 ON THE NORTH, TASSAJARA CREEK ON THE EAST, THE RAILROAD TRACKS OF THE SOUTHERN PACIFIC TRANSPORTATION COMPANY AND HACIENDA BUSINESS PARK ON THE SOUTH, AND CHABOT DRIVE ON THE WEST (PUD-85-8)

WHEREAS, The Prudential Insurance Company of America has applied for rezoning of an approximately 260 acre site located generally in the area bounded by Interstate 580 on the north, Tassajara Creek on the east, the railroad tracks of the Southern Pacific Transportation Company and Hacienda Business Park on the south, and Chabot Drive on the west from "I-G (General Industrial)" to "PUD (Planned Unit Development) - Industrial/Commercial and Offices" District; and

WHEREAS, in reviewing this application in accordance with the provisions of CEQA, an Environmental Impact Report (EIR) has been prepared, public hearings have been held before the Planning Commission and City Council relative to the EIR's adequacy and content, and this Council has certified that it has reviewed and considered the information contained in the EIR and has found the EIR complete and adequate (Resolution NO. 86-84); and

WHEREAS, the EIR indicates significant environmental effects would result from the project, as summarized in the attached Exhibit "A", Environmental Impact Findings, and as more completely discussed in the EIR itself; and

WHEREAS, CEQA and State and local EIR guidelines adopted pursuant thereto require this City Council to make specific findings where an EIR identifies one or more significant effects which may result from approval of the project; and

WHEREAS, this City Council finds that potentially significant environmental effects either (1) have been mitigated by project conditions of approval or modifications made to the project during the review process, (2) require mitigation by another public agency having jurisdiction, or (3) cannot be mitigated except by mitigation measures or alternatives found to be infeasible given economic, social, environmental, and other considerations. The facts and findings supporting these findings are summarized in the Environmental Impact Findings, Exhibit "A", which can be reviewed at the Planning Department, 200 Old Bernal Avenue, Pleasanton, California and as are more fully found in the administrative record of this project; and

WHEREAS, this City Council finds that although not all significant environmental effects have been reduced to a level of insignificance, the remaining, unavoidable significant environmental effects are acceptable because the project's economic, social, environmental, and other benefits outweigh any impacts which may occur; said benefits are summarized in the Environmental Impact Findings, attached hereto as Exhibit "A" and as are more fully found in the administrative record of this project; and

WHEREAS, this City Council further finds that this project conforms to the requirements and purposes of the City's PUD ordinance, is in the best interests of the public health, safety, and general welfare, and is consistent with the goals and policies of the Pleasanton General Plan;

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

Section 1: Finds the recitals herein contained are true and correct.

Section 2: Approves the application of Prudential Insurance Company of America for rezoning of an approximately 260 acre site located generally in the area bounded by Interstate 580 on the north, Tassajara Creek on the east, the railroad tracks of the Southern Pacific Transportation Company and Hacienda Business Park on the south, and Chabot Drive on the west from "I-G (General Industrial)" to "PUD (Planned Unit Development) - Industrial/Commercial and Offices" District.

Section 3: 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 #327, attached hereto as Exhibit "B" dated March 4, 1986, and incorporated herein by reference.

Section 4: Approves the development plan for a business park complex on an approximately 260 acre site described above, subject to the conditions in Exhibit "C" attached hereto and by this reference incorporated herein.

Section 5: The City staff is directed to cause a Notice of Determination to be filed pursuant to Section 5.4(g) of Resolution No. 77-66.

Section 6: This ordinance shall be published once within fifteen (15) days after its adoption in "The Tri-Valley Herald," a newspaper of general circulation published in the City of Pleasanton.

Section 7: This ordinance shall be effective thirty (30) days after the date of its final passage and adoption.

INTRODUCED at a regular meeting of the City Council of the City of Pleasanton on March 4, 1986.

ADOPTED at a regular meeting of the City Council of the City of Pleasanton on March 18, 1986 by the following vote:

AYES: Councilmembers - Butler, Mercer, Mohr, Wood and Mayor Brandes

NOES: None

ABSENT: None

ABSTAIN: None

ATTEST:

\_\_\_\_\_  
FRANK C. BRANDES, JR., MAYOR

\_\_\_\_\_  
James R. Walker, City Clerk  
By Doris George, Deputy City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Peter D. MacDonald, City Attorney



## EXHIBIT A

### ENVIRONMENTAL IMPACT FINDINGS

#### I. Land Use.

- A. Significant Effect. Increased traffic congestion near land uses to the west of the Project at the Hopyard Road/Owens Drive intersection and east of the Project at the Owens Drive/West Las Positas Boulevard intersection.
- a.1 Finding. Traffic impacts can be mitigated by measures incorporated into the Project and adopted by local governmental agencies.
- a.2 Fact. See Section III (Transportation and Circulation Mitigation).
- a.3 Finding. The No Project Alternative and the Reduced Intensity Alternative, which could partially mitigate the significant effect, are infeasible. These alternatives are unnecessary because mitigation measures incorporated into the Project and available to local agencies substantially lessen the effect.
- a.4 Fact. See Section XII (infeasibility of alternatives) and Section III (Transportation and Circulation Mitigation).
- B. Significant Effect. Loss of lands available for agricultural use.
- b.1 Finding. The No Project Alternative, which could delay or partially mitigate the significant effect, is infeasible.
- b.2 Fact. See Section XII (infeasibility of the No Project Alternative).
- C. Significant Effect. Increase in noise levels on Owens Drive in the vicinity of Andrews Drive and West Las Positas Boulevard, where the future Valley Memorial Hospital and private apartments are planned.
- c.1 Finding. Noise impacts can be reduced to a satisfactory level by measures incorporated into the Project.
- c.2 Fact. See Section V (Noise Mitigation).
- c.3 Finding. The No Project Alternative, Mixed Use Alternative and Reduced Intensity Alternative, which could partially mitigate the significant effect, are infeasible. These alternatives are unnecessary because the mitigation measures which have been incorporated into the Project substantially lessen the effect.
- c.4 Fact. See Section XII (infeasibility of alternatives) and Section V (Noise Mitigation).
- D. Significant Effect. Increased pressure for development on transitional commercial areas to the east of the Project in the vicinity of Old Santa Rita Road.
- d.1 Finding. Private and/or public redevelopment and packaging of parcels can lessen the effect.

- d.2 Fact. City zoning regulations and design review procedures require development complementary to its surroundings. Large, developable parcels have been created through private packaging of marginal-sized parcels.
- d.3 Finding. The No Project Alternative, which could partially mitigate the significant effect, is infeasible.
- d.4 Fact. See section XII (infeasibility of the No Project Alternative).
- E. Significant Effect. Demand for higher densities and development multiple-family residential lands to the east of the Project.
  - e.1 Finding. Local zoning and growth management procedures will substantially lessen significant effects.
  - e.2 Fact. Rezoning and a General Plan Amendment allowing for higher density on a case-by-case basis will lessen the housing demand and will reduce the overall demand.
  - e.3 Finding. Local housing economics will not support densities greater than presently allowed.
  - e.4 Fact. Developers have refused City offered higher densities, preferring to build at traditional suburban apartment densities.
  - e.5 Finding. The No Project Alternative, which could partially mitigate the significant effect, is infeasible.
  - e.6 Fact. See Section XII (infeasibility of the No Project Alternative).
- F. Significant Effect. The Project will result in increased employment with an increase in demand for housing and associated impacts (noise, traffic, etc.)
  - f.1 Finding. Adopting the Pleasanton Residential Review Committee's recommendations for increased housing opportunities in the City of Pleasanton will lessen the impact.
  - f.2 Fact. The Pleasanton Residential Review Committee has recommended that the holding capacity be increased to 28,159 dwelling units, with a population benchmark of 79,475 residents and 83,480 jobs. The City's draft revised General Plan incorporates much of the dwelling unit increase.
  - f.3 Finding. Land use authority on a regional level is the jurisdiction of other public agencies and can and should be addressed by such agencies.
  - f.4 Fact. Enabling statutes allow neighboring cities and counties to establish zoning and growth management procedures if required.
  - f.5 Fact. Other jurisdictions within the Tri-Valley Area will need to conduct land use studies, zoning ordinance revisions and general plan amendments to respond to the demand for added housing and growth management procedures within each jurisdiction, even without Project approval.



- f.6 Finding. Mitigation measures incorporated into the Project will substantially lessen associated impacts.
  - f.7 Fact. See Section III (Transportation and Circulation); Section V (Noise Mitigation); Section IV (Air Quality Mitigation) and Section VI (Public Services Mitigation).
  - f.8 Finding. The No Project Alternative, the Mixed Use Alternative and the Reduced Intensity Alternative, which could partially mitigate or delay the significant effects, are infeasible.
  - f.9 Fact. See Section XII (infeasibility of alternatives).
- G. Significant Effect. Pressure for more detailed General Plans/Specific Plans north of I-580.
  - g.1 Finding. Mitigation measures identified in the EIR are subject to the jurisdiction of other public agencies and can and should be adopted by such agencies.
  - g.2 Fact. The City of Dublin and the County of Alameda should adopt plans providing for development of the area in an orderly manner based on studies.
  - g.3 Finding. The No Project Alternative, Mixed Use Alternative and Reduced Intensity Alternative, which could partially mitigate or delay impact, are infeasible.
  - g.4 Fact. See Section XII (infeasibility of these alternatives).

## II. Employment/Demographics/Housing.

- A. Significant Effect. Growth in employment capacity in the Tri-Valley Area resulting in increased need for housing and associated impacts (noise, traffic, air quality, public service, etc.).
  - a.1 See Section I F.

## III. Transportation and Circulation.

- A. Significant Effect. Increase in traffic in the Pleasanton area at buildout of either Scenario 1 or 2.
  - a.1 Finding. Mitigation measures incorporated into the Project or agreed to by Developer will substantially lessen the effect of traffic.
  - a.2 Fact. The Developer shall participate in Pleasanton's TSM Ordinance, traffic studies, and in-Project private shuttle service which will substantially lessen the effect of increased traffic.
  - a.3 Fact. The Project will sponsor business park shuttles from BART to the Park.
  - a.4 Fact. Condition No. 16 requires the City to (i) stop development if any affected intersection, as defined by the PUD, exceeds LOS E and (ii) prohibit further development until appropriate traffic mitigation is under construction.

- a.5 Finding. Construction and improvement of Pleasanton's circulation system will substantially lessen the effect of increased traffic.
  - a.6 Fact. The City has created and is forming the NPID traffic districts to complete major circulation system improvements. Other improvements are included in the City's Capital Improvement Program. All local circulation systems shown on Figure 16 are funded except Stoneridge extension to El Charro, El Charro, Rose Avenue and portions of Del Valle Parkway and Bernal Avenue.
  - a.7 Finding. The No Project Alternative, the Mixed Use Alternative and the Reduced Intensity Alternative, which could partially mitigate the significant traffic and circulation effects, are infeasible.
  - a.8 Fact. See Section XII (infeasibility of alternatives).
- B. Significant Effect. Increase in traffic on Tri-Valley intercity arterials, freeways and highways due to cumulative regional development. Unacceptable congestion would result on Tri-Valley freeways given a buildout of Scenario 1 or 2 under presently announced freeway plans.
- b.1 Finding. Mitigation measures which would lessen the effect of traffic on Tri-Valley freeways are subject to the jurisdiction of other public agencies and can and should be adopted by such agencies.
  - b.2 Fact. Cities in the Tri-Valley area other than Pleasanton can create a regional network of intercity arterials to supplement the existing freeway/highway network by improvement/extension of existing intercity arterials by connecting to and extending Pleasanton's major thoroughfares.
  - b.3 Fact. MTC, BART, Alameda County and Contra Costa County can develop regional transit systems such as the Dublin-Livermore-Pleasanton joint powers agency, BART extension, and light rail transit system.
  - b.4 Fact. Caltrans can construct freeway, highway and auxiliary lane improvement projects which are included in the NPID and the 1985 Caltrans STIP, including widening and improvement of the I-580/Hopyard interchange, I-580/Santa Rita Road interchange; I-580/Hacienda interchange and I-680/Stoneridge interchange (and I-680/West Las Positas interchange if needed).
  - b.5 Fact. Caltrans has jurisdiction over and can construct the improvements to I-580 between Dublin Canyon and Altamont Pass which are currently being studied, including El Charro Road interchange, and others listed in Section C of the EIR (Transportation and Circulation).
  - b.6 Fact. Caltrans and FHWA have jurisdiction over and can study further and implement improvement of the I-580/I-680 interchange.
  - b.7 Fact. Caltrans can implement improvements on State Route 84 as described in Section C of the EIR (Transportation and Circulation).
  - b.8 Fact. Caltrans can construct improvements to I-680 from Sunol to Alamo not presently included in the STIP, as described in Section C of the EIR (Transportation and Circulation).

- b.9 Finding. The No Project Alternative, the Reduced Intensity Alternative, and the Mixed Use Alternative, which could partially mitigate the significant traffic effects, are infeasible. The alternatives are unnecessary because the mitigation measures which have been incorporated into the Project or are under the jurisdiction of other public agencies will substantially lessen the effect.
- b.10 Fact. See Section XII (infeasibility of alternatives) and Sections III.a.2, III.a.8, and III.b.1 (Traffic and Circulation).
- b.11 Finding. Increasing local housing opportunities will lessen regional traffic impacts.
- b.12 Fact. Additional housing has been recommended for Pleasanton and has been included in a draft General Plan revision.

#### IV. Air Quality.

- A. Significant Effect. Generation of local and regional vehicular emissions related to commute trips in a non-attainment area for oxidant pollution.
  - a.1 Finding. Mitigation measures incorporated into the Project to lessen traffic congestion will substantially lessen the effect.
  - a.2 Fact. See Sections III.a.2, III.a.3, and III.a.4.
  - a.3 Finding. Improvement of the City's circulation system and construction of local arterial improvements included in the NPID should significantly lessen the effect.
  - a.4 Fact. See III.a.5 and III.a.6.
  - a.5 Fact. Mitigation measures identified in the EIR to reduce traffic and thus lessen the effect in air quality are subject to the jurisdiction of other public agencies. See Sections III.b.1 through III.b.8.
  - a.6 Finding. Monitoring air quality impacts on a project-by-project basis as North Pleasanton develops ensures that state and federal standards for primary pollutants are met.
  - a.7 Fact. The City has formed an Environmental Monitoring Commission to monitor the air quality within Pleasanton, and Condition 18 requires development to cease if primary pollutant concentrations violate standards.
  - a.8 Finding. The No Project Alternative, the Reduced Intensity Alternative, and the Mixed Use Alternative, which could partially mitigate the significant effects on air quality, are infeasible.
  - a.9 Fact. See Section XII (infeasibility of alternatives).

#### V. Noise.

- A. Significant Effect. Increased noise levels along roadways in residential areas of North Pleasanton which could potentially exceed the City's maximum noise level guidelines for sensitive residential receptors.

- a.1 Finding. Mitigation measures to achieve acceptable residential noise level incorporated into the Project will substantially lessen the effect.
- a.2 Fact. Condition 19 requires Developer to implement an acoustical monitoring program to monitor noise levels at certain specific areas of the Project and to implement a noise abatement program, including installation of soundwalls and residential installation, to ensure City standards are met.
- a.3 Fact. Acoustical analysis at Muirwood Park to determine mitigation measures to meet federal guidelines will be done and noise mitigation measures taken, if needed.
- B. Significant Effect. Generation of truck noise.
  - b.1 Finding. Mitigation measures incorporated into the Project to reduce generation of truck noise will substantially lessen this effect.
  - b.2 Fact. Condition 20 requires Developer to relocate trucks to routes within the site.
- C. Significant Effect. Noise levels along I-580 and I-680 will exceed City and FHWA standards in some instances.
  - c.1 Finding. Exterior mitigation measures to meet local standards would conflict with the I-580 Scenic Highway Plan.
  - c.2 Fact. The I-580 Scenic Highway Plan seeks retention of vistas while allowing economically feasible sound mitigation, so long as federal regulations are met.
  - c.3 Finding. The No Project Alternative, the Reduced Intensity Alternative and the Mixed-Use Alternative, which could partially mitigate the significant noise effects, are infeasible.
  - c.4 Fact. See Section XII (infeasibility of alternatives).

VI. Public Services.

- A. Significant Effect. Water use demand will exceed Zone 7's water supply from existing State water projects for Scenario 2 demand.
  - a.1 Finding. The mitigation measures incorporated into the Project to require water conservation will substantially lessen this effect.
  - a.2 Fact. Condition 21 requires the Project to install water conserving plumbing features as part of the Building Code.
  - a.3 Finding. Additional mitigation measures identified in the EIR (completion of State water facilities, extension of EBMUD to Dublin and Pleasanton and use of the groundwater basin) are subject to the jurisdiction of other public agencies and can and should be enforced by such agencies.
  - a.4 Fact. The Livermore-Amador Valley groundwater basin is subject to Zone 7 jurisdiction and can be operated to meet deficiencies.

- a.5 Fact. The County of Alameda and Zone 7 have jurisdiction to create a Chain-of-Lakes.
- a.6 Finding. The No Project Alternative, the Reduced Intensity Alternative, and the Mixed Use Alternative, which could partially mitigate the significant effects, are infeasible.
- a.7 Fact. See Section XII (infeasibility of alternatives).
- B. Significant Effect. EBMUD'S projected water supply will not be adequate for Scenario 2 demand, and may not be adequate for Scenario 1 demand. Scenario 2 demand would require American River or other supply sources. Scenario 1 demand would also require this additional supply depending on EBMUD policy to serve other areas.
  - b.1 Finding. Users of these water supplies are not the Project, but, rather, potentially induced growth. If inadequate water supply exists, growth will not occur. The responsibility for providing water and ensuring water conservation is agencies with no jurisdiction over the Project.
  - b.2 Fact. EBMUD jurisdiction does not extend into Pleasanton.
  - b.3 Finding. Additional mitigation measures identified in the EIR (American River or other supply sources, EBMUD/CCWD joint operation) are not within the jurisdiction of the City but are within the jurisdiction of other public agencies and can and should be adopted.
  - b.4 Fact. EBMUD has on-going litigation that will resolve its rights in the American River. EBMUD is also investigating the possibility of operating with the Contra Costa Water District. (CCWD).
  - b.5 Finding. The No Project Alternative, the Reduced Intensity Alternative, and the Mixed Use Alternative, which could partially mitigate the significant effect, are infeasible.
  - b.6 Fact. See Section XII (infeasibility of alternatives).
- C. Significant Effect. Generation of wastewater flow to be treated at the DSRSD treatment plant beyond current capacity.
  - c.1 Finding. Treatment plant expansion will substantially lessen this impact.
  - c.2 Fact. DSRSD has prepared a master plan for expansion. Expansion is economically feasible.
  - c.3 Finding. The No Project Alternative, the Reduced Intensity Alternative, and the Mixed Use Alternative, which could partially mitigate the potential significant effect, are infeasible.
  - c.4 Fact. See Section XII (infeasibility of alternatives).
- D. Significant Effect. Generation of wastewater beyond current and planned capacity for disposal.

- d.1 Finding. Implementation of an interim solution to add 4.4 MGD to the LAVWMA system should provide sufficient wastewater capacity through 1991.
- d.2 Fact. The LAVWMA export capacity will be expanded to 21 MGD.
- d.3 Finding. Long-range project planning (new facilities ADWF capacity of 42 MGD), if implemented, would substantially lessen this impact. Mitigation measures to provide interim capacity are partially not within the jurisdiction of the City. Such mitigation measures are within the jurisdiction of other public agencies and can and should be adopted.
- d.4 Fact. Construction of wastewater disposal facilities is within the control of LAVWMA or other regional agencies. CH2M Hill, as consultant to LAVWMA, has recommended constructing new facilities to provide a total of ADWF capacity of 42 MGD.
- d.5 Finding. Developer construction of a reverse osmosis plant is presently economically infeasible.
- d.6 Fact. Current export cost and projected costs of expanded facilities are less than treating and disposal through reverse osmosis.
- d.7 Finding. The No Project Alternative, the Reduced Intensity Alternative, and the Mixed Use Alternative, which could partially mitigate the potential significant effect, are infeasible.
- d.8 Fact. See Section XII (infeasibility of alternatives).
- E. Significant Effect. Possible construction of buildings higher than current firetruck ladder capacity could impair fire protection services.
  - e.1 Finding. The recommended mitigation measures incorporated into the Project will substantially lessen the significant fire hazard effect.
  - e.2 Fact. Condition 7 requires that buildings which are constructed over current ladder truck capability should incorporate internal life safety fire systems standards and provide indirect access to roofs.
  - e.3 Finding. Other fire safety mitigations are unnecessary as Condition 7 reduces the effect to an insignificant level.
  - e.4 Fact. Providing ladder access in accordance with City policy eliminates the potential impact.
  - e.5 Finding. The No Project Alternative, the Reduced Intensity Alternative, and the Mixed Use Alternative, which could partially mitigate the potential significant fire hazard effect, are infeasible. These alternatives are unnecessary because the mitigation measures which have been incorporated into the Project substantially lessen the effect.
  - e.6 Fact. See Section XII (infeasibility of alternatives).

- F. Significant Effect. Increased demand for adult recreational facilities of all types.
- f.1 Finding. Incorporation of recreational facilities in the Project is economically infeasible.
  - f.2 Fact. The assessments placed on the Project property and its value make infeasible its use for recreational facilities.
  - f.3 Finding. Surplus revenues generated by North Pleasanton development, including the Project, may be available to acquire and develop new park and recreational facilities.
  - f.4 Fact. The Project will generate revenues in excess of its expenses.
  - f.5 Finding. Inclusion of payment of fees for recreational facilities and cooperation in providing funding substantially lessens this impact.
  - f.6 Fact. Condition 28 requires developer fees and cooperation.
  - f.7 Finding. The No Project Alternative, the Reduced Intensity Alternative, and the Mixed Use Alternative, which could partially mitigate the potential significant effect, are infeasible and unnecessary because the mitigation measures which have been incorporated into the Project substantially lessen the effect.
  - f.8 Fact. See Section XII (infeasibility of alternatives).
- G. Significant Effect. Increased maintenance costs for additional Project streets.
- g.1 Finding. The mitigation measures incorporated into the Project to mitigate the demands for increased maintenance will substantially lessen the effect.
  - g.2 Fact. Condition 10 requires an owner's association or maintenance district to extend street sweeping services to the Project.
  - g.3 Fact. Condition 11 requires street lighting, landscaping and trees to be maintained by the owners' association or maintenance district.
  - g.4 Fact. Condition 10 requires that the owners' association pay to maintain on-site streets for ten years after Project development.
  - g.5 Finding. The No Project Alternative, which would avoid this impact, is infeasible.
  - g.6 Fact. See Section XII (infeasibility of the No Project Alternative).

VII. Geology.

- A. Significant Effect. Geological hazards from ground shaking and expansive soils.
- a.1 Finding. The mitigation measure incorporated into the Project to mitigate geological hazards will substantially lessen the effect.

- a.2 Fact. Condition 27 requires that all buildings comply with current City seismic requirements.
- a.3 Fact. Condition 27 requires that foundation support and retaining walls be designed to resist the effect of ground shaking. A pile foundation system will be used for mid-rise buildings unless a compensating design is found to be feasible. Minimum setback of one hundred feet from the top of stream channel edge is required.
- a.4 Fact. Selected grading measures, soil treatment measures or special construction techniques will be included as a part of the soils report for each individual site and for public improvements.
- a.5 Fact. A standard tentative map condition will require the Developer to have a soils engineer available during the construction of buildings on the site.
- a.6 Finding. The No Project Alternative, which would avoid the impact, is infeasible and unnecessary because the mitigation measures which have been incorporated into the Project substantially lessen the effect.
- a.7 Fact. See Section XII (infeasibility of the No Project Alternative).

#### VIII. Hydrology.

- A. Significant Effect. Potential of toxic spills degrading surface and groundwater quality.
  - a.1 Finding. The mitigation measures incorporated into the Project to reduce the potential for degrading of the water quality as a result of toxic spills will substantially lessen the effect.
  - a.2 Fact. Condition 21 requires continued consultations with Developer, Fire Marshal, City Engineer and appropriate outside agencies to establish procedures for safe storage and handling of hazardous materials as part of the City's hazardous materials ordinance.
  - a.3 Finding. The No Project Alternative, which would avoid this impact, is infeasible and unnecessary because the mitigation measures which have been incorporated into the Project substantially lessen the effect.
  - a.4 Fact. See Section XII (infeasibility of the No Project Alternative).
- B. Significant Effect. Buildout of the Tri-Valley area may result in flooding along the Arroyo de la Laguna during a hundred year storm.
  - b.1 Finding. The mitigation measures identified in the EIR such as the widening, deepening and/or concrete lining of Arroyo areas, downstream channelization, and use of "chain of lakes," are subject to the jurisdiction of other public agencies and can and should be enforced by such agencies.
  - b.2 Fact. The mitigation measures to mitigate cumulative impact for Tri-Valley development are subject to the jurisdiction of the Alameda County Flood Control and Water Conservation District (ACFCWCD).



- b.3 Finding. The No Project Alternative, which could partially mitigate the significant effect of flooding is infeasible.
- b.4 Fact. See Section XII (infeasibility of the No Project Alternative).

IX. Biology.

- A. Significant Effect. Loss of prime agricultural soils to urbanization.
  - a.1 Finding. The loss of agricultural land is unmitigable; however, during the early stages of development, some agricultural use of the site can continue.
  - a.2 Fact. Condition 29 requires the Developer to continue short-term agricultural uses on the site.
  - a.3 Finding. The No Project Alternative, which could partially mitigate the potential significant effect, is feasible.
  - a.4 Fact. See Section XII (infeasibility of the No Project Alternative).

X. Energy.

- A. Significant Effect. Increased energy consumption on site through construction, operation and maintenance of structures.
  - a.1 Finding. Mitigation measures incorporated into the Project to mitigate energy use will substantially lessen this effect.
  - a.2 Fact. Condition 4 requires that all buildings in the Project shall employ solar energy to the maximum extent economically feasible.
  - a.3 Fact. Condition 4 requires that each building in the Project be oriented for solar access.
  - a.4 Fact. Economic realities encourage installation of energy efficient machinery.
- B. Significant Effect. Potential for increased energy consumption as a result of commuting to employment within the Project.
  - b.1 Finding. Implementation of traffic mitigation measures incorporated into the Project will substantially lessen the effect.
  - b.2 Fact. TSM measures employed as part of the project and as required by ordinance will reduce vehicle miles traveled and result in lessened use of energy.
  - b.3 Finding. The No Project Alternative and the Reduced Intensity Alternative which could partially mitigate this significant effect, are infeasible and unnecessary because the mitigation measures which have been incorporated into the Project substantially lessen the effect.
  - b.4 Fact. See Section XII (infeasibility of alternatives).

XI. Visual/Aesthetics.

- A. Significant Effect. Change in the visual character of the area, including loss of vistas and agricultural open space.
  - a.1 Finding. The mitigation measures incorporated in the Project to minimize visual/aesthetics impacts and to ensure aesthetic compatibility will significantly reduce this effect.
  - a.2 Fact. Condition 4 imposes design standards to promote visual aesthetics in individual buildings. The CC&R's contain requirements for significant setbacks and extensive landscaping.
  - a.3 Fact. Condition 5 requires a specific plan aimed in part at preserving views from I-580, a City-designated scenic route.

XII. Alternatives.

- A. The No Project Alternative.
  - a.1 Finding. The No Project Alternative is infeasible.
  - a.2 Fact. The No Project Alternative means no development on the site and precludes the Project as proposed. The site has been long planned for development, and other development proposals would have similar impacts.
- B. The Employment Center Alternative.
  - b.1 Finding. The Employment Center Alternative does not function as a mitigation measure as it will exacerbate rather than reduce adverse noise, traffic and air quality impacts.
  - b.2 Fact. The Employment Center Alternative would create additional incommuting resulting in greater congestion on the freeways, interchanges and local arterials.
- C. Reduced Intensity of Development Alternative.
  - c.1 Finding. The Reduced Intensity of Development Alternative is infeasible as it precludes the Project as proposed.
  - c.2 Fact. Due to assessment liens, land costs, and development costs, it is economically infeasible to develop at the reduced intensity posited.
  - c.3 Finding. The Reduced Intensity Alternative may exacerbate impacts regionally, thus not truly acting as a mitigation measure.
  - c.4 Fact. Development pressure would create development elsewhere in the local region, eliminating efficient use of planned infrastructure and lessening the likelihood of transit alternatives.
  - c.5 Fact. Reduced tax base with similar service demands may reduce service levels.

D. Mixed Use Alternative.

d.1 Finding. The Mixed Use Alternative is infeasible.

d.2 Fact. The Project is located near the junction of two freeways. Noise, air and traffic impacts from the freeways, major arterials and in-tract collector streets would have a negative impact on the quality of life expected for a residential development. In addition, the Project is located in the middle of an area planned for industrial and commercial development and would be relatively isolated from schools, some types of retail shopping and other community services generally desired to be close to residential developments. Liens resulting from assessments to finance the infrastructure mandate development of commercial and industrial uses at proposed densities.

E. Increased Residential Capacity Alternative.

e.1 Finding. The Increased Residential Capacity Alternative exacerbates impacts and is not a mitigation measure in the sum of its effects.

e.2 Fact. This alternative would increase traffic on local roadways and increase demand on community services. The increase in City's fiscal base may be insufficient to finance services and improvements required by the increased residential development.

e.3 Fact. The Increased Residential Capacity Alternative is inconsistent with current General Plan Land Use Element designations and growth rate policies.

e.4 Fact. Existing and planned General Plan policies balance the need for housing against all other constraints; negative impacts are minimized with the compromises contained in the General Plan.

F. High Rise Alternative.

f.1 Finding. The High Rise Alternative is infeasible because it creates negative impacts outweighing its beneficial impacts.

f.2 Facts. Aesthetic and fire safety impacts outweigh the beneficial effects of on-site park land.

XIII. Growth Inducement.

A. Significant Effect. Growth-inducing impacts associated with provisions of basic employment, removal of flood hazards, generation of more jobs than employees can be housed locally, and construction of water and sewage treatment and other service facilities likely sized for additional growth.

Growth-inducing impacts have been analyzed separately under each subject matter heading herein and have been found to be avoided or substantially lessened because of the incorporation of feasible mitigation measures, or have been found unavoidable because mitigation measures and alternatives have been found to be infeasible.

### Overriding Considerations

Potential adverse environmental effects which cannot feasibly be avoided while allowing the project to proceed include the following:

- permanent loss of agricultural land
- growth-inducing effects of additional growth in the Tri-Valley, including loss of open space, increased traffic and energy usage, increased noise levels, degradation of air quality, and increased demand for urban services
- cumulative effect upon the need for housing, particularly affordable housing, within the region
- unacceptable congestion on Tri-Valley freeways given buildout with presently announced freeway plans
- potential flooding due to cumulative buildout during 100-year flood events downstream along Arroyo de la Laguna
- change in visual character of the area, including loss of some distant vistas and agricultural open space

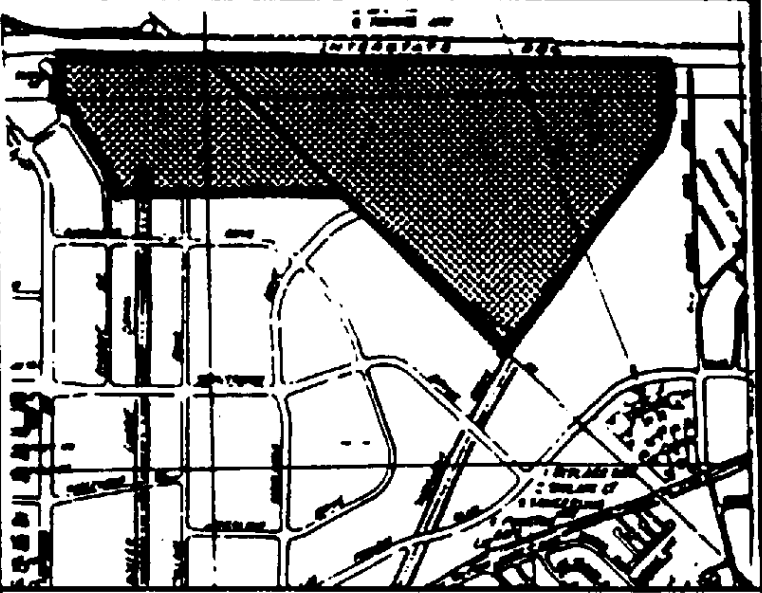
Despite these effects, the benefits of the proposed project outweigh the unavoidable adverse environmental effects, and, thus, the adverse environmental effects are considered "acceptable." The benefits of the proposed project which outweigh its unavoidable adverse environmental effects are:

- provision of child care center
- site set aside for major transportation center and public service center
- compatibility with adjoining business park developments, including the adjoining Phase I of Hacienda Business Park
- increased patronage to commercial businesses in the vicinity of the project
- completion of planned circulation network, including accommodation of a major freeway interchange
- net surplus of revenues above costs to the City of Pleasanton
- increased office and commercial employment opportunities in Pleasanton and the Tri-Valley in a location convenient to existing and planned regional transportation facilities
- high quality development compatible with neighboring uses and environmental constraints
- attraction of quality, stable employers with benefits to the social, cultural and economic needs of the City
- contribution to financing major north Pleasanton street, highway, water and fire service improvements
- improvement to landscaping along I-580 scenic corridor

- aesthetic enhancement to the site
- provision of a site for the AT&T Western Regional Headquarters, providing major economic and social benefits to the entire City and making all the prior north Pleasanton business parks more economically viable through attraction of clean, high quality employers
- improved ability to deal with regional and state agencies in getting Hacienda Drive/I-580 interchange approved, thereby better isolating both Phase I and II of the business park from the community and thus reducing adverse effects on the community
- ripple effect on City as a whole through employment opportunities provided creating major income effects throughout the community.



EXHIBIT B

		
<p>Site rezoned from IG (General Industrial) to PUD (Planned Unit Development)- Industrial/Commercial and Offices District</p> <p>260 ± ac.</p>		
<p>CITY OF PLEASANTON <b>PLANNING DEPARTMENT</b></p>		
<p>ORDINANCE No. 1246 ZONING UNIT No. 327</p>		
DRAWN BY: <b>T.P.</b>	APPROVED BY: <i>W. Swift</i>	DATE: <b>3/4/86</b>
CHECK'D. BY:	PLANNING DIRECTOR	SEC. NO.: <b>PUD-85-8</b>
SCALE: <b>N.T.S.</b>		





## EXHIBIT C

### CONDITIONS OF APPROVAL PUD-85-8

1. **Development Plan.** Development of the project site shall be substantially as shown in the Development Plan on file with the City Planning Division except for the following modifications:
  - A. the sidewalk on the north side of Owens Drive between Chabot Drive and Hacienda Drive shall be separated from the curb in a manner satisfactory to the Planning Director;
  - B. median islands on Owens Drive, on Rosewood Drive, and on Hacienda Drive shall be modified to minimize the length of six-foot median "noses," through modification of left-turn pockets or widening noses to 12 ft., with landscaping to be modified to include trees as well as shrubs and ground cover, said modifications to be incorporated into the final map in a manner satisfactory to the Planning Director; and
  - C. the pedestrian tunnel under Hacienda Drive shall be subject to approval by the Police Chief with regard to its height, width, lighting, security gates, means of surveillance, hours it remains open, and such other items as relate to the safety of its users.
2. **Design Guidelines.** On-site development shall be guided by the Design Guidelines and Declaration of Covenants, Conditions, and Restrictions (CC&Rs) on file with the City Planning Division. Except as site regulations are specifically adopted herein, in reviewing site specific development plans, the City may impose the City's policies and codes in effect for the most similar zoning district in the event said policies and codes are more restrictive than the regulations included in the Design Guidelines. The following site regulations are specifically adopted for the project site:
  - A. Summary of Site Development Criteria (to be Table B-1), dated January 23, 1986 "Revised March 4, 1986", on file in the Planning Department.
  - B. Summary of Property Line Setbacks (Table B-2).
  - C. Landscaping Required Adjacent to Buildings (Table B-3).
  - D. Total Gross Floor Area within the project site, excluding child day-care facilities and transit/public service center facilities, shall not exceed 4,430,000 sq. ft.
  - E. Building height shall be as defined in Section 2.3.3 of the Design Guidelines, adding "whichever height is greater".
3. **Site Plan and Design Approval.** All buildings and site development shall require site plan and design approval by the City Council, following recommendation by the Planning Commission. Approval shall be by resolution.
4. **Design Standards.** Exterior building design shall reflect a comprehensive design approach, relating the structure to its surrounding landscaping and adjacent buildings. Buildings in the OMPD District shall be designed to minimize the perception of height and mass. All buildings shall adhere to proper site orientation and sun control; integration of active solar systems is encouraged for hot water use as well as supplemental heating and cooling, and solar energy shall be employed to the maximum extent economically feasible.

5. **I-580 Corridor.** No individual site plan and design approval shall be granted for Lots 51, 54, 56 (A&B) and 58 until (i) a specific plan is approved, such plan to address building layout, height, bulk and setbacks; provision of adequate parking facilities for the proposed BART/LRT station; landscaping treatment within the I-580 right-of-way and an adjoining lots; and preservation of views from the freeway or (ii) March 31, 1987, whichever occurs first. In the event allowable gross floor area and/or allowable building height is reduced relative to that shown on Table B-1, the floor area and/or building height shall be transferred to other lots within the project in a manner mutually agreed upon by the City and Developer.
6. **I-580 Landscaping.** The Developer shall landscape, consistent with Caltrans policies, that portion of the southerly I-580 landscape strip between Chabot Court and just easterly of Old Santa Rita Road. The landscape plan shall be approved by the Planning Director prior to installation. The Developer shall also seek permission from Zone 7 to landscape those portions of the Hewlett and Chabot Canals adjacent to I-580; if granted, said landscape plan shall be approved by the Planning Director.
7. **Fire Safety.** No building shall be constructed which does not allow direct ladder access to the roof with fire apparatus existing or to be in possession of the Pleasanton Fire Department by the time of building occupancy; except, however, buildings providing indirect roof access via fixed ladder configurations not in excess of one story may be constructed if they incorporate internal life safety systems in their construction.
8. **Safety Measures.** Perimeter lighting shall be provided for all buildings; and, if required by the Police Chief, all buildings shall be provided with alarm systems. Perimeter lighting and the type of alarm systems shall be approved by the Police Chief prior to installation. The project shall provide on-site private security guards as determined necessary by the Police Chief.
9. **Building and Grounds Maintenance.** Walls, parking, landscaping, and building exteriors shall be maintained at all times in good condition.
10. **Street Maintenance.** The Developer, or Property Owners' Association, shall pay the City an annual fee for the maintenance of the public streets within the project for the first ten (10) years after acceptance of the streets by the City. The amount of this fee shall be determined by the City Engineer and shall be sufficient to cover anticipated City costs during this ten (10) year period. Project streets shall be swept by the Property Owners' Association at least as often as City thoroughfares are swept.
11. **Landscaping and Lighting Maintenance.** All landscaping and lighting within the Common Area, as defined by the CC&R's, shall be maintained by the Property Owners' Association or a maintenance district acceptable to the City.
12. **Property Owners' Association.** The project site shall be incorporated into the Property Owners' Association formed to administer Phase I of Hacienda Business Park; the CC&R's shall provide the association with sufficient power to manage all community-owned or maintained areas as established in the Development Plan, Design Guidelines, and CC&R's, and said CC&R's shall be approved by the City Attorney.
13. **Uses.** Permitted and conditionally permitted uses on the project site shall be as follows:
  - A. OGPD, OPD, and OMPD Districts - All permitted and conditionally permitted uses as specified in the O (Office) District, as set forth in Sections 2-6.37 and 2-6.38 of the Pleasanton Municipal Code.

- B. CPD Districts - All permitted and conditionally permitted uses as specified in the C-C (Central Commercial) and C-F (Freeway Commercial) Districts, as set forth in Section 2-7.08 of the Pleasanton Municipal Code.
- C. P&I Districts - Lot 54 shall be limited to transit related parking and station facilities and public service center facilities, to include heliport, emergency care, police substation, and such other related activities as may be determined by the Planning Director to be compatible public service activities. Lot 57A shall be limited to a child care center serving a minimum of 200 children.
- D. Lot 52 shall allow heliport and parking facility uses as conditionally allowed uses.

Minor adjustments to lot boundaries as shown on the Land Use Map, as approved by the Planning Director, shall automatically modify the permitted and conditionally permitted uses to correspond to the revised lot boundaries.

- 14. **S.P.R.R. Right-of-Way.** The former S.P.R.R. right-of-way, consisting of approximately 18 acres, shall not be zoned for any use as part of this PUD. This corridor shall be maintained for transit, trail, and other uses as may be more specifically delineated at a later time, when said corridor shall be zoned to allow appropriate development, lot line adjustments, and incorporation of said area into this development plan.
- 15. **Signs.** All signing for the Project shall be submitted to the City for approval. All permanent building and/or tenant identification signs shall be submitted as a comprehensive sign program for the individual project at the time the project is submitted for approval. Temporary signs conforming to the Design Guidelines and signs conforming to an approved comprehensive sign program may be approved administratively by the Zoning Administrator.
- 16. **Traffic Conditions.**
  - A. Restriction on Full Development. Total development within Hacienda Business Park Phases I and II shall not exceed an aggregate amount of 7.325 million square feet until both the Hacienda Drive/I-580 and Stoneridge Drive/I-680 interchanges have received complete final design approvals from all permitting agencies and are under construction.
  - B. Traffic Mitigation Measures. When the Level of Service reaches LOS D (equal to or greater than 81% of capacity) as defined in the City's Standard Assumptions for Traffic Studies at any intersection or intersections affected by the project, the Developer shall begin to implement feasible mitigation measures. Affected intersections shall be those located between Valley Avenue on the south and I-580 on the north, I-680 on the west and Santa Rita Road on the east, inclusive, including all interchange intersections (both sides of freeways) but excepting intersections internal to Meyer Center and Pleasanton Park, as shown on the Map of Affected Intersections dated as of February 24, 1986 on file with the City Planning Division. Mitigation measures may include roadway improvements and/or transportation systems management programs designed to alleviate the LOS D traffic condition and shall be implemented on a priority basis, as determined by the City Engineer (appealable to the City Council), beginning with the least stringent and least costly. Increasingly more stringent mitigation measures will be required and implemented by Developer in order to maintain traffic levels at better than LOS E (91% of capacity). City agrees that to the best of its ability it shall impose the cost of traffic mitigation measures made necessary by the cumulative impact of north Pleasanton development on a pro-rata basis over north Pleasanton properties benefitting therefrom.

- C. Site Specific Traffic Studies. Each site specific project submitted to the City for final design approval shall be accompanied by a traffic study, prepared in accordance with the City's adopted Standard Assumptions for Traffic Studies and satisfactory to the City Engineer, projecting future levels of service at the above-described affected intersections. Future traffic conditions shall include existing traffic, projected traffic from other projects under construction and/or having received final City approvals, and projected traffic from the project submitted for approval. The street network assumed shall be that existing at the time the project is submitted for approval and as it will exist as a result of roadway improvements either under construction or having received necessary final governmental approvals.
- (i) If the traffic study analysis shows that any affected intersection, or intersections, would exceed LOS D (equal to or greater than 91% of capacity) but can be mitigated so as to be no greater than mid-LOS D (86% of capacity), after mitigations, the City shall condition approval upon implementation, of those mitigation measures. No building permit may be issued until the mitigation measures are either under construction or, for site specific or occupant-specific mitigation measures not construction-related (such as TSM), the implementation programs are established. If the City Engineer finds that completion of a particular improvement not yet under construction will reasonably be completed prior to occupancy of a project building, that the improvement has received all approvals necessary, from whichever agencies, and that funding is bonded for or otherwise assured, a building permit may be issued in advance of the start of construction of the mitigation measure.
  - (ii) If the traffic study analysis shows any affected intersection, or intersections, would exceed LOS D (equal to or greater than 91% of capacity), and indicates that there are no mitigation measures the Developer can implement to improve that intersection(s) to mid-LOS D (86% of capacity), then the City shall not approve the project application.
17. **Groundwater Test Wells.** The developer shall install test wells within the project site; scheduled groundwater monitoring in accordance with the requirements established by the Environmental Monitoring Committee shall be conducted by the Property Owner's Association or by some other agency satisfactory to the City Engineer, at the Developer's expense. The location and number of test wells shall be determined by the City Engineer.
18. **Air Quality Analysis.** The City, at developer expense, shall hire a qualified atmospheric scientist or air pollution expert to evaluate project-generated air quality impacts, establish air quality standards to minimize air quality impacts from the project and to ensure that state and federal standards for primary pollutants are met at the site and along access routes, and develop a monitoring program which can be used to evaluate air quality impacts as the project develops. In the event such standards would be exceeded by any incremental development proposal, that particular project shall not be approved.
19. **Noise Analysis.** The City, at Developer's expense, shall hire a qualified acoustical expert to evaluate project-generated noise impacts, including cumulative impacts, and to conduct follow-up noise analysis of Developer-installed mitigation measures to ensure compliance with the City's adopted exterior noise standards. Noise mitigation shall extend to those areas studied for noise mitigation in the North Pleasanton Traffic Improvement District environmental impact report.
20. **Truck Traffic.** Until such time as Hacienda Drive interchange is constructed, all truck traffic generated by the development, including trucks used in construction activities, shall be directed

northward on internal tract streets to Gibraltar Drive and, hence, northward on Hopyard Road to I-580 so that no trucks shall use existing City streets other than Hopyard Road north of Gibraltar; after the Hacienda Drive interchange is constructed, all truck traffic shall be directed to use solely internal tract streets and Hacienda Drive interchange. The project's CC&R's shall include this restriction.

21. **Environmental Police Power Regulations.** The project shall comply with all applicable provisions of the Transportation Systems Management Ordinance, the Hazardous Materials Ordinance, the Fire and Building Codes and all other such local, state, and federal regulations.
22. **Archaeological Resources.** In the event that human remains, artifacts, or other archaeological or historic materials are encountered during construction activities, such activities shall be halted until an evaluation by a qualified archaeologist can be made and a method for protecting and/or removing said materials is accomplished; except under exceptional circumstances, construction shall be halted for no longer than four (4) weeks.
23. **Sewerage Capacity.** The developer acknowledges that the City of Pleasanton does not guarantee the availability of sufficient sewerage capacity to serve this development by approval of this project and that the developer agrees and acknowledges that building permits may be withheld if sewerage capacity is found by the City not to be available.
24. **Bicycle Storage.** Each development within the project shall provide bicycle storage facilities adequate to meet anticipated demand.
25. **Noise Levels.** All commercial and office structures on the subject property shall be designed so that interior noise levels shall not be higher than 55 dBA Leq during business hours. In the event a hotel is built in the project, the hotel shall be designed so that the interior noise level shall not be higher than 45 dBA Ldn.
26. **Newspaper Dispensers.** Only modular newspaper dispensers accommodating more than one newspaper shall be allowed outside of buildings within the development; the design of these dispensers shall be approved by the Planning Division.
27. **Seismic Safety.** Building designs shall comply with then-current seismic requirements of the City. Pile foundations shall be used for mid-rise buildings unless a compensating design satisfactory to the City is found to be feasible. The minimum setback from the top of a stream channel edge shall be 100 feet.
28. **Parks and Recreation.** The Developer shall participate in the provision of parks and recreation facilities in a manner to be determined by the City following a study of the reasonable parks and recreation needs of employees of the north Pleasanton business parks. The project's participation shall be equal to its pro rata share of the capital cost of acquiring and developing the park and recreation facilities determined to be necessary. The manner of the project's participation, whether through development fees, assessment districts, or some other manner, shall be determined upon City review of the aforementioned study and shall take into consideration park and recreation needs at present and in the future by phasing necessary improvements as appropriate. The project developer shall cooperate with the City in providing said park and recreation facilities by making this obligation run with the land within the project and by cooperating in its personal capacity as an owner of property elsewhere in north Pleasanton. The City agrees to use its best efforts to assess all north Pleasanton business park developers/employers on a pro rata basis for the park and recreation facilities made necessary by the north Pleasanton development, and the City shall explore methods to accomplish this as part of the aforementioned study.

29. **Short-Term Agricultural Uses.** The Developer shall utilize dry-farmed grains or other short-term agricultural uses on vacant sites so long as practicable and consistent with fire safety requirements.
30. **Overhead Transmission Lines.** The Developer and the City shall cooperate to work with PG&E to underground the high voltage power transmission lines within the I-580 scenic corridor and, if feasible, along the old S.P.R.R. right-of-way.
31. **Traffic Signal Master Controller System.** The Developer shall participate in the funding of the traffic signal master controller system, including the interconnect system and office space as required.
32. **Storage of Materials, Supplies, and Equipment.** No materials, supplies or equipment including company owned or operated trucks and motor vehicles shall be stored in any area on a site except inside or behind a solid visual barrier which screens such areas from surrounding properties and public streets, each barrier shall be at least 6 ft. in height.

REVISED TABLE B-1  
(As It Relates to Hacienda Business Park Phase 2)

	1/23/86
Revised	1/27/86
Revised	2/03/86
Revised	2/07/86
Revised	3/04/86

SUMMARY OF SITE DEVELOPMENT CRITERIA

LOT	PARCELS	USE (A)		MAXIMUM FLOOR AREA RATIO (1)	MAXIMUM HEIGHT (2)	MINIMUM LANDSCAPE RATIO (3)	MINIMUM PARKING RATIO (4)
PHASE II							
51		OPD	(4 STORY)	50%	70'	30%	1/250 SF
52		OGPD	(2 STORY) (3 STORY)	40% 45%	55'	35%	1/250 SF
53		OMPD	(4 STORY)	50%	70'	30%	1/250 SF
54		P & I		N/A	N/A	N/A	N/A
55	55A & 55B & 55C & 55D & 55E	OMPD	(4 STORY)	50%	70'	30%	1/250 SF
56	56A 56B	CPD OPD	(6 STORY) (3 STORY)	Note 5 50%	85.5' 55'	30% 25%	Note 5 1/250 SF
57	57A 57B 57C	P & I CPD OMPD	 (1-2 STORY) (4 STORY)	N/A 40% 50%	N/A 45' 70'	N/A 25% 30%	N/A Note 5 1/ 250 SF
58		OMPD	(5 STORY)	60%	85.5'	30%	1/250 SF
59		OMPD	(6 STORY)	40%	85.5'	30%	1/250 SF
60		OMPD	(4 STORY)	50%	70'	30%	1/250 SF

NOTES:

A. CPD = Retail/Commercial/Financial, OGPD = Garden Office, IPD = Research and Development/Light Manufacturing, OMPD = Mid-Rise Office, OPD = General Office.

1.
  - a. "Maximum Floor Area Ratio" is the maximum permitted ratio of the Gross Square Footage of a building or buildings on a Parcel to the total Parcel area. The Gross Square Footage of a building or buildings shall be the sum of the area of each floor, excluding mechanical penthouses and subgrade basements, measured horizontally to the outside faces of the exterior walls.
  - b. Any Parcel containing a single structure that combines one and two story elements shall have a Maximum Floor Area Ratio equal to that ratio indicated in the table for one story structures. Any Parcel containing a single structure that combines two and three story elements shall have a Maximum Floor Area Ratio equal to that ratio indicated in the table for two story structures.
  - c. Any Parcel upon which separate structures with differing numbers of stories are constructed shall have a Maximum Floor Area Ratio equal to a weighted average of the Maximum Floor Area Ratio as weights the actual number of square feet contained in each structure as specified in the formula below.

Let X = square footage of one story structure  
 Let Y = square footage of two story structure  
 Let Z = square footage of three story structure  
 Let 35%, 40%, and 45% be the Maximum Floor Area Ratio for one-story, two-story, and three-story structures, respectively-

Then  $\frac{X}{.35} + \frac{Y}{.40} + \frac{Z}{.45}$  must be less than or equal to the total square footage of the Parcel

2. Maximum height is the vertical distance by which any part of a building rises above the top of the highest street curb on or immediately adjacent to the parcel, or the vertical distance from the top of the building pad, to the highest part of a building, whichever is greater.
3. "Minimum Landscape Ratio" is the minimum permitted ratio of the square footage of the total landscape area to the total Parcel area.
4. "Minimum Parking Ratio" is the minimum permitted ratio of the number of parking spaces on a Parcel to the Gross Square Footage of a building or buildings on a Parcel. Notwithstanding the Minimum Parking Ratio set forth in this table the use of any Parcel or portion of a Parcel for any type of medical/dental clinics or related facilities shall require a Minimum Parking Ratio of 1 per 150.
5. The Maximum Floor Area Ratio and Minimum Parking Ratio for all buildings within the CPD District shall be limited as follows:

<u>Use</u>	<u>Maximum Floor Area Ratio</u>	<u>Parking Ratio</u>
Free Standing Restaurant	12.5%	1/70 SF
Hotel/Motel	60%	1 per room plus 1 per employee at maximum shift; Note 7
Garden Office	40%	1/250 SF
Other Commercial/Retail	25%	1/200 SF

6. Specified in PUD-81-30-8M, Amendment to PUD zoning.
7. Hotel/Motel uses combined with restaurant uses on a single site shall provide parking equal to the requirements for the hotel/motel plus the restaurant, treating each individually.



CITY COUNCIL OF THE CITY OF PLEASANTON

ALAMEDA COUNTY, CALIFORNIA

ORDINANCE NO. 1325

AN ORDINANCE APPROVING THE APPLICATION OF THE PRUDENTIAL INSURANCE COMPANY OF AMERICA FOR REPEAL OF ORDINANCE NO. 1109 AND ORDINANCE NO. 1246 AND APPROVING THE DEVELOPMENT OF PHASE I AND PHASE II OF HACIENDA BUSINESS PARK AS ONE PROJECT SUBJECT TO IDENTICAL CONDITIONS OF APPROVAL.

WHEREAS, on November 22, 1983, the City Council enacted Ordinance No. 1109, establishing Planned Unit Development zoning (PUD-81-20) and a comprehensive development plan for a 573-acre parcel of property known as "Hacienda Business Park - Phase I," to be developed by The Prudential Insurance Company of America as integrated Industrial, Commercial and Office uses; and

WHEREAS, on March 18, 1986, the City Council enacted Ordinance No. 1246 establishing Planned Unit Development zoning (PUD-85-8) and a comprehensive development plan for a 260-acre parcel of property known as "Hacienda Business Park - Phase II," to be developed by The Prudential Insurance Company of America as integrated Industrial, Commercial and Office uses; and

WHEREAS, The Prudential Insurance Company of America has applied for the repeal of Ordinance No. 1109 and Ordinance No. 1246 ("Ordinances") and for a major modification to PUD-81-30 and PUD-85-8 to comprehensively change the PUD ordinances to regulate Phase I and II of Hacienda Business Park establishing Planned Unit Development zoning of Hacienda Business Park - Phase I and Hacienda Business Park - Phase II as one (1) 833-acre project, as shown in Exhibit "A" attached hereto and incorporated herein by this reference, to be developed as integrated Industrial, Commercial and Office uses subject to the identical Terms and Conditions of Approval imposed by the Ordinances, with the exception that certain conditions of Approval that have been satisfied, performed or otherwise discharged would be deleted; and

WHEREAS, based on the Initial Environmental Study indicating no significant adverse effects on the environment, a negative declaration was adopted by the City Council on July 21, 1987; and

WHEREAS, the City Council of the City of Pleasanton received the Planning Commission's recommendation for approval of the application; and

WHEREAS, a duly noticed public hearing was held on July 21, 1987; and

WHEREAS, the City Council hereby finds that this major modification is consistent with the General Plan policies of the City of Pleasanton;

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

Section 1: Council hereby repeals Ordinance No. 1109 in its entirety.

Section 2: Council hereby repeals Ordinance No. 1246 in its entirety.

- Section 3: Approves the application of The Prudential Insurance Company of America for a major modification to (i) rezone to PUD-Industrial/Commercial and Office District the 833 acres located generally in the area bounded by Hopyard Road on the east, Interstate 580 on the north, Tassajara Creek on the west and the Arroyo Mocho Canal on the south; and (ii) to approve a development plan for the subject site consisting of a business park, as submitted and as modified by the Conditions of Approval contained in Exhibit "B", attached hereto and incorporated herein by this reference.
- 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 #349, attached hereto as Exhibit "A" dated July 21, 1987, and incorporated herein by reference.
- Section 5: The City staff is directed to cause a Notice of Determination to be filed pursuant to Section 5.4(g) of Resolution No. 77-66.
- Section 6: 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.
- Section 7: This ordinance shall be effective thirty (30) days after the date of its final passage and adoption.

INTRODUCED at a regular meeting of the City Council of the City of Pleasanton on July 21, 1987.

ADOPTED at a regular meeting of the City Council of the City of Pleasanton on August 4, 1987 by the following vote:

AYES:	Councilmembers - Brandes, Butler, Mohr, Wilson and Mayor Mercer
NOES:	None
ABSENT:	None
ABSTAIN:	None

ATTEST:

\_\_\_\_\_  
KENNETH R. MERCER, MAYOR

\_\_\_\_\_  
James R. Walker, City Clerk  
By Doris George, Deputy City Clerk

\_\_\_\_\_  
Peter D. MacDonald, City Attorney  
CITY COUNCIL OF THE CITY OF PLEASANTON

# EXHIBIT A

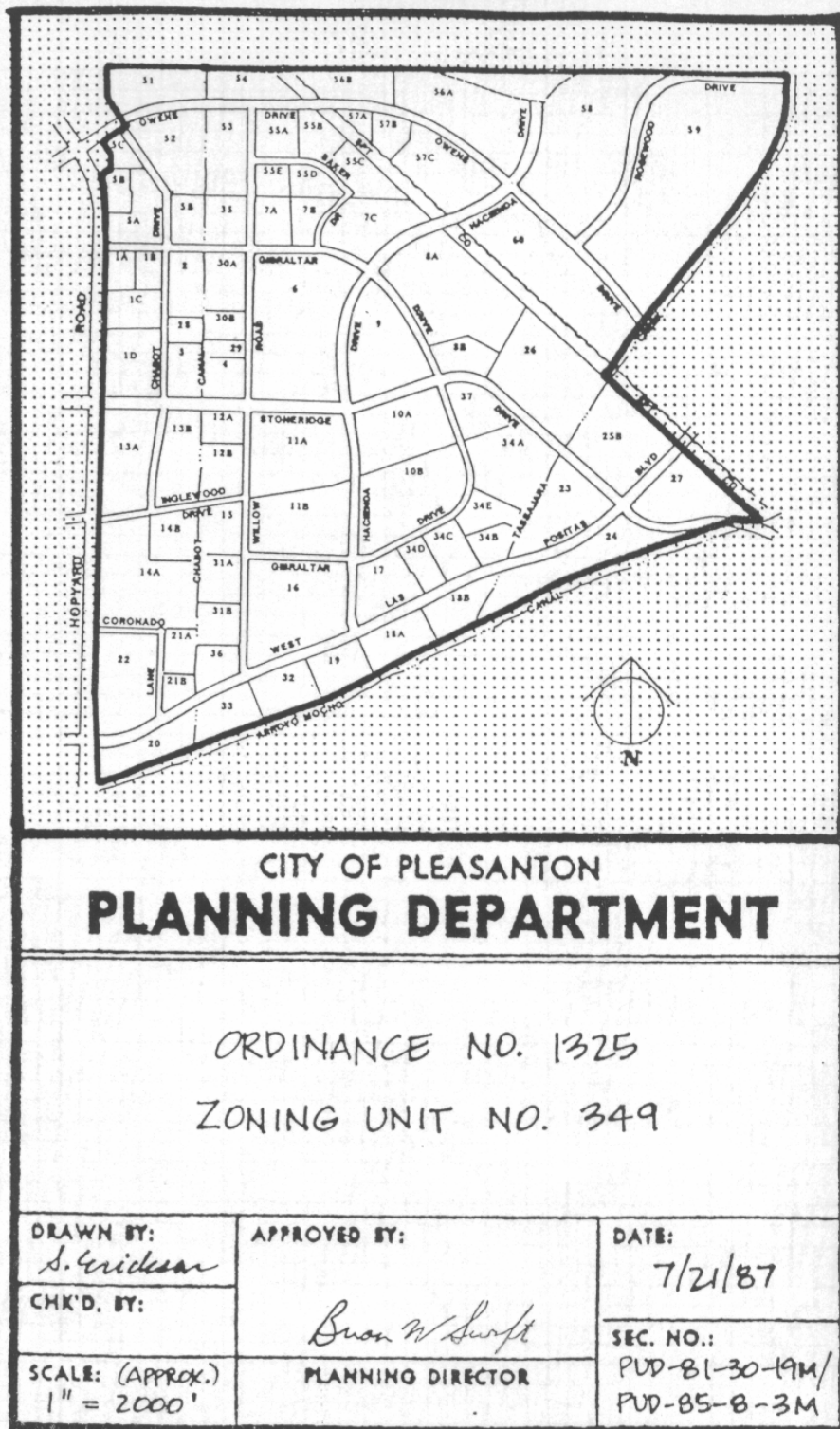




EXHIBIT B

CONDITIONS OF APPROVAL  
PUD-81-30-19M / PUD-85-8-3M

1. **Development Plan.** Development of Hacienda Business Park ("Project") shall be substantially as shown in the Development Plan on file with the City of Pleasanton ("City") Planning Division.
2. **Design Guidelines.** On-site development shall be guided by the Design Guidelines and Declaration of Covenants, Conditions and Restrictions ("CC&R's") on file with the City Planning Division. Except as site regulations are specifically adopted herein, in reviewing site specific development plans, the City may impose the City's policies and codes in effect for the most similar zoning district if the policies and codes are more restrictive than the regulations included in the Design Guidelines. The following site regulations are specifically adopted for the Project:
  - A. Summary of Site Development Criteria (Table B-1) contained in the Design Guidelines/Development Plan, dated June, 1987, on file in the City Planning Division.
  - B. Summary of Property Line Setbacks (Table B-2).
  - C. Landscaping Required Adjacent to Buildings (Table B-3).
  - D. Total Gross Floor Area within the Project, excluding child day-care facilities and transit/public service center facilities, shall not exceed eleven million seven hundred fifty-five thousand (11,755,000) square feet.
3. **Site Plan and Design Approval.** All buildings and site development shall require site plan and design approval by the City Council, following recommendation by the City Planning Commission. Approval shall be by resolution.
4. **Design Standards.** Exterior building design shall reflect a comprehensive design approach, relating the structure to its surrounding landscaping and adjacent buildings. Buildings in the OMPD District shall be designed to minimize the perception of height and mass. All buildings shall adhere to proper orientation for sun and climate control, as well as protections for solar access for adjacent buildings. The integration of active solar systems is encouraged for supplemental heating and cooling as well as for hot water use, and solar energy shall be employed to the maximum extent economically feasible.
5. **I-580 Landscaping.** The Prudential Insurance Company of America ("Developer") shall landscape, in a manner consistent with Caltrans policies, that portion of the southerly I-580 landscape strip between Chabot Court and just east of Old Santa Rita Road. The landscape plan shall be approved by the City Planning Director prior to installation. Developer also shall seek permission from Zone 7 to landscape those portions of the Hewlett and Chabot canals adjacent to I-580; if granted, the landscape plan shall be approved by the City Planning Director.
6. **Fire Safety.** No building shall be constructed which does not allow direct ladder access to the roof with fire apparatus existing or to be in possession of the City Fire Department by the time of building occupancy; provided, however, that buildings providing indirect roof access via fixed ladder configurations not in excess of one story may be constructed if the buildings incorporate internal life safety systems in their construction.

7. **Safety Measures.** Perimeter lighting shall be provided for all buildings, and, if required by the City Police Department, all buildings shall be provided with alarm systems. Perimeter lighting and alarm systems shall be approved by the City Police Department prior to installation. Developer shall provide on-site private security guards if determined necessary by the City Police Department. If required by the City Police Department, buildings shall be equipped with alarm systems approved by the City Police Department and installed prior to final building inspection.
8. **Building and Grounds Maintenance.** Walls, parking, landscaping and building exteriors shall be maintained at all times in good condition.
9. **Street Maintenance.** Developer or the Property Owners' Association shall pay the City an annual fee for the maintenance of public streets within the Project for the first ten (10) years after acceptance of the streets by the City. The amount of this fee shall be determined by the City Engineer and shall be sufficient to cover anticipated City costs during the ten (10) year period. Project streets shall be swept by the Property Owners' Association at least as often as City thoroughfares are swept.
10. **Landscaping and Lighting Maintenance.** All landscaping and lighting within the Common Area, as defined by the CC&R's, shall be maintained by the Property Owners' Association or a maintenance district acceptable to the City.
11. **Uses.** Permitted and conditionally permitted uses on each site in the project shall be governed by the 'Permitted Uses Within Each Planning District,' Section B.4 of the Development Plan. In addition, allowed uses shall be as follows:
  - A. OGPD, OPD, and OMPD Districts. All permitted and conditionally permitted uses as specified in the O (Office) District, as set forth in Sections 18.40.030 and 18.40.040 of the Pleasanton Municipal Code, and as they may be hereinafter amended.
  - B. CPD Districts. All permitted and conditionally permitted uses as specified in the C-C (Central Commercial) and C-F (Freeway Commercial) Districts, as set forth in Section 18.44.090 of the Pleasanton Municipal Code, and as it may be hereinafter amended.
  - C. IPD Districts. All permitted uses as specified in the I-P (Industrial Park) District, as set forth in Section 18.48.140 of the Pleasanton Municipal Code, and as it may be hereinafter amended.
12. **Signs.** All signing for the Project shall be submitted to the City for approval. All permanent building and/or tenant identification signs shall be submitted as a comprehensive sign program for the individual project at the time the project is submitted for approval. Provided that permanent signing meets the criteria imposed by the Design Guidelines, the signing shall be approved by the Director of Planning. Variances may be approved by the Director of Planning or the Design Review Board. Temporary signs conforming to the Design Guidelines and signs conforming to an approved comprehensive sign program for a specific site may be approved administratively by the City Zoning Administrator.
13. **Traffic Conditions.**
  - A. Restrictions on Full Development. Total development within the Project shall not exceed an aggregate amount of seven million three hundred twenty-five thousand (7,325,000) square feet until both the Stoneridge Drive/I-680 and Hacienda Drive/I-580 interchanges have received complete final design approvals from all permitting agencies and are under construction.

- B. Traffic Mitigation Measures. When the Level of Service reaches LOS D (equal to or greater than eighty-one percent) (81 % of capacity), as defined in the City's Standard Assumptions for Traffic Studies, at any intersection or intersections affected by the Project, Developer shall begin to implement feasible mitigation measures. Affected intersections shall be those located between Valley Avenue on the south and I-580 on the north, I-680 on the west and Santa Rita Road on the east, inclusive, including all interchange intersections (both sides of freeways) but excepting intersections internal to Meyer Center and Pleasanton Park, as shown on the Map of Affected Intersections, dated as of February 24, 1986 and on file with the City Planning Division. Mitigation measures may include roadway improvements and/or transportation systems management programs designed to alleviate the LOS D traffic condition, and shall be implemented on a priority basis, as determined by the City Engineer (appealable to the City Council), beginning with the least stringent and least costly measure. Increasingly more stringent mitigation measures shall be required and implemented by Developer in order to maintain traffic levels at better than LOS E (ninety-one percent) (91 % capacity). City agrees that, to the best of its ability, it shall impose the cost of traffic mitigation measures made necessary by the cumulative impact of north Pleasanton development on a pro-rata basis over north Pleasanton properties benefitting therefrom.
- C. Site Specific Traffic Studies. Each site specific project submitted to the City for final design approval shall be accompanied by a traffic study, prepared in accordance with the City's adopted Standard Assumptions for Traffic Studies and satisfactory to the City Engineer, projecting future levels of service at the above-described affected intersections. Future traffic conditions shall include: (i) existing traffic; (ii) projected traffic from the other projects under construction and/or in receipt of final City approvals; and (iii) projected traffic from the project submitted for approval. The street network assumed shall be that existing at the time the site specific project is submitted for approval and as it will exist as a result of roadway improvements either under construction or in receipt of necessary final governmental approvals.
- (i) If the traffic study analysis shows that any affected intersection or intersections would exceed LOS D (equal to or greater than ninety-one percent) (91 % of capacity), but can be mitigated so as to be no greater than mid-LOS D (eighty-six percent) (86 % of capacity) after mitigation measures, the City shall condition approval upon implementation of those mitigation measures. No building permit may be issued until the mitigation measures either are under construction or, for site-specific or occupant-specific mitigation measures which are not construction-related (such as transportation systems management) the implementation programs are established. If the City Engineer finds that completion of a particular improvement not yet under construction reasonably will be completed prior to occupancy of a project building, that the improvement has received all approvals necessary from all appropriate agencies and that funding is bonded for or otherwise assured, a building permit may be issued in advance of the start of construction of the mitigation measure.
- (ii) If the traffic study analysis shows that any affected intersection or intersections would exceed LOS D (equal to or greater than ninety-one percent) (91 % of capacity), and indicated also that there are no mitigation measures Developer can implement to improve that intersection(s) to mid-LOS D (eighty-six percent) (86 % of capacity) then the City shall not approve the site specific project application.

14. **Groundwater Test Wells.** Developer shall install test wells within the Project. Scheduled groundwater monitoring in accordance with the requirements established by the Environmental Monitoring Committee shall be conducted by the Property Owners' Association, or by some other agency satisfactory to the City Engineer, at Developer's expense. The location and number of test wells shall be determined by the City Engineer.
15. **Air Quality Analysis.** The City, at Developer's expense, shall hire a qualified atmospheric scientist or air pollution expert to (i) evaluate Project-generated air quality impacts; (ii) establish air quality standards to minimize air quality impacts from the Project and to ensure that state and federal standards for primary pollutants are met at the site and along access routes; and (iii) develop a monitoring program which can be used to evaluate air quality impacts as the Project develops. If the standards would be exceeded by any incremental site specific development proposal, that particular development would not be approved.
16. **Noise Analysis.** The City, at Developer's expense, shall hire a qualified acoustical expert to evaluate Project-generated noise impacts, including cumulative impacts, and to conduct follow-up noise analyses of Developer-installed mitigation measure to ensure compliance with the City's adopted exterior noise standards. Noise mitigation shall extend to those areas studied for noise mitigation in the North Pleasanton Traffic Improvement District environmental impact report.
17. **Truck Traffic.** Until the Hacienda Drive interchange is constructed, all truck traffic generated by the Project, including trucks used in construction activities, shall be directed northward on internal tract streets to Gibraltar Drive, and, hence, northward on Hopyard Road to I-680 so that no trucks shall use existing City streets other than Hopyard Road north of Gibraltar Drive. After the Hacienda Drive interchange is constructed, all truck traffic shall be directed to use solely internal tract streets and the Hacienda Drive interchange. The CC&R's shall include this restriction.
18. **Environmental Police Power Regulations.** The Project shall comply with all applicable provisions of the Transportation Systems Management Ordinance, the Hazardous Materials Ordinance, City Fire and Building Codes and all other similar local, state and federal regulations.
19. **Archaeological Resources.** If human remains, artifacts or other archaeological or historical materials are encountered during construction activities on any site within the Project, the activities shall be halted until an evaluation by a qualified archaeologist can be made and a method for protecting and/or removing the materials is accomplished. Except under exceptional circumstances, construction shall be halted for no longer than four (4) weeks.
20. **Sewer Capacity.** Developer acknowledges that the City, by its approval of the Project, does not guarantee the availability of sufficient sewer capacity to serve the Project, and Developer agrees and acknowledges that building permits may be withheld if sewer capacity is found by the City not to be available.
21. **Bicycle Storage.** Each development within the Project shall provide bicycle storage facilities adequate to meet anticipated demand.
22. **Building Noise Levels.** All commercial and office structures located within Hacienda Business Park shall be designed so that interior noise levels shall not be higher than 55 dBA Leq during business hours. If a hotel is built within the Project, the hotel shall be designed so that the interior noise levels shall not be higher than 45 dBA Leq.
23. **Equipment Noise Levels.** All mechanical equipment shall be constructed so that noise emanating from the equipment will not be perceptible at or beyond the property plane of any site, and so



that the noise shall not exceed the level permissible for a normal environment for that zoning district.

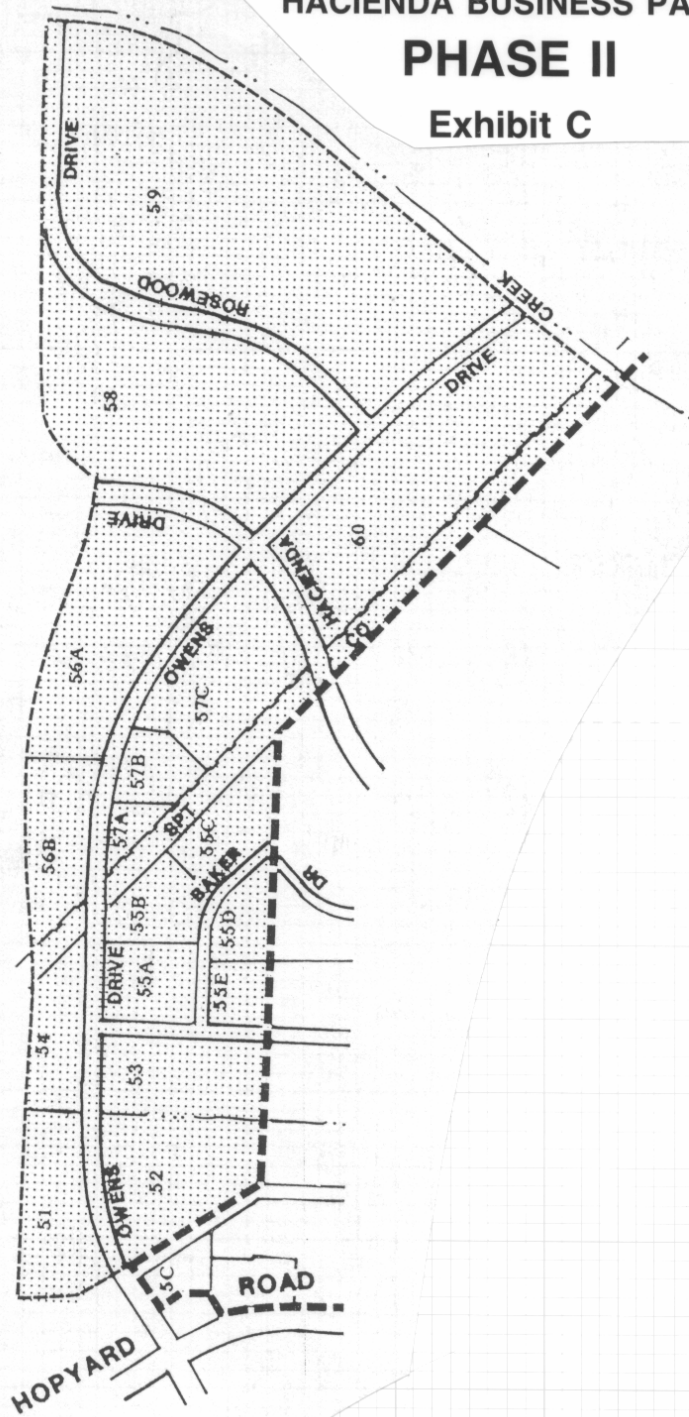
24. **Newspaper Dispensers.** Only modular newspaper dispensers accommodating more than one (1) newspaper shall be permitted to be located outside of buildings within the Project. The design of these dispensers shall be approved by the City Planning Division.
25. **Seismic Safety.** Building design shall comply with then-current seismic requirements of the City. Pile foundations shall be used for mid-rise buildings unless a compensating design satisfactory to the City is found to be feasible. The minimum setback from the top of the stream channel edge shall be one hundred (100) feet.
26. **Parks and Recreation.** Developer shall participate in the provision of parks and recreation facilities in a manner to be determined by the City following a study of the reasonable parks and recreation needs of employees of north Pleasanton business parks. Participation by the Developer shall be equal to the pro-rata share of the capital cost of acquiring and developing the parks and recreation facilities determined to be necessary as a result of the impact of that portion of the Project shown on Exhibit C attached hereto and made a part hereof. The manner of the participation, whether through development fees, assessment districts or some other manner, shall be determined upon City review of the aforementioned study, and shall take into consideration parks and recreation needs at present and in the future by phasing necessary improvements as appropriate. Developer shall cooperate with the City in providing the parks and recreation facilities by making this obligation run with the land shown on Exhibit C and by cooperating in its personal capacity as an owner of property elsewhere in the Project. The City agrees to use its best efforts to assess all north Pleasanton business park developers and employers on a pro-rata basis for the parks and recreation facilities made necessary by north Pleasanton development, and the City shall explore methods to accomplish this as part of the aforementioned study.
27. **Short-Term Agricultural Uses.** Developer shall utilize dry-farmed grains or other short-term agricultural uses on vacant sites so long as practicable and consistent with fire safety requirements.
28. **Overhead Transmission Lines.** Developer and the City shall cooperate to work with PG&E to have placed underground the high voltage power transmission lines within the I-580 scenic corridor and, if feasible, along the old S.P.R.R. right-of-way.
29. **Visual Barriers.** No materials, supplies or equipment, including company-owned or operated trucks and motor vehicles, shall be stored in any area on a site except inside or behind a solid visual barrier, at least six (6) feet in height, separating that area from surrounding properties and public streets.



# HACIENDA BUSINESS PARK

## PHASE II

### Exhibit C





CITY COUNCIL OF THE CITY OF PLEASANTON

ALAMEDA COUNTY, CALIFORNIA

ORDINANCE NO. 1596

AN ORDINANCE APPROVING THE APPLICATION OF PRUDENTIAL INSURANCE COMPANY FOR A MAJOR MODIFICATION TO AN APPROVED PUD DEVELOPMENT PLAN TO MODIFY CONDITIONS OF APPROVAL OF ORDINANCE NO. 1325 AS FILED UNDER CASE PUD-81-30-27M/PUD-85-8-9M

WHEREAS, Prudential Insurance Company has applied for a major modification to an approved Planned Unit Development to modify the conditions of approval of Ordinance No. 1325 to:

1) reduce by 500,000 square feet (from 10.389 million to 9.889 million square feet) the total gross floor area allowed;

2) redesignate 149.909 acres to a "Mixed Office/Industrial" classification allowing lot-by-lot flexibility in future building height, floor area, and landscape ratio (keeping the existing PUD maximum development standards);

3) redesignate 130.582 acres to a "Mixed Commercial/Office/Industrial" classification allowing lot-by-lot flexibility in use as well as building height, floor area, and landscape ratio (keeping the existing PUD maximum development standards except allowing 30% FAR for commercial buildings instead of the existing 25%); all commercial uses, including supermarkets, on Lot 14A would be subject to the City discretionary approval;

4) modify the "Design Guidelines" condition to specify commercial site development standards to be equivalent to other retail commercial projects in Pleasanton;

5) modify the "Traffic" condition to eliminate project-by-project traffic studies and non-site-specific mitigations for future development on 30 specified lots containing approximately 280.5 acres;

6) change the "Site Development Criteria" to allow a minimum parking standard of one space/300 square feet instead of one space/250 square feet for office uses and to correct an error to allow freestanding restaurants to provide a minimum of one space/150 square feet instead of one space/50 square feet; and

7) make other clarifying and updating changes to the Design Guidelines; and

WHEREAS, zoning for the property is PUD-I/C-O (Planned Unit Development) - Industrial/Commercial and Office District, and

WHEREAS, based on the Initial Environmental Study, a negative declaration was adopted by Council on June 1, 1993; and

WHEREAS, Council received the Planning Commission's recommendations for approval of the proposed major modification to the approved planned unit development; and

WHEREAS, a duly noticed public hearing was held on June 1, 1993; and

WHEREAS, the City Council finds that the proposed PUD modification is consistent with the General Plan policies of the City of Pleasanton.

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

- Section 1: Approves Case PUD-81-30-27M/PUD-85-8-9M, the application of Prudential Insurance Company for a major modification to an approved Planned Unit Development to modify the conditions of approval of Ordinance No. 1325, subject to the conditions on "Exhibit B" attached hereto and incorporated herein by this reference.
- Section 2: The City staff is directed to cause a Notice of Determination to be filed pursuant to Section 5.4(g) of Resolution No. 77-66.
- Section 3: A summary of this ordinance shall be published once within fifteen (15) days after its adoption in "The Tri-Valley Herald," 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 4: This ordinance shall be effective thirty (30) days after the date of its final passage and adoption.
- Section 5: This ordinance shall terminate and be of no further force and effect as of March 31, 1994, unless by that date the City has either refunded the non-limited obligation bonds on the lands covered by this amendment or, in the opinion of the City Council, the risk to the City's surplus funds, if any, presented by the non-limited feature of said bonds, has been reduced or eliminated. Such event of refunding or opinion shall be evidenced by the execution on behalf of the City of a recordable certificate stating this condition has been satisfied. In the event this ordinance terminates as provided in this section, the PUD ordinance in effect as of the date of this ordinance shall be in full force and effect according to its terms and conditions.

INTRODUCED at a regular meeting of the City Council of the City of Pleasanton on June 1, 1993.

ADOPTED at a regular meeting of the City Council of the City of Pleasanton on June 15, 1993 by the following vote:

AYES: Councilmembers - Dennis, Mohr, Pico, Scribner, and Mayor Tarver

NOES: None

ABSENT: None

ABSTAIN: None

ATTEST:

\_\_\_\_\_  
BEN C. TARVER, MAYOR

\_\_\_\_\_  
Peggy L. Ezidro, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Michael H. Roush, City Attorney





## EXHIBIT B

### CONDITIONS OF APPROVAL PUD-81-30-27M/PUD-85-8-9M

1. Except as specified herein, all existing conditions and requirements of PUD-81-30 through PUD-81-30-24M and PUD-85-8 through PUD-85-8-6M shall remain in effect and in full force.
2. Condition No. 1 shall be modified to read as follows:
  1. **Development Plan.** Development of Hacienda Business Park ("Project") shall be substantially as shown in the Development Plan on file with the City of Pleasanton ("City") Planning Division, and as it may be amended.
3. Condition No. 2 shall be modified to read as follows:
  2. **Design Guidelines.** On-site development shall be guided by the Design Guidelines and Declaration of Covenants, Conditions and Restrictions ("CC&R's") on file with the City Planning Division. Except as site regulations are specifically adopted herein, in reviewing site specific development plans, the City may impose the City's policies and codes in effect for the most similar zoning district if the policies and codes are more restrictive than the regulations included in the Design Guidelines. The following site regulations are specifically adopted for the project:
    - A. Summary of Site Development Criteria (Table B-1) contained in the Design Guidelines/Development Plan, dated June, 1987, on file in the City Planning Division, and as it may be amended.
    - B. Summary of Property Line Setbacks (Table B-2).
    - C. Landscaping Required Adjacent to Buildings (Table B-3).
    - D. Total Gross Floor Area within the Project shall not exceed nine million, eight hundred eighty-nine thousand (9,889,000) square feet, excluding residential areas, child day-care facilities, transit/public service center facilities, and BART stations and related facilities.
      - i. Notwithstanding the above total gross square footage, total Gross Floor Area within lots designated "Mixed O/IPD" and "Mixed C/O/IPD" (as shown on Exhibit A), combined, shall be allowed up to, but no more than, four million, six hundred twenty-three thousand (4,623,000) square feet, excluding BART stations and related facilities. Should any lot designated "Mixed C/O/IPD" develop with a commercial use, the Total Gross Floor Area allowed in this subsection shall be reduced by 1.7 square foot for each one square foot of commercial use.
      - ii. If BART does not develop a station and related facilities on Lot 54, the Total Gross Floor Area listed in Subsections D and E shall be increased by one hundred eighty thousand (180,000) square feet, or, if a portion of Lot 54 is not used, then by the ratio of one additional square foot of total gross floor area for each 1.67 square feet of lot area not so used.

Notwithstanding any regulations in the Design Guidelines and CC&R's to the contrary, for those lots designated "Mixed C/O/I PD" which develop with commercial uses, the site development criteria, property line setbacks, P.S.E.'s, and landscaping requirements shall be determined on an ad hoc basis, with development standards (including landscaping) reasonably equivalent to other retail commercial projects in Pleasanton, such that retail/commercial use visibility, signage, and other reasonable retail/commercial development needs can be met while retaining the spirit of the Design Guidelines Development Plan.

4. Condition No. 11 shall be modified by adding new subsections 11. D., E., and F. as follows:

11. D. Mixed O/I PD Districts - All permitted and conditionally permitted uses as specified in Subsections A and C herein in the O (Office) District, as set forth in Sections 18.40.030 and 18.40.040 of the Pleasanton Municipal Code, and as they may be hereinafter amended, and all permitted uses as set forth in Section 18.48.140 of the Pleasanton Municipal Code, and as it may be hereinafter amended.

E. Mixed C/O/I PD Districts - All permitted and conditionally permitted uses as specified in subsection B if developed for commercial uses or mixed office-commercial uses; all permitted and conditionally permitted uses in subsections A and C herein if developed for office, mixed office-commercial, or industrial uses.

(1) Lots 54 and 56A shall also allow Bay Area Rapid Transit (BART) station or other mass transit station, parking, and transit and related facilities, services, and uses.

(2) The use of Lot 14A for a supermarket-anchored neighborhood shopping center and/or supermarket use shall be a conditionally allowed use, and the City shall retain full discretionary authority to disallow said use if the City is not reasonably satisfied with the viability and/or future uses of the Val Vista Shopping Center.

F. All lots shown in Exhibit A may be used for public or private park or other recreational facilities as permitted uses.

5. Condition No. 13 shall be modified by adding a new Subsection "13.D." to read as follows:

13. D. Notwithstanding Subsection 13.A. - 13.C. for the duration of the Development Agreements dated December 6, 1983 and April 22, 1986, as amended, development of lots shown in Exhibit A may proceed without site-specific traffic studies or off-site traffic mitigation measures except as may be specified in that Development Agreement.

6. Condition No. 20 shall be modified as follows:

20. **Sewer Capacity.** Except as may be provided by reservation agreement, presale purchase agreement, or Development Agreement, Developer acknowledges that the City, by its approval of the Project, does not guarantee the availability of sufficient sewer capacity to serve the Project, and Developer agrees and acknowledges that building permits may be withheld if sewer capacity is found by the City not to be available.

7. A new Condition No. 30 shall be added to read as follows:

30. **Prior Approved Site-Specific Plans.** The prior approved site plans for Lots 7E (PUD-81-30-48-D), 30B (PUD-81-30-31-D), and 34C (PUD-81-30-29-D) shall remain in effect following approval of PUD-85-8-9M; however, should a new application be made for a different plan for one or more of these lots, the site development criteria contained in the revised Table B-1 shall be applicable, and these sites may develop under the revised standards.

8. Section A-1 of the Land Use Plan shall be modified as follows:

A.1. LAND USE PLAN

The Land Use Plan illustrates the variety and locations of land uses intended to occupy Hacienda Business Park including Retail/Commercial Centers, Garden Office, Midrise Office, General Office, Research and Development, Light Manufacturing, Public and Institutional, High Density Residential, Mixed Office/Industrial, and Mixed Commercial/Office/Industrial.

9. Exhibit A.1. shall be modified as shown in the attached, revised Exhibit A.1.

10. Table B-1, "Summary of Site Development Criteria," shall be modified as shown in the attached, Revised Table B-1.

11. Table B-4, "Permitted Uses within Each Planning District," shall be modified as shown in the attached, Revised Table B-4.

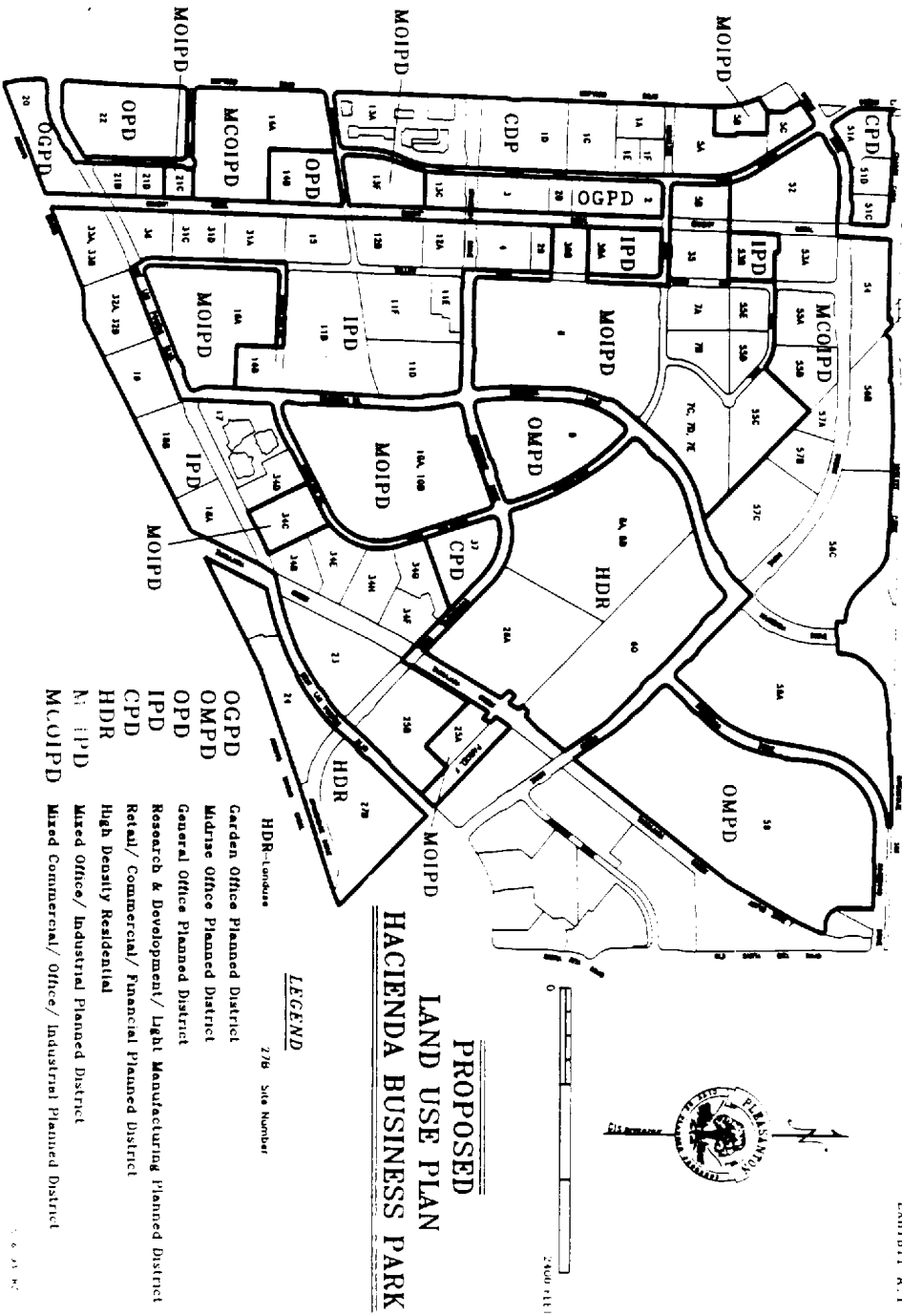


## SUMMARY OF LAND USE

<u>Gross Area Summary</u>	<u>Acreage</u>
Gross Area	860.549
Less:	
State Highway and Street Area Dedication	126.979
Channel Dedication	14.252
Parcels H, I, K Removed from Boundary	<u>3.868</u>
TOTAL NET ACREAGE	715.45
<u>Net Usable Land Summary by Land Use</u>	
CPD	57.83
OGPD	23.37
OMPD	70.69
OPD	20.16
IPD	156.36
High Density Residential	106.55
P & I/Child Care	-0-
Mixed Office/Industrial	149.909
Mixed Commercial/Office/Industrial	130.582
TOTAL NET USEABLE ACREAGE	715.45

NOTE: Acreage subject to minor modification.









REVISED SITE DEVELOPMENT CRITERIA

TABLE B-1  
SUMMARY OF SITE DEVELOPMENT CRITERIA



LOT	PARCELS	USE (A)		MAXIMUM FLOOR AREA RATIO (1)	MAXIMUM HEIGHT (2)	MINIMUM LANDSCAPE RATIO (3)	MINIMUM PARKING RATIO (4)
1	1A 1B, 1E, 1F 1C 1D	CPD CPD CPD CPD	(3 STORY) (3 STORY) (3 STORY) (2 STORY)	Note 5 Note 5 Note 5 25%	55' 55' 55' 45'	25% 25% 25% 25%	Note 5 Note 5 Note 5 Note 5
2		OGPD OGPD	(2 STORY) (3 STORY)	40% 45%	55' 55'	25% 25%	1/250 SF 1/250 SF
3		OGPD OGPD	(2 STORY) (3 STORY)	40% 45%	55' 55'	25% 25%	1/250 SF 1/250 SF
4		IPD	(1 STORY) (2 STORY)	35% 40%	45'	20%	1/250 SF
5	5A, 5C 5B	CPD MOIPD	(3 STORY) Note 7	Note 5 Note 7	55' 55'	25% Note 7	Note 5 Note 7
6		MOIPD	Note 7	Note 7	85.5'	Note 7	Note 7
7	7A, 7B 7C, 7D, 7E	MOIPD MOIPD	Note 7 Note 7	Note 7 Note 7	85.5' 85.5'	Note 7 Note 7	Note 7 Note 7
8	8A, 8B	HDR		Note 6	N/A	N/A	N/A
9		OMPD	(5 STORY)	50%	72'	25%	1/250 SF
10	10A, 10B	MOIPD	Note 7	Note 7	55'	Note 7	Note 7
11	11A, 11C 11D, 11E, & 11F 11B	IPD	(1 STORY)  (2 STORY)	35%  40%	45'  45'	20%  20%	1/250 SF  1/250 SF
12	12A 12B	IPD IPD	(1 STORY) (2 STORY)	35% 40%	45' 45'	20% 20%	1/250 SF 1/250 SF
13	13A 13B, 13C & 13E 13D, 13F	CPD OGPD MOIPD	(2 STORY) (2 STORY) Note 7	Note 5 40% Note 7	45' 45' 55'	25% 25% Note 7	Note 5 1/250 SF Note 7
14	14A 14B	MCOIPD OPD OPD	Note 8 (2 STORY) (3 STORY)	Note 8 40% 40%	45' 55' 55'	Note 8 25% 25%	Note 8 1/250 SF 1/250 SF
15		IPD IPD	(1 STORY) (2 STORY)	35% 40%	45' 45'	20% 20%	1/250 SF 1/250 SF
16	16A 16B	MOIPD IPD IPD	Note 7 (1 STORY) (2 STORY)	Note 7 35% 40%	55' 45' 45'	Note 7 20% 20%	Note 7 1/250 SF 1/250 SF
17		IPD IPD	(1 STORY) (2 STORY)	35% 40%	45' 45'	20% 20%	1/250 SF 1/250 SF
18	18A 18B	IPD IPD	(1 STORY) (2 STORY)	35% 40%	45' 45'	20% 20%	1/250 SF 1/250 SF
19		IPD IPD	(1 STORY) (2 STORY)	35% 40%	45' 45'	20% 20%	1/250 SF 1/250 SF

LOT	PARCELS	USE (A)		MAXIMUM FLOOR AREA RATIO (1)	MAXIMUM HEIGHT (2)	MINIMUM LANDSCAPE RATIO (3)	MINIMUM PARKING RATIO (4)
20		OGPD	(2 STORY)	40%	45'	25%	1/250 SF
21	21B	OGPD	(2 STORY)	40%	55'	25%	1/250 SF
		OGPD	(3 STORY)	45%	55'	25%	1/250 SF
	21C	MOIPD	Note 7	Note 7	45'	Note 7	Note 7
	21D	OGPD	(2 STORY)	40%	45'	25%	1/250 SF
22		OPD	(2 STORY)	40%	55'	25%	1/250 SF
		OPD	(3 STORY)	45%	55'	25%	1/250 SF
23		IPD	(1 STORY)	35%	45'	20%	1/250 SF
		IPD	(2 STORY)	40%	45'	20%	1/250 SF
24		HDR		Note 6	N/A	N/A	N/A
25	25A	MOIPD	Note 7	Note 7	45'	Note 7	Note 7
	25B	IPD	(1 STORY)	35%	45'	20%	1/250 SF
		IPD	(2 STORY)	40%	45'	20%	1/250 SF
PARCEL F		MOIPD	Note 7	Note 7	45'	Note 7	Note 7
26	26A	HDR		Note 6	N/A	N/A	N/A
27	27B	HDR		Note 6	N/A	N/A	N/A
28		OGPD (CHILDCARE)	(1 STORY)	N/A	N/A	N/A	1/250 SF
29		IPD	(1 STORY)	35%	45'	20%	1/250 SF
		IPD	(2 STORY)	40%	45'	20%	1/250 SF
30	30A	IPD	(1 STORY)	35%	45'	20%	1/250 SF
	30B	MOIPD	Note 7	Note 7	55'	Note 7	Note 7
31	31A	IPD	(1 STORY)	35%	45'	20%	1/250 SF
	31B, 31C, & 31D	IPD	(2 STORY)	40%	45'	20%	1/250 SF
32	32A	IPD	(1 STORY)	35%	45'	20%	1/250 SF
	32B	IPD	(2 STORY)	40%	45'	20%	1/250 SF
33	33A	IPD	(1 STORY)	35%	45'	20%	1/250 SF
	33B	IPD	(2 STORY)	40%	45'	20%	1/250 SF
34	34A	IPD	(1 STORY)	35%	45'	20%	1/250 SF
	34B	IPD	(2 STORY)	40%	45'	20%	1/250 SF
	34C	MOIPD	Note 7	Note 7	55'	Note 7	Note 7
	34D, 34E, 34F, 34G, & 34H	IPD	(2 STORY)	40%	45'	20%	1/250 SF
35		MOIPD	Note 7	Note 7	55'	Note 7	Note 7
36		IPD	(1 STORY)	35%	45'	20%	1/250 SF
		IPD	(2 STORY)	40%	45'	20%	1/250 SF
37		CPD	(3 STORY)	Note 5	55'	25%	Note 5
51	51A, 51B, 51C, & 51D	CPD	(3 STORY)	Note 5	55'	25%	Note 5

LOT	PARCELS	USE (A)		MAXIMUM FLOOR AREA RATIO (1)	MAXIMUM HEIGHT (2)	MINIMUM LANDSCAPE RATIO (3)	MINIMUM PARKING RATIO (4)
52		MCOIPD	Note 8	Note 8	85.5'	Note 8	Note 8
53	53A 53B	MCOIPD IPD	Note 8 (4 STORY)	Note 8 50%	85.5' 72'	Note 8 30%	Note 8 1/250 SF
54		MCOIPD	Note 8	Note 8	85.5'	Note 8	Note 8
55	55A & 55B 55C, 55D, 55E & 55F	MCOIPD MOIPD	Note 8 Note 7	Note 8 Note 7	85.5' 85.5'	Note 8 Note 7	Note 8 Note 7
56	56B & 56C	MCOIPD	Note 8	Note 8	85.5'	Note 8	Note 8
57	57A, 57B & 57C	MCOIPD	Note 8	Note 8	85.5'	Note 8	Note 8
58	58A	MCOIPD	Note 8	Note 8	85.5'	Note 8	Note 8
59		OMPD	(6 STORY)	40%	85.5'	30%	1/250 SF
60		HDR		Note 6	N/A	N/A	N/A

**NOTES:**

- A. CPD = Retail/Commercial/Financial; OGPD = Garden Office; IPD = Research & Development/Light Manufacturing; OMPD = Mid R&D Office; OPD = General Office; MOIPD = Mixed Office, Research & Development/Light Manufacturing; MCOIPD = Mixed Retail/Commercial/Financial, Office, and Research & Development/Light Manufacturing. The number of stories listed is the maximum number of usable floors, above ground, which any building, or portion of a building, may include.
1.
    - a. "Maximum Floor Area Ratio" is the maximum permitted ratio of the Gross Square Footage of a building or buildings on a Parcel to the total Parcel area. The Gross Square Footage of a building or buildings shall be the sum of the area of each floor, excluding mechanical penthouses and subgrade basements, measured horizontally to the outside faces of the exterior walls.
    - b. Any Parcel containing a single structure that combines differing story height elements shall have a Maximum Floor Area Ratio equal to that ratio indicated for the highest number of stories.
    - c. Any Parcel upon which separate structures of differing story height elements are constructed shall have a Maximum Floor Area Ratio equal to a weighted average of Minimum Floor Area Ratio for each type of structure; such average shall be computed using as weights the actual number of square feet contained in each structure as specified in the formula below:
 

Let X = square footage of one-story structure  
 Let Y = square footage of two-story structure  
 Let Z = square footage of three-story structure  
 Let W = square footage of four-story structure  
 Let 35%, 40%, 45%, and 50% be the Maximum Floor Area Ratio for one-story, two-story, three-story, and four-story structures, respectively -

$$\text{Then } \frac{X}{.35} + \frac{Y}{.40} + \frac{Z}{.45} + \frac{W}{.50} \text{ Must be less than or equal to the total square footage of the Parcel}$$
  2. "Maximum Height" is the vertical distance by which any part of an Improvement rises above the top of the highest street curb on or immediately adjacent to the Parcel, or the vertical distance from the top of the building pad to the top of the highest point of any improvement, whichever is greater.

3. "Minimum Landscape Ratio" is the minimum permitted ratio of the square footage of the total landscape area to the total Parcel area. See also the Landscape Requirements, Table B-3. Landscape Area shall include all planting, walks, and plaza areas located on the grounds but not those on structures.
4. "Minimum Parking Ratio" is the minimum permitted ratio of the number of parking spaces on a Parcel to the Gross Square Footage of a building or buildings on a Parcel. Notwithstanding the Minimum Parking Ratio set forth in this table, the use of any Parcel or portion of a Parcel for any type of medical/dental clinics or related facilities shall require a Minimum Parking Ratio of 1 per 150 square feet of that specific use.

5. The Maximum Floor Area Ratio and Minimum Parking Ratio for all buildings within the CPD District shall be limited as follows:

<u>Use</u>	<u>Maximum Floor Area Ratio</u>	<u>Minimum Parking Ratio</u>
Free Standing Restaurant	12.5%	1 per 150 sq. ft.
Hotel/Motel	40.0% except 60.0% on site 56A	1 per room plus 1 per employee at maximum shift
Garden Office	40.0%	1 per 250 sq. ft.
Commercial/Retail	25.0%	1 per 200 sq ft.

Hotel/Motel uses combined with restaurant uses on a single Parcel shall provide parking equal to the requirements for hotel/motel use plus the restaurant use, treating each individually. Specialized commercial land uses such as auto sales shall be reviewed on a case by case basis with regard to variances to the above criteria.

6. Residential land uses shall be subject to individual site plan approval; site plan shall respect the spirit of the Design Guidelines and shall be subject to approval by the City.
7. Development standards for MOIPD uses shall be determined by the use proposed for the site. These standards shall be based on the number of floors proposed in the tallest proposed building on the site and shall be as follows:

<u>No. Of Stories</u>	<u>Maximum Floor Area Ratio</u>	<u>Minimum Landscape Ratio</u>	<u>Minimum Parking Ratio</u>
One	35%	20%	1 per 300 sq. ft.
Two	40%	25%	1 per 300 sq. ft.
Three	45%	25%	1 per 300 sq. ft.
Four	50%	25%	1 per 300 sq. ft.
Five	60%	30%	1 per 300 sq. ft.
Six	60%	30%	1 per 300 sq. ft.

Parking ratios shall be designed to provide adequate off-street parking for a building's intended uses. Ratios less than 1 per 300 sq. ft. shall only be approved if both the applicant and the City agree to such a standard. Ratios between 1 per 300 sq. ft. and 1 per 250 sq. ft. shall be approved by the City if requested by the applicant. Ratios higher than 1 per 250 sq. ft. require mutual approval by the applicant and the City.

8. Development standards for MCOIPD uses shall be determined by the use proposed for the site. These standards shall be based on the use and the number of floors proposed. If an office or industrial use is proposed, the development standards shall be based on the number of floors proposed and shall follow those standards described in Note 7 above. If a commercial use is proposed, the development standards shall be as follows:

<u>Uses</u>	<u>Maximum Floor Area Ratio</u>	<u>Minimum Landscape Ratio</u>	<u>Minimum Parking Ratio</u>
Free-Standing Restaurant	12.5%	25%	1 per 150 sq. ft.
Hotel/Motel	60%	30%	1 per room plus 1 per employee at maximum shift
Commercial/Retail	30%	25%	1 per 200 sq. ft.

Other specialized commercial land uses shall be reviewed on a case by case basis, and modifications to the above standards may be approved. Combined retail/office uses on a Parcel shall follow the development standards for office use, except that parking shall be provided for each use, treating each individually.





REVISED SITE DEVELOPMENT CRITERIA

TABLE B-4  
PERMITTED USES WITHIN EACH PLANNING DISTRICT  
RESTRICTIONS ON OPERATION AND USE



1.0 **Permitted Uses.** The use of every Parcel shall be in compliance with the provisions of this Section and with the lawful use of said Parcel. Where either the lawful use or the use otherwise permitted by this Section is more restrictive than the other, the more restrictive shall apply. One or more of the uses set forth below is subject to the City's conditional use permit or permitted use procedures under C-F, C-C, or C-N zoning. The permitted uses are set forth by planning district for the referenced Lots, and such permitted uses shall govern every portion of such Lot, even if the Lot is subdivided into smaller Parcels. The permitted uses for each planning district are as follows:

1.1 **Retail/Commercial and Financial Planning District.** The permitted uses for Retail/Commercial and Financial Planning District ("CPD") are:

- (a) Appliance stores;
- (b) Art galleries and artist and engineering supply stores;
- (c) Arts and Crafts schools;
- (d) Automobile supply stores;
- (e) Bakeries, including baking for sale on premises only;
- (f) Barbershops and beauty shops;
- (g) Bars, including entertainment and dancing;
- (h) Bicycle shops;
- (i) Blueprint and photostat shops;
- (j) Bookstores and rental libraries;
- (k) Candy stores;
- (l) Carpet, drapery and floor covering stores;
- (m) Catering establishments;
- (n) Charitable institutions;
- (o) Clothing and costume rental establishments;
- (p) Clothing, shoe, and accessory store;
- (q) Delicatessen stores;
- (r) Department stores;
- (s) Drug stores and prescription pharmacies;
- (t) Dry good stores;
- (u) Electrical appliance repair and sales;
- (v) Employment agencies;
- (w) Financial institutions, including banks, savings and loan offices, finance companies, credit unions, and related services;
- (x) Florists;
- (y) Food stores and supermarkets;
- (z) Fun shops;
- (aa) Furniture stores;
- (bb) Gift shops;
- (cc) Glass replacement and repair shops;
- (dd) Gymnasiums and health clubs;
- (ee) Hardware stores;
- (ff) Hobby shops;
- (gg) Hospital equipment sales and rental establishments;
- (hh) Hotels and motels, but only on Parcel 1C, Parcel 5A and Lot 56A;
- (ii) Household appliances;
- (jj) Ice cream sales stores;
- (kk) Interior decorating shops;
- (ll) Janitorial services and supplies establishments;
- (mm) Jewelry stores;
- (nn) Laboratories;
- (oo) Laundries and dry cleaners where service is provided;
- (pp) Leather goods and luggage stores;
- (qq) Liquor stores;
- (rr) Locksmiths;
- (ss) Medical and dental clinics;
- (tt) Medical and orthopedic appliance stores;
- (uu) Men's furnishing stores;
- (vv) Millinery shops;
- (ww) Music stores, including record sales;
- (xx) Newsstands;
- (yy) Nursery and garden supply stores;
- (zz) Office supply, furniture, and business machine stores;
- (aaa) Offices, including but not limited to business, professional, and administrative offices;
- (bbb) Optical and optometrical shops;

- (ccc) Paint, glass, and wallpaper shops;
- (ddd) Pet and bird stores;
- (eee) Photographic supply stores;
- (fff) Picture framing shops;
- (ggg) Plant shops;
- (hhh) Plumbing, heating, and ventilating equipment showrooms with storage of floor samples only;
- (iii) Political, Philanthropic campaign headquarters;
- (jjj) Post offices;
- (kkk) Printing establishments, including lithographing and engraving and other reproduction services;
- (lll) Radio and television broadcasting studios;
- (mmm) Realtors and real estate offices;
- (nnn) Restaurants and soda fountains, including drive-in food establishments;
- (ooo) Scientific instrument shops;
- (ppp) Shoe repair shops;
- (qqq) Shoe stores;
- (rrr) Sign painting shops;
- (sss) Sporting good stores;
- (ttt) Stamp and coin shops;
- (uuu) Stationery stores;
- (vvv) Swimming pool sales and service;
- (www) Tailor or dressmaking shops;
- (xxx) Television and radio sales and repair shops;
- (yyy) Theaters and auditoriums;
- (zzz) Ticket agencies;
- (aaaa) Tobacco stores;
- (bbbb) Toy shops;
- (cccc) Travel agencies and bureaus;
- (dddd) Variety stores;
- (eeee) Watch and clock repair shops;
- (ffff) Women's apparel and accessory stores;
- (gggg) Automobile dealerships but only on Lot 51; and
- (hhhh) Any other use determined by the Association and the City of Pleasanton to be substantially similar to any of the above permitted uses.

**1.2 General Office Planning District.** The permitted use for the General Office Planning District ("OPD") are:

- (a) Administration, executive, and business offices;
- (b) Business service offices, including employment agencies, accountants, notaries, stenographic, addressing, computing, and related services;
- (c) Business consultant offices;
- (d) Design professions offices (engineering, architectural, drafting, etc.);
- (e) Research development, analytical, and scientific offices;
- (f) Manufacturers' representatives and sales offices;
- (g) Headquarters or region-wide finance, insurance, and real estate offices;
- (h) Travel agencies; and
- (i) Any other use determined by the Association and the City of Pleasanton to be substantially similar to any of the above permitted uses.

**1.3 Garden Office Planning District.** The permitted uses for the General Office Planning District ("OGPD") are:

- (a) Administrative, executive, and business offices;
- (b) Business service offices, including employment agencies, accountants, notaries, stenographic, computing, and related services;
- (c) Business consultant offices;
- (d) Design professions offices (engineering, architectural, drafting, etc.);
- (e) Research, development, analytical, and scientific offices;
- (f) Manufacturers' representatives and sales offices;
- (g) Headquarters or region-wide finance, insurance, and real estate offices;
- (h) Medical/dental clinics and related health maintenance organizations, not including manufacture, fabrication, or sale of any article or commodity other than those incidental to the services provided;
- (i) Licensed child care facilities, with the consent of the Design Review Committee;
- (j) Travel agencies;
- (k) Heliport and parking facility, conditionally permitted on Lot 52 only;
- (l) Prescription pharmacies, provided that at least eighty percent (80%) of the interior display area shall be used for the preparation and sale of prescription or trade drugs; and

- (m) Any other use determined by the Association and the City of Pleasanton to be substantially similar to any of the above permitted uses.

**1.4 Mid-Rise Planning District.** The permitted uses for the Mid-Rise Planning District ("OMPD") are:

- (a) Administrative, executive, and business offices;
- (b) Barbershops;
- (c) Business service offices, including employment agencies, accountants, notaries, stenographic, addressing, computing, and related services;
- (d) Business consultant offices;
- (e) Design professions offices (engineering, architectural, drafting, etc.);
- (f) Research development, analytical, and scientific offices;
- (g) Manufacturers' representatives and sales offices;
- (h) Headquarters or region-wide finance, insurance, and real estate offices;
- (i) Medical/dental clinics and related health maintenance organizations, not including manufacture, fabrication, or sale of any article or commodity other than those incidental to the services provided;
- (j) Travel agencies;
- (k) Prescription pharmacies, provided that at least eighty percent (80%) of the interior display area shall be used for the preparation and sale of prescription or trade drugs;
- (l) Restaurants, including on-sale liquor; and
- (m) Any other use determined by the Association and the City of Pleasanton to be substantially similar to any of the above permitted uses.

**1.5 Research and Development/Light Manufacturing Planning District.** The permitted uses for the Research and Development/Light Manufacturing Planning District ("IPD") are:

- (a) Manufacture and assembly of business machines, including electronic data processing equipment, accounting machines, calculators, typewriters and related equipment, and communications and testing equipment;
- (b) Manufacture and assembly of electrical supplies, such as coils, condensers, crystal holders, insulation, lamps, switches, and wire cable assembly, provided no noxious or offensive fumes or odors are produced;
- (c) Manufacture of scientific, medical, dental and drafting instruments, orthopedic and medical appliances, optical goods, watches and clocks, electronics equipment, precision instruments, musical instruments, and camera and photographic equipment except film;
- (d) Assembly of small electrical appliances such as lighting fixtures, irons, fans, toasters, and electric toys, but not including refrigerators, washing machines, dryers, dishwashers, and similar home appliances;
- (e) Assembly of electrical equipment such as radio and television receivers, phonographs and home motion picture equipment, but not including electrical machinery;
- (f) Laboratories, including commercial, testing, research, experimental, or other laboratories, including pilot plants;
- (g) General office uses (including computer centers) where no office user shall have less than two thousand (2,000) square feet of usable space;
- (h) Photographic processing;
- (i) Printing, lithographing and engraving;
- (j) Publishing;
- (k) Industrial support and service facilities to include activities limited to the servicing of businesses on the Parcel or servicing of products produced on the Parcel, such as: repair and maintenance of appliances or component parts, tooling, printers, testing shops, small machine shops, copying, photo engraving, etc.;
- (l) Accessory uses and structures when related to and incidental to a permitted use;
- (m) Manufacturing or combining processes of pharmaceutical products, provided no noxious or offensive fumes or odors are produced;
- (n) Manufacturing or combining processes of biological products, provided no noxious or offensive fumes or odors are produced;
- (o) Sales at wholesale, manufacturers' representatives and sales office, or sales to the ultimate consumer of products made to the customers' orders;
- (p) Engineering drafting and design facilities;
- (q) Research and development facilities;
- (r) Manufacture of prototype;
- (s) Any research and development use listed above may be operated in conjunction with any allowed light industrial use or office use;
- (t) All typical uses associated with research and development and light manufacturing for the electronics and semiconductor industries;
- (u) Painting, enameling, and lacquering shops;
- (v) Public utility equipment buildings and public service pumping stations;
- (w) Sheet metal shops;
- (x) Storage of raw materials, work in process, and finished goods inventories;

- (y) Any other use determined by the Association and the City of Pleasanton to be substantially similar to any of the above permitted uses.
- 1.6 **Public and Institutional Planning Districts.** The permitted uses for the Public and Institutional Planning District ("P&ID") shall be as follows:
- (a) Licensed child care facilities.
- 1.7 **Mixed Office, Research and Development/Light Manufacturing Planning District.** The permitted uses for the Mixed Office, Research and Development/Light Manufacturing Planning District ("MO/IPD") are:
- (a) Those permitted uses listed in subsections 1.2, 1.3, 1.4, and 1.5
- 1.8 **Mixed Retail/Commercial/Financial, Office, and Research and Development/Light Manufacturing Planning District.** The permitted uses for the Mixed Retail/Commercial/Financial, Office, and Research and Development/Light Manufacturing Planning District ("MC/O/IPD") are:
- (a) Those permitted uses listed in subsections 1.1, 1.2, 1.3, 1.4, and 1.5.
- 2.0 **Conduct of Permitted Uses.** All uses shall be performed or carried out entirely within a building designated and constructed for that use. Activities which cannot be carried on within a building may be permitted, but only if the Design Review Committee consents in writing to said use to the location for such activity, and if said use is permitted by the then existing zoning or other applicable land use regulations and said use is not specifically prohibited by Section 3.0; provided, however, that such use shall be permitted only if (i) such activity is screened so as not to be Visible from Neighboring Property or Streets, and (ii) all lighting required for such use is shielded from adjacent streets.
- 3.0 **Prohibited Uses.** The following operations and uses shall not be permitted on any Parcel:
- (a) Hotel/Motel/Motor Inn, except on 1C, Parcel 5A, and Parcel 56A;
  - (b) Residential use of any type, except of Lots 8A, 8B, 24A, 26A, 27B, and 60;
  - (c) Trailer courts, mobile home parks, or recreation vehicle camp grounds;
  - (d) Junk yards or recycling facilities;
  - (e) Drilling for and/or the removal of oil, gas, or other hydrocarbon substances (except that this provision shall not be deemed to prohibit entry to the Property below a depth of five hundred (500) feet for such purposes);
  - (f) Commercial excavation except in the course of approved construction;
  - (g) Distillation of bones;
  - (h) Dumping, disposal, incineration, or reduction of garbage, sewer, offal, dead animals or refuse;
  - (i) Fat rendering;
  - (j) Stockyard or slaughter of animals;
  - (k) Cemeteries;
  - (l) Refining of petroleum or its products;
  - (m) Smelting of iron, tin, zinc, or other ores;
  - (n) Jail or honor farms;
  - (o) Labor or migrant worker camps;
  - (p) Truck or bus terminals;
  - (q) Petroleum storage yards;
  - (r) Automobile or truck dealerships (except on Lot 51), wrecking, auto or truck repair, or painting;
  - (s) Storage of radioactive materials;
  - (t) Construction yards.

CITY COUNCIL OF THE CITY OF PLEASANTON

ALAMEDA COUNTY, CALIFORNIA

ORDINANCE NO. 1637

AN ORDINANCE APPROVING THE APPLICATION OF PRUDENTIAL INSURANCE COMPANY FOR A MAJOR MODIFICATION TO AN APPROVED PUD DEVELOPMENT PLAN TO MODIFY CONDITIONS OF APPROVAL OF ORDINANCE NO. 1596 AS FILED UNDER CASE PUD-81-30-29M/PUD-85-8-11M

WHEREAS, Prudential Insurance Company has applied for a major modification to an approved Planned Unit Development to modify the conditions of approval of Ordinance No. 1596 to:

1) Add Lot 1F to the lots subject to the "Gross Floor Area" cap and add the 8,059 sq.ft. of building area currently approved for Lot 1F to the "additional" building cap of 4,623,000 sq.ft. (the total Hacienda Business Park building area cap of 9,889,000 sq.ft. would not change); and

2) Add Lot 1F to the list of lots currently approved development entitlements;

3) Modify Table B-1 "Summary of Site Development Criteria" to increase the maximum F.A.R. allowed for properties zoned CPD from .25 to .30 and permit warehouse uses to be built with a maximum F.A.R. of .60; and

4) Modify Table B-4 "Permitted Uses Within Each Planning District" to allow warehouse uses within the IPD district.

WHEREAS, zoning for the property is PUD-I/C-O (Planned Unit Development) - Industrial/Commercial and Office District, and

WHEREAS, based on the Initial Environmental Study, a negative declaration was adopted by Council on September 6, 1994; and

WHEREAS, the City Council finds that the proposed project would not result in traffic levels which exceed any City standard and should any warehouse use be constructed as a result of this project, this would improve both morning and evening peak hour volumes by reducing the amount of traffic that otherwise would be generated; and

WHEREAS, the Council received the Planning Commission's recommendations for approval of the proposed major modification to the approved planned unit development; and

WHEREAS, a duly noticed public hearing was held on September 6, 1994; and

WHEREAS, the City Council finds that the proposed PUD modification is consistent with the General Plan policies of the City of Pleasanton.

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

Section 1: Approves Case PUD-81-30-29M/PUD-85-8-11M, the application of Prudential Insurance Company for a major modification to an approved Planned Unit Development to modify the conditions of approval of Ordinance No. 1596, subject to the conditions on "Exhibit B" attached hereto and incorporated herein by this reference.

Section 2: The City staff is directed to cause a Notice of Determination to be filed pursuant to Section 5.4(g) of Resolution No. 77-66.

Section 3: 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 4: This ordinance shall be effective thirty (30) days after the date of its final passage and adoption.

INTRODUCED at a regular meeting of the City Council of the City of Pleasanton on September 6, 1994.

ADOPTED at a regular meeting of the City Council of the City of Pleasanton on September 20, 1994 by the following vote:

AYES: Councilmembers - Dennis, Mohr, Pico, Scribner, and Mayor Tarver

NOES: None

ABSENT: None

ABSTAIN: None

ATTEST:

\_\_\_\_\_  
BEN C. TARVER, MAYOR

\_\_\_\_\_  
Peggy L. Ezidro, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Michael H. Roush, City Attorney



## EXHIBIT B

### CONDITIONS OF APPROVAL PUD-81-30-29M/PUD-85-8-11M

1. Except as specified herein, all existing conditions and requirements of PUD-81-30 through PUD-81-30-28M and PUD-85-8 through PUD-85-8-10M shall remain in effect and in full force.
2. Condition No. 2.D.i. shall be modified to read as follows:
  - 2.D.i. Notwithstanding the above total square footage, the aggregate Gross Floor Area within lots designated "Mixed O/IPD", "Mixed C/O/IPD" and Lot 1F (as shown on Exhibit "A") shall not exceed four million, six hundred thirty-one thousand fifty nine (4,631,059) square feet, excluding BART stations and related facilities. Should any lot designate "Mixed C/O/IPD" develop with a commercial use, the Total Gross Floor Area allowed in this subsection shall be reduced by an additional 1.7 square feet for each one square foot of commercial use.
3. Condition No. 30 shall be modified to read as follows:
  30. **Prior Approved Site-Specific Plans.** The prior approved site plans for Lots 7E (PUD-81-30-48-D), 30B (PUD-81-30-31-D), 34C (PUD-81-30-29-D) and Lot 1F (PUD-81-30-46D) shall remain in effect following approval of PUD-85-30-11M; however, should a new application be made for a different plan for one or more of these lots, the site development criteria contained in the revised Table B-1 shall be applicable, and these sites may develop under the revised standards.
4. Condition No. 32 shall be modified to read as follows:
  32. Table B-1, "Summary of Site Development Criteria," shall be modified as shown in the attached Revised Table B-1, dated "REVISED - SEPTEMBER 6, 1994".
5. Condition No. 33 shall be modified to read as follows:
  33. Table B-4, "Permitted Uses Within Each Planning District," shall be modified as shown in the attached Revised Table B-4, dated "REVISED - SEPTEMBER 6, 1994".



REVISED SITE DEVELOPMENT CRITERIA

TABLE B-1  
SUMMARY OF SITE DEVELOPMENT CRITERIA



LOT	PARCELS	USE (A)		MAXIMUM FLOOR AREA RATIO (1)	MAXIMUM HEIGHT (2)	MINIMUM LANDSCAPE RATIO (3)	MINIMUM PARKING RATIO (4)
1	1A 1B,1E,1F 1C 1D	CPD CPD CPD CPD	(3 STORY) (3 STORY) (3 STORY) (2 STORY)	Note 5 Note 5 Note 5 25%	55' 55' 55' 45'	25% 25% 25% 25%	Note 5 Note 5 Note 5 Note 5
2		OGPD OGPD	(2 STORY) (3 STORY)	40% 45%	55' 55'	25% 25%	1/250 SF 1/250 SF
3		OGPD OGPD	(2 STORY) (3 STORY)	40% 45%	55' 55'	25% 25%	1/250 SF 1/250 SF
4		IPD	(1 STORY) (2 STORY)	35% 40%	45'	20%	1/250 SF
5	5A, 5C 5B	CPD MOIPD	(3 STORY)	Note 5 Note 7	55' 55'	25% Note 7	Note 5 Note 7
6		MOIPD	Note 7	Note 7	85.5'	Note 7	Note 7
7	7A, 7B 7C, 7D, & 7E	MOIPD MOIPD	Note 7 Note 7	Note 7 Note 7	85.5' 85.5'	Note 7 Note 7	Note 7 Note 7
8	8A, 8B	HDR		Note 6	N/A	N/A	N/A
9		OMPD	(5 STORY)	50%	72'	25%	1/250 SF
10	10A & 10B	MOIPD	Note 7	Note 7	55'	Note 7	Note 7
11	11A, 11C 11D, 11E, & 11F 11B	IPD	(1 STORY)  (2 STORY)	35%  40%	45'  45'	20%  20%	1/250 SF  1/250 SF
12	12A 12B	IPD IPD	(1 STORY) (2 STORY)	35% 40%	45' 45'	20% 20%	1/250 SF 1/250 SF
13	13A 13B, 13C & 13E 13D & 13F	CPD OGPD MOIPD	(2 STORY) (2 STORY)	Note 5 40%	45' 45'	25% 25%	Note 5 1/250 SF
14	14A 14B	MCOIPD OPD OPD	Note 8 (2 STORY) (3 STORY)	Note 8 40% 40%	45' 55' 55'	Note 8 25% 25%	Note 8 1/250 SF 1/250 SF
15		IPD IPD	(1 STORY) (2 STORY)	35% 40%	45' 45'	20% 20%	1/250 SF 1/250 SF
16	16A 16B	MOIPD IPD IPD	Note 7 (1 STORY) (2 STORY)	Note 7 35% 40%	55' 45' 45'	Note 7 20% 20%	Note 7 1/250 SF 1/250 SF
17		IPD IPD	(1 STORY) (2 STORY)	35% 40%	45' 45'	20% 20%	1/250 SF 1/250 SF
18	18A 18B	IPD IPD	(1 STORY) (2 STORY)	35% 40%	45' 45'	20% 20%	1/250 SF 1/250 SF
19		IPD IPD	(1 STORY) (2 STORY)	35% 40%	45' 45'	20% 20%	1/250 SF 1/250 SF

LOT	PARCELS	USE (A)		MAXIMUM FLOOR AREA RATIO (1)	MAXIMUM HEIGHT (2)	MINIMUM LANDSCAPE RATIO (3)	MINIMUM PARKING RATIO (4)
20		OGPD	(2 STORY)	40%	45'	25%	1/250 SF
21	21B	OGPD	(2 STORY)	40%	55'	25%	1/250 SF
		OGPD	(3 STORY)	45%	55'	25%	1/250 SF
	21C	MOIPD	Note 7	Note 7	45'	Note 7	Note 7
	21D	OGPD	(2 STORY)	40%	45'	25%	1/250 SF
22		OPD	(2 STORY)	40%	55'	25%	1/250 SF
		OPD	(3 STORY)	45%	55'	25%	1/250 SF
23		IPD	(1 STORY)	35%	45'	20%	1/250 SF
		IPD	(2 STORY)	40%	45'	20%	1/250 SF
24		HDR		Note 6	N/A	N/A	N/A
25	25A	MOIPD	Note 7	Note 7	45'	Note 7	Note 7
	25B	IPD	(1 STORY)	35%	45'	20%	1/250 SF
		IPD	(2 STORY)	40%	45'	20%	1/250 SF
PARCEL F		MOIPD	Note 7	Note 7	45'	Note 7	Note 7
26	26A	HDR		Note 6	N/A	N/A	N/A
27	27B	HDR		Note 6	N/A	N/A	N/A
28		OGPD (CHILDCARE)	(1 STORY)	N/A	N/A	N/A	1/250 SF
29		IPD	(1 STORY)	35%	45'	20%	1/250 SF
		IPD	(2 STORY)	40%	45'	20%	1/250 SF
30	30A	IPD	(1 STORY)	35%	45'	20%	1/250 SF
	30B	MOIPD	Note 7	Note 7	55'	Note 7	Note 7
31	31A	IPD	(1 STORY)	35%	45'	20%	1/250 SF
	31B, 31C, & 31D	IPD	(2 STORY)	40%	45'	20%	1/250 SF
32	32A	IPD	(1 STORY)	35%	45'	20%	1/250 SF
		IPD	(2 STORY)	40%	45'	20%	1/250 SF
33	33A	IPD	(1 STORY)	35%	45'	20%	1/250 SF
	33B	IPD	(2 STORY)	40%	45'	20%	1/250 SF
34	34A	IPD	(1 STORY)	35%	45'	20%	1/250 SF
	34B	IPD	(2 STORY)	40%	45'	20%	1/250 SF
	34C	MOIPD	Note 7	Note 7	55'	Note 7	Note 7
	34D	IPD	(2 STORY)	40%	45'	20%	1/250 SF
	34E, 34F 34G & 34H						
35		MOIPD	Note 7	Note 7	55'	Note 7	Note 7
36		IPD	(1 STORY)	35%	45'	20%	1/250 SF
		IPD	(2 STORY)	40%	45'	20%	1/250 SF
37		CPD	(3 STORY)	Note 5	55'	25%	Note 5
51	51A, 51B, 51C, & 51D	CPD	(3 STORY)	Note 5	55'	25%	Note 5

LOT	PARCELS	USE (A)		MAXIMUM FLOOR AREA RATIO (1)	MAXIMUM HEIGHT (2)	MINIMUM LANDSCAPE RATIO (3)	MINIMUM PARKING RATIO (4)
52		MCOIPD	Note 8	Note 8	85.5'	Note 8	Note 8
53	53A 53B	MCOIPD IPD	Note 8 (4 STORY)	Note 8 50%	85.5' 72'	Note 8 30%	Note 8 1/250 SF
54		MCOIPD	Note 8	Note 8	85.5'	Note 8	Note 8
55	55A & 55B 55C, 55D, 55E & 55F	MCOIPD MOIPD	Note 8 Note 7	Note 8 Note 7	85.5' 85.5'	Note 8 Note 7	Note 8 Note 7
56	56B & 56C	MCOIPD	Note 8	Note 8	85.5'	Note 8	Note 8
57	57A 57B & 57C	MCOIPD	Note 8	Note 8	85.5'	Note 8	Note 8
58		MCOIPD	Note 8	Note 8	85.5'	Note 8	Note 8
59		OMPD	(6 STORY)	40%	85.5'	30%	1/250 SF
60		HDR		Note 6	N/A	N/A	N/A

**NOTES:**

A. CPD = Retail/Commercial/Financial; OGPD = Garden Office; IPD = Research & Development/Light Manufacturing; OMPD = Mid R&D Office; OPD = General Office; MOIPD = Mixed Office, Research & Development/Light Manufacturing; MCOIPD = Mixed Retail/Commercial/Financial, Office, and Research & Development/Light Manufacturing. The number of stories listed is the maximum number of usable floors, above ground, which any building, or portion of a building, may include.

1.
  - a. "Maximum Floor Area Ratio" is the maximum permitted ratio of the Gross Square Footage of a building or buildings on a Parcel to the total Parcel area. The Gross Square Footage of a building or buildings shall be the sum of the area of each floor, excluding mechanical penthouses and subgrade basements, measured horizontally to the outside faces of the exterior walls.
  - b. Any Parcel containing a single structure that combines differing story height elements shall have a Maximum Floor Area Ratio equal to that ratio indicated for the highest number of stories.
  - c. Any Parcel upon which separate structures of differing story height elements are constructed shall have a Maximum Floor Area Ratio equal to a weighted average of Minimum Floor Area Ratio for each type of structure; such average shall be computed using as weights the actual number of square feet contained in each structure as specified in the formula below:

Let X = square footage of one-story structure  
 Let Y = square footage of two-story structure  
 Let Z = square footage of three-story structure  
 Let W = square footage of four-story structure

Let 35%, 40%, 45%, and 50% be the Maximum Floor Area Ratio for one-story, two-story, three-story, and four-story structures, respectively -

$$\text{Then } \frac{X}{.35} + \frac{Y}{.40} + \frac{Z}{.45} + \frac{W}{.50} \text{ Must be less than or equal to the total square footage of the Parcel}$$

2. "Maximum Height" is the vertical distance by which any part of an Improvement rises above the top of the highest street curb on or immediately adjacent to the Parcel, or the vertical distance from the top of the building pad to the top of the highest point of any improvement, whichever is greater.

3. "Minimum Landscape Ratio" is the minimum permitted ratio of the square footage of the total landscape area to the total Parcel area. See also the Landscape Requirements, Table B-3. Landscape Area shall include all planting, walks, and plaza areas located on the grounds but not those on structures.
4. "Minimum Parking Ratio" is the minimum permitted ratio of the number of parking spaces on a Parcel to the Gross Square Footage of a building or buildings on a Parcel. Notwithstanding the Minimum Parking Ratio set forth in this table, the use of any Parcel or portion of a Parcel for any type of medical/dental clinics or related facilities shall require a Minimum Parking Ratio of 1 per 150 square feet of that specific use.

5. The Maximum Floor Area Ratio and Minimum Parking Ratio for all buildings within the CPD District shall be limited as follows:

<u>Use</u>	<u>Maximum Area Area Ratio</u>	<u>Minimum Parking Parking Ratio</u>
Free Standing Restaurant	12.5%	1 per 150 sq. ft.
Hotel/Motel	40.0% except 60.0% on site 56A	1 per room plus 1 per employee at maximum shift
Garden Office	40.0%	1 per 250 sq. ft.
Commercial/Retail	30.0%	1 per 200 sq. ft.

Hotel/Motel uses combined with restaurant uses on a single Parcel shall provide parking equal to the requirements for hotel/motel use plus the restaurant use, treating each individually. Specialized commercial land uses such as auto sales shall be reviewed on a case by case basis with regard to variances to the above criteria.

6. Residential land uses shall be subject to individual site plan approval; site plan shall respect the spirit of the Design Guidelines and shall be subject to approval by the City.
7. Development standards for MOIPD uses shall be determined by the use proposed for the site. These standards shall be based on the number of floors proposed in the tallest proposed building on the site and shall be as follows:

<u>No. Of Stories</u>	<u>Maximum Floor Area Ratio</u>	<u>Minimum Landscape Ratio</u>	<u>Minimum Parking Ratio</u>
One	35%	20%	1 per 300 sq. ft.
Two	40%	25%	1 per 300 sq. ft.
Three	45%	25%	1 per 300 sq. ft.
Four	50%	25%	1 per 300 sq. ft.
Five	60%	30%	1 per 300 sq. ft.
Six	60%	30%	1 per 300 sq. ft.

Parking ratios shall be designed to provide adequate off-street parking for a building's intended uses. Ratios less than 1 per 300 sq. ft. shall only be approved if both the applicant and the City agree to such a standard. Ratios between 1 per 300 sq. ft. and 1 per 250 sq. ft. shall be approved by the City if requested by the applicant. Ratios higher than 1 per 250 sq. ft. require mutual approval by the applicant and the City.

Notwithstanding the number of stories of a proposed building on a site and the corresponding Maximum Floor Area Ratios set forth in this Note 7, if a warehouse use is a proposed use for a significant portion, or the whole, of a building on a site, the Maximum Floor Area Ratio for the building wherein the warehouse use is proposed to be located shall be increased to 60%. Whether the portion of the building proposed for warehouse use is significant shall be determined on a case-by-case basis during the design review process for individual projects within the Hacienda Business Park. In addition, minimum landscaping and parking requirements shall be modified as appropriate, generally consistent with other warehouse projects in Pleasanton.



8. Development standards for MCOIPD uses shall be determined by the use proposed for the site. These standards shall be based on the use and the number of floors proposed. If a warehouse, office or industrial use is proposed, the development standards shall be based on those standards described in Note 7 above. If a commercial use is proposed, the development standards shall be as follows:

<u>Uses</u>	<u>Maximum Floor Area Ratio</u>	<u>Minimum Landscape Ratio</u>	<u>Minimum Parking Ratio</u>
Free-Standing Restaurant	12.5%	25%	1 per 150 sq. ft.
Hotel/Motel	60%	30%	1 per room plus 1 per employee at maximum shift
Commercial/Retail	30%	25%	1 per 200 sq. ft.

Other specialized commercial land uses shall be reviewed on a case by case basis, and modifications to the above standards may be approved. Combined retail/office uses on a Parcel shall follow the development standards for office use, except that parking shall be provided for each use, treating each individually.



REVISED SITE DEVELOPMENT CRITERIA

TABLE B-4  
PERMITTED USES WITHIN EACH PLANNING DISTRICT  
RESTRICTIONS ON OPERATION AND USE



1.0 **Permitted Uses.** The use of every Parcel shall be in compliance with the provisions of this Section and with the lawful use of said Parcel. Where either the lawful use or the use otherwise permitted by this Section is more restrictive than the other, the more restrictive shall apply. One or more of the uses set forth below is subject to the City's conditional use permit or permitted use procedures under C-F, C-C, or C-N zoning. The permitted uses are set forth by planning district for the referenced Lots, and such permitted uses shall govern every portion of such Lot, even if the Lot is subdivided into smaller Parcels. The permitted uses for each planning district are as follows:

1.1 **Retail/Commercial and Financial Planning District.** The permitted uses for Retail/Commercial and Financial Planning District ("CPD") are:

- (a) Appliance stores;
- (b) Art galleries and artist and engineering supply stores;
- (c) Arts and Crafts schools;
- (d) Automobile supply stores;
- (e) Bakeries, including baking for sale on premises only;
- (f) Barbershops and beauty shops;
- (g) Bars, including entertainment and dancing;
- (h) Bicycle shops;
- (i) Blueprint and photostat shops;
- (j) Bookstores and rental libraries;
- (k) Candy stores;
- (l) Carpet, drapery and floor covering stores;
- (m) Catering establishments;
- (n) Charitable institutions;
- (o) Clothing and costume rental establishments;
- (p) Clothing, shoe, and accessory store;
- (q) Delicatessen stores;
- (r) Department stores;
- (s) Drug stores and prescription pharmacies;
- (t) Dry good stores;
- (u) Electrical appliance repair and sales;
- (v) Employment agencies;
- (w) Financial institutions, including banks, savings and loan offices, finance companies, credit unions, and related services;
- (x) Florists;
- (y) Food stores and supermarkets;
- (z) Fun shops;
- (aa) Furniture stores;
- (bb) Gift shops;
- (cc) Glass replacement and repair shops;
- (dd) Gymnasiums and health clubs;
- (ee) Hardware stores;
- (ff) Hobby shops;
- (gg) Hospital equipment sales and rental establishments;
- (hh) Hotels and motels, but only on Parcel 1C, Parcel 5A and Lot 56A;
- (ii) Household appliances;
- (jj) Ice cream sales stores;
- (kk) Interior decorating shops;
- (ll) Janitorial services and supplies establishments;
- (mm) Jewelry stores;
- (nn) Laboratories;
- (oo) Laundries and dry cleaners where service is provided;
- (pp) Leather goods and luggage stores;
- (qq) Liquor stores;
- (rr) Locksmiths;
- (ss) Medical and dental clinics;
- (tt) Medical and orthopedic appliance stores;
- (uu) Men's furnishing stores;
- (vv) Millinery shops;
- (ww) Music stores, including record sales;
- (xx) Newsstands;
- (yy) Nursery and garden supply stores;
- (zz) Office supply, furniture, and business machine stores;
- (aaa) Offices, including but not limited to business, professional, and administrative offices;
- (bbb) Optical and optometrical shops;

- (ccc) Paint, glass, and wallpaper shops;
- (ddd) Pet and bird stores;
- (eee) Photographic supply stores;
- (fff) Picture framing shops;
- (ggg) Plant shops;
- (hhh) Plumbing, heating, and ventilating equipment showrooms with storage of floor samples only;
- (iii) Political, Philanthropic campaign headquarters;
- (jjj) Post offices;
- (kkk) Printing establishments, including lithographing and engraving and other reproduction services;
- (lll) Radio and television broadcasting studios;
- (mmm) Realtors and real estate offices;
- (nnn) Restaurants and soda fountains, including drive-in food establishments;
- (ooo) Scientific instrument shops;
- (ppp) Shoe repair shops;
- (qqq) Shoe stores;
- (rrr) Sign painting shops;
- (sss) Sporting good stores;
- (ttt) Stamp and coin shops;
- (uuu) Stationery stores;
- (vvv) Swimming pool sales and service;
- (www) Tailor or dressmaking shops;
- (xxx) Television and radio sales and repair shops;
- (yyy) Theaters and auditoriums;
- (zzz) Ticket agencies;
- (aaaa) Tobacco stores;
- (bbbb) Toy shops;
- (cccc) Travel agencies and bureaus;
- (dddd) Variety stores;
- (eeee) Watch and clock repair shops;
- (ffff) Women's apparel and accessory stores;
- (gggg) Automobile dealerships but only on Lot 51; and
- (hhhh) Any other use determined by the Association and the City of Pleasanton to be substantially similar to any of the above permitted uses.

**1.2 General Office Planning District.** The permitted use for the General Office Planning District ("OPD") are:

- (a) Administration, executive, and business offices;
- (b) Business service offices, including employment agencies, accountants, notaries, stenographic, addressing, computing, and related services;
- (c) Business consultant offices;
- (d) Design professions offices (engineering, architectural, drafting, etc.);
- (e) Research development, analytical, and scientific offices;
- (f) Manufacturers' representatives and sales offices;
- (g) Headquarters or region-wide finance, insurance, and real estate offices;
- (h) Travel agencies; and
- (i) Any other use determined by the Association and the City of Pleasanton to be substantially similar to any of the above permitted uses.

**1.3 Garden Office Planning District.** The permitted uses for the General Office Planning District ("OGPD") are:

- (a) Administrative, executive, and business offices;
- (b) Business service offices, including employment agencies, accountants, notaries, stenographic, computing, and related services;
- (c) Business consultant offices;
- (d) Design professions offices (engineering, architectural, drafting, etc.);
- (e) Research, development, analytical, and scientific offices;
- (f) Manufacturers' representatives and sales offices;
- (g) Headquarters or region-wide finance, insurance, and real estate offices;
- (h) Medical/dental clinics and related health maintenance organizations, not including manufacture, fabrication, or sale of any article or commodity other than those incidental to the services provided;
- (i) Licensed child care facilities, with the consent of the Design Review Committee;
- (j) Travel agencies;
- (k) Heliport and parking facility, conditionally permitted on Lot 52 only;
- (l) Prescription pharmacies, provided that at least eighty percent (80%) of the interior display area shall be used for the preparation and sale of prescription or trade drugs; and

- (m) Any other use determined by the Association and the City of Pleasanton to be substantially similar to any of the above permitted uses.

**1.4 Mid-Rise Planning District.** The permitted uses for the Mid-Rise Planning District ("OMPD") are:

- (a) Administrative, executive, and business offices;
- (b) Barbershops;
- (c) Business service offices, including employment agencies, accountants, notaries, stenographic, addressing, computing, and related services;
- (d) Business consultant offices;
- (e) Design professions offices (engineering, architectural, drafting, etc.);
- (f) Research development, analytical, and scientific offices;
- (g) Manufacturers' representatives and sales offices;
- (h) Headquarters or region-wide finance, insurance, and real estate offices;
- (i) Medical/dental clinics and related health maintenance organizations, not including manufacture, fabrication, or sale of any article or commodity other than those incidental to the services provided;
- (j) Travel agencies;
- (k) Prescription pharmacies, provided that at least eighty percent (80%) of the interior display area shall be used for the preparation and sale of prescription or trade drugs;
- (l) Restaurants, including on-sale liquor; and
- (m) Any other use determined by the Association and the City of Pleasanton to be substantially similar to any of the above permitted uses.

**1.5 Research and Development/Light Manufacturing Planning District.** The permitted uses for the Research and Development/Light Manufacturing Planning District ("IPD") are:

- (a) Manufacture and assembly of business machines, including electronic data processing equipment, accounting machines, calculators, typewriters and related equipment, and communications and testing equipment;
- (b) Manufacture and assembly of electrical supplies, such as coils, condensers, crystal holders, insulation, lamps, switches, and wire cable assembly, provided no noxious or offensive fumes or odors are produced;
- (c) Manufacture of scientific, medical, dental and drafting instruments, orthopedic and medical appliances, optical goods, watches and clocks, electronics equipment, precision instruments, musical instruments, and camera and photographic equipment except film;
- (d) Assembly of small electrical appliances such as lighting fixtures, irons, fans, toasters, and electric toys, but not including refrigerators, washing machines, dryers, dishwashers, and similar home appliances;
- (e) Assembly of electrical equipment such as radio and television receivers, phonographs and home motion picture equipment, but not including electrical machinery;
- (f) Laboratories, including commercial, testing, research, experimental, or other laboratories, including pilot plants;
- (g) General office uses (including computer centers) where no office user shall have less than two thousand (2,000) square feet of usable space;
- (h) Photographic processing;
- (i) Printing, lithographing and engraving;
- (j) Publishing;
- (k) Industrial support and service facilities to include activities limited to the servicing of businesses on the Parcel or servicing of products produced on the Parcel, such as: repair and maintenance of appliances or component parts, tooling, printers, testing shops, small machine shops, copying, photo engraving, etc.;
- (l) Accessory uses and structures when related to and incidental to a permitted use;
- (m) Manufacturing or combining processes of pharmaceutical products, provided no noxious or offensive fumes or odors are produced;
- (n) Manufacturing or combining processes of biological products, provided no noxious or offensive fumes or odors are produced;
- (o) Sales at wholesale, manufacturers' representatives and sales office, or sales to the ultimate consumer of products made to the customers' orders;
- (p) Engineering drafting and design facilities;
- (q) Research and development facilities;
- (r) Manufacture of prototype;
- (s) Any research and development use listed above may be operated in conjunction with any allowed light industrial use or office use;
- (t) All typical uses associated with research and development and light manufacturing for the electronics and semiconductor industries;
- (u) Painting, enameling, and lacquering shops;
- (v) Public utility equipment buildings and public service pumping stations;
- (w) Sheet metal shops;
- (x) Storage of raw materials, work in process, and finished goods inventories;

- (y) Warehouse use; and
  - (z) Any other use determined by the Association and the City of Pleasanton to be substantially similar to any of the above permitted uses.
- 1.6 **Public and Institutional Planning Districts.** The permitted uses for the Public and Institutional Planning District ("P&ID") shall be as follows:
- (a) Licensed child care facilities.
- 1.7 **Mixed Office, Research and Development/Light Manufacturing Planning District.** The permitted uses for the Mixed Office, Research and Development/Light Manufacturing Planning District ("MO/IPD") are:
- (a) Those permitted uses listed in subsections 1.2, 1.3, 1.4, and 1.5
- 1.8 **Mixed Retail/Commercial/Financial, Office, and Research and Development/Light Manufacturing Planning District.** The permitted uses for the Mixed Retail/Commercial/Financial, Office, and Research and Development/Light Manufacturing Planning District ("MC/O/IPD") are:
- (a) Those permitted uses listed in subsections 1.1, 1.2, 1.3, 1.4, and 1.5.
- 2.0 **Conduct of Permitted Uses.** All uses shall be performed or carried out entirely within a building designated and constructed for that use. Activities which cannot be carried on within a building may be permitted, but only if the Design Review Committee consents in writing to said use to the location for such activity, and if said use is permitted by the then existing zoning or other applicable land use regulations and said use is not specifically prohibited by Section 3.0; provided, however, that such use shall be permitted only if (i) such activity is screened so as not to be Visible from Neighboring Property or Streets, and (ii) all lighting required for such use is shielded from adjacent streets.
- 3.0 **Prohibited Uses.** The following operations and uses shall not be permitted on any Parcel:
- (a) Hotel/Motel/Motor Inn, except on 1C, Parcel 5A, and Parcel 56A;
  - (b) Residential use of any type, except on Lots 8A, 8B, 24A, 26A, 27B, and 60;
  - (c) Trailer courts, mobile home parks, or recreation vehicle camp grounds;
  - (d) Junk yards or recycling facilities;
  - (e) Drilling for and/or the removal of oil, gas, or other hydrocarbon substances (except that this provision shall not be deemed to prohibit entry to the Property below a depth of five hundred (500) feet for such purposes);
  - (f) Commercial excavation except in the course of approved construction;
  - (g) Distillation of bones;
  - (h) Dumping, disposal, incineration, or reduction of garbage, sewer, offal, dead animals or refuse;
  - (i) Fat rendering;
  - (j) Stockyard or slaughter of animals;
  - (k) Cemeteries;
  - (l) Refining of petroleum or its products;
  - (m) Smelting of iron, tin, zinc, or other ores;
  - (n) Jail or honor farms;
  - (o) Labor or migrant worker camps;
  - (p) Truck or bus terminals;
  - (q) Petroleum storage yards;
  - (r) Automobile or truck dealerships (except on Lot 51), wrecking, auto or truck repair, or painting;
  - (s) Storage of radioactive materials;
  - (t) Construction yards.



## SECTION II Planning Actions

Planned Unit Development - Project Actions (PUD)

Planned Unit Development - Development Actions (PUD - D)

Development Agreements (PDAM and DA)

General Plan (GP)

Project Review

- Design Review (Z and PDR)
- Preliminary Review (PR and PREV)
- Sign Design Review (PSDR)
- Wireless Design Review (PDRW)

Permits

- Use Permits (UP)
- Conditional Use Permits (PCUP)
- Temporary Use Permits (PTUP)
- Outdoor Dining (PDIN)
- Outdoor Display (PDIS)

Zoning

- Rezoning (PRZ)
- Zoning Certificate (PZC)

Lot Modifications

- Lot Line Adjustments (PLLA and LLA)
- Major Subdivisions (MS)
- Minor Subdivisions (PMS)
- Parcel Map Condominium Conversion (PMCC)

Appeals (PAP)



## PLANNED UNIT DEVELOPMENT - PROJECT ACTIONS

<b>NUMBER:</b>	PUD-81-30	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	1040		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	
			City Council	06/22/82
<b>DESCRIPTION:</b>	Application of Prudential Insurance Company of America and Callahan-Pentz Properties, Pleasanton to rezone to the PUD industrial/commercial and offices district and approve a development plan for a 573 acre business park east of Hopyard Road and north of the Arroyo Mocho.			
<b>NUMBER:</b>	PUD-81-30	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	1109		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	
			City Council	11/22/83
<b>DESCRIPTION:</b>	Application of Prudential Insurance Company of America and Callahan-Pentz Properties, Pleasanton to rezone to the PUD industrial/commercial and offices district and approve a development plan for a 573 acre business park east of Hopyard Road and north of the Arroyo Mocho.			
<b>NUMBER:</b>	PUD-81-30-1M	<b>APPROVAL:</b>	Application Date	03/16/84
<b>ORDINANCE:</b>	1134		Zoning Administrator	
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	03/28/84
			City Council	04/10/84
<b>DESCRIPTION:</b>	Limits total square footage and adds acreage to Hacienda Business Park Phase I.			
<b>NUMBER:</b>	PUD-81-30-2M	<b>APPROVAL:</b>	Application Date	05/24/84
<b>ORDINANCE:</b>	Unknown #		Zoning Administrator	05/24/84
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Changes in material for south wall and mechanical screen.			
<b>NUMBER:</b>	PUD-81-30-2M	<b>APPROVAL:</b>	Application Date	11/26/86
<b>ORDINANCE:</b>	Unknown #		Zoning Administrator	10/01/86
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	
			City Council	10/07/86
<b>DESCRIPTION:</b>	Subdivides Site 31B into 2 parcels with one parcel less than 2 acres.			
<b>NUMBER:</b>	PUD-81-30-3M	<b>APPROVAL:</b>	Application Date	06/15/84
<b>ORDINANCE:</b>	None		Zoning Administrator	06/15/84
<b>APPLICATION:</b>	Minor		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Add small banking center and snack bar to building at 4637 Chabot Drive. (Site 3)			
<b>NUMBER:</b>	PUD-81-30-4M	<b>APPROVAL:</b>	Application Date	07/03/84
<b>ORDINANCE:</b>	Unknown #		Zoning Administrator	
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	07/11/84
			City Council	07/24/84
<b>DESCRIPTION:</b>	Modifies setback and landscape requirements in Hacienda Business Park.			
<b>NUMBER:</b>	PUD-81-30-5M	<b>APPROVAL:</b>	Application Date	11/08/84
<b>ORDINANCE:</b>	Unknown #		Zoning Administrator	
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	11/14/84
			City Council	11/27/84
<b>DESCRIPTION:</b>	Revises CC&R's and design guidelines.			

<b>NUMBER:</b>	PUD-81-30-6M	<b>APPROVAL:</b>	Application Date	02/08/85
<b>ORDINANCE:</b>	Unknown #		Zoning Administrator	02/19/85
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	
			City Council	02/26/85
<b>DESCRIPTION:</b>	Allows daycare center on Site 28 and mixed uses on Site 37.			
<b>NUMBER:</b>	PUD-81-30-7M	<b>APPROVAL:</b>	Application Date	04/10/85
<b>ORDINANCE:</b>	None		Zoning Administrator	04/10/85
<b>APPLICATION:</b>	Minor		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Allows commercial/retail uses on Site 37. Allow Real Estate, Financial, and Savings & Loan uses.			
<b>NUMBER:</b>	PUD-81-30-8M	<b>APPROVAL:</b>	Application Date	04/30/85
<b>ORDINANCE:</b>	1202		Zoning Administrator	
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	05/22/85
			City Council	06/04/85
<b>DESCRIPTION:</b>	Major modification to amend land uses, building heights and floor area ratios for 15 sites within Phase 1.			
<b>NUMBER:</b>	PUD-81-30-9M	<b>APPROVAL:</b>	Application Date	05/17/85
<b>ORDINANCE:</b>	None		Zoning Administrator	05/20/85
<b>APPLICATION:</b>	Minor		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Allows relocation of building to rear of Site 2.			
<b>NUMBER:</b>	PUD-81-30-10M	<b>APPROVAL:</b>	Application Date	06/07/85
<b>ORDINANCE:</b>	None		Zoning Administrator	06/14/85
<b>APPLICATION:</b>	Minor		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Deletes restriction on medical/dental uses for Site 37.			
<b>NUMBER:</b>	PUD-81-30-11M	<b>APPROVAL:</b>	Application Date	06/19/85
<b>ORDINANCE:</b>	None		Zoning Administrator	07/11/85
<b>APPLICATION:</b>	Minor		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Changes location of major and minor entries, transformer pads, and trash enclosures. (Site 11B)			
<b>NUMBER:</b>	PUD-81-30-12M	<b>APPROVAL:</b>	Application Date	01/13/86
<b>ORDINANCE:</b>	None		Zoning Administrator	02/13/86
<b>APPLICATION:</b>	Minor		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Allows construction of a loading dock at Site 34A. This case is actually Z-83-193.			
<b>NUMBER:</b>	PUD-81-30-13M	<b>APPROVAL:</b>	Application Date	03/13/86
<b>ORDINANCE:</b>	None		Zoning Administrator	04/07/86
<b>APPLICATION:</b>	Minor		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Allows construction of a canopy over rear entrance at 5924 Stoneridge Drive. (Site 12A)			
<b>NUMBER:</b>	PUD-81-30-14M	<b>APPROVAL:</b>	Application Date	04/14/86
<b>ORDINANCE:</b>	Unknown #		Zoning Administrator	05/06/86
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Allows changes to landscape plan at 5934/5920 Gibraltar Drive. Second modification to Z-83-191.			

<b>NUMBER:</b>	PUD-81-30-15M	<b>APPROVAL:</b>	Application Date	09/12/86
<b>ORDINANCE:</b>	None		Zoning Administrator	09/25/86
<b>APPLICATION:</b>	Minor		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Allows construction of fence around patio area at 5924 Stoneridge Drive. (Site 12A)			
<b>NUMBER:</b>	PUD-81-30-16M	<b>APPROVAL:</b>	Application Date	11/19/86
<b>ORDINANCE:</b>	None		Zoning Administrator	12/11/86
<b>APPLICATION:</b>	Minor		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Zone parcels of railroad right-of-way. Add lots 7C, 8, and 26.			
<b>NUMBER:</b>	PUD-81-30-17M	<b>APPROVAL:</b>	Application Date	10/31/86
<b>ORDINANCE:</b>	Unknown #		Zoning Administrator	
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	11/25/86
			City Council	12/16/86
<b>DESCRIPTION:</b>	Creates a lot less than 2 acres on Site 21.			
<b>NUMBER:</b>	PUD-81-30-18M	<b>APPROVAL:</b>	Application Date	03/25/87
<b>ORDINANCE:</b>	Unknown #		Zoning Administrator	04/01/87
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	
			City Council	04/07/87
<b>DESCRIPTION:</b>	Allows temporary softball diamonds at Site 8A.			
<b>NUMBER:</b>	PUD-81-30-19M	<b>APPROVAL:</b>	Application Date	05/29/87
<b>ORDINANCE:</b>	1325		Zoning Administrator	
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	07/08/87
			City Council	08/04/87
<b>DESCRIPTION:</b>	Major modification to combine Phase I and Phase II of Hacienda Business Park into one set of documents which would govern future development in the Park. Repeals Ordinances 1109 and 1246.			
<b>NUMBER:</b>	PUD-81-30-20M	<b>APPROVAL:</b>	Application Date	12/21/87
<b>ORDINANCE:</b>	None		Zoning Administrator	01/13/88
<b>APPLICATION:</b>	Minor		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Minor modification to PUD-81-30-5D to the site plan and elevation of the office building located at 4626 Willow Road to allow the installation of an automatic teller machine (ATM), which would replace approximately 45 sq. ft. of window and wall area and a small area of landscaping. (Site 4A)			
<b>NUMBER:</b>	PUD-81-30-21M	<b>APPROVAL:</b>	Application Date	07/14/88
<b>ORDINANCE:</b>	Unknown #		Zoning Administrator	08/23/88
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Allows extension of existing microwave tower by 18' and relocation within an existing roof screen. (Site 12A)			
<b>NUMBER:</b>	PUD-81-30-22M	<b>APPROVAL:</b>	Application Date	06/19/89
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Modification		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Amend Site 7D land use designation from OGPD to OMPD; Design Guidelines (Uses).			

<b>NUMBER:</b>	PUD-81-30-23M	<b>APPROVAL:</b>	Application Date	01/04/90
<b>ORDINANCE:</b>	1456		Zoning Administrator	
<b>APPLICATION:</b>	Major		Design Review Board	02/14/90
			Planning Commission	
			City Council	03/20/90
<b>DESCRIPTION:</b>	Rezone Site 24A from the PUD-I/C-O District to the PUD-HDR District and to retain the present maximum commercial/office/industrial floor area in the balance of the business park.			
<b>NUMBER:</b>	PUD-81-30-24M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	1533		Zoning Administrator	
<b>APPLICATION:</b>	Major		Design Review Board	10/22/91
			Planning Commission	11/13/91
			City Council	01/07/92
<b>DESCRIPTION:</b>	Major modification for a rezone from PUD-I/C-O (Planned Unit Development - Industrial/Commercial - Office) to PUD-HDR (Planned Unit Development - High Density Residential) for the 79-acre site bordered by Tassajara Creek on the east, Hacienda Drive on the west, and Owens and Stoneridge Drives on the north and south. The rezone involves a change in the PUD land use designations on these parcels from "OMPD" and "CPD" to "HDR" (minimum 15 units/acre). The major modification includes a reduction in the maximum allowable office, commercial and industrial building floor area of approximately 1.4 million square feet. Change land use from OMPD to HDR (8A/26A/60) and from CPD to HDR (8B).			
<b>NUMBER:</b>	PUD-81-30-25M	<b>APPROVAL:</b>	Application Date	<b>Withdrawn</b>
<b>ORDINANCE:</b>	1527		Zoning Administrator	
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	09/11/91
			City Council	11/19/91
<b>DESCRIPTION:</b>	Major modification to the governing Hacienda Business Park PUD's to modify the parking standard for industrial and office uses from 4 parking spaces per 1,000 gross square feet of building area to 3 parking spaces per 1,000 gross square feet of building area.			
<b>NUMBER:</b>	PUD-81-30-26M	<b>APPROVAL:</b>	Application Date	<b>Withdrawn</b>
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Major modification to the governing Hacienda Business Park Planned Unit Development (PUD) to: a) modify the site development standards contained within Table B-1 of the Park's Design Guidelines to reduce the maximum permitted Floor Area Ratio (FAR) on 24 lots; and b) modify Condition #13 of Ordinance No. 1325 to change the traffic requirements for future development proposals; and 2) Application for a modification to the Development Agreements governing 262 acres of Hacienda Business Park which would lengthen the term and fix remaining development obligations for these properties.			
<b>NUMBER:</b>	PUD-81-30-27M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	1596		Zoning Administrator	
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	05/12/93
			City Council	06/15/93
<b>DESCRIPTION:</b>	Major modification to an approved PUD development plan to modify conditions of approval of Ordinance No. 1325.			
<b>NUMBER:</b>	PUD-81-30-28M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	1621		Zoning Administrator	
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	02/23/94
			City Council	04/05/94
<b>DESCRIPTION:</b>	Major modification for a comprehensive revision of the Hacienda Design Guidelines.			

<b>NUMBER:</b>	PUD-81-30-29M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	1637		Zoning Administrator	
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	08/31/94
			City Council	09/20/94
<b>DESCRIPTION:</b>	Major modification to the Hacienda Business Park Planned Unit Development (PUD) to: a) Amend Condition No. 2.D.i to add Lot 1F to the vacant lots owned by Prudential and increase the allowable building square footage of these lots by the 8,059 square feet previously approved for this site (the total Hacienda Business Park building area cap of 9,889,000 sq. ft. would not change); b) Amend condition No. 30 to include Lot 1F in the list of lots with a previous development approval; c) Modify Table B-1 "Summary of Site Development Criteria" to increase the maximum F.A.R. allowed for properties zoned CPD from .25 to .30 and permit warehouse uses to be built with a maximum F.A.R. of .60; and d) Modify Table B-4 "Permitted Uses Within Each Planning District" to allow warehouse uses within the IPD district. II) Application for modification to add Lot 1F as one of the properties governed by that Development Agreement.			
<b>NUMBER:</b>	PUD-81-30-30M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	04/07/95
<b>APPLICATION:</b>	Minor		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Minor modification to PUD-81-30 and PUD-85-8 (the Hacienda Business Park governing PUD's) to conditionally permit private schools and colleges, including trade, business, music, and art schools, on sites within the IPD (Industrial Park) District within Hacienda Business Park.			
<b>NUMBER:</b>	PUD-81-30-31M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	11/20/95
<b>APPLICATION:</b>	Minor		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Minor modifications to amend several Planned Unit Developments (PUD's) to allow the Planning Commission to be the final design review body, with appeal to City Council.			
<b>NUMBER:</b>	PUD-81-30-32M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	02/27/96
<b>APPLICATION:</b>	Minor		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Modification to the approved PUD development plans and design guidelines for the Hacienda Business Park to allow hotels and motels on the "CPD" and "MCOIPD" designated lots in the business park. (Sites 1A, 1B, 1C, 1D, 5, 5A, 5C, 13A, 14A, 37, 51A, 51B, 51C, 51D, 52, 53A, 54, 55A, 55B, 56C, 57A, 57B, 57C, and 58A)			
<b>NUMBER:</b>	PUD-81-30-33M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Minor		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Landscape modification 3825 Hopyard Road. (Site 22)			
<b>NUMBER:</b>	PUD-81-30-34M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	1698		Zoning Administrator	
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	
			City Council	11/19/96
<b>DESCRIPTION:</b>	Application for 1) PUD modifications to change the Hacienda Business Park land use designation for Site 13F from MOIPD (Mixed Office, Research and Development/Light Manufacturing Planning District) to MCOIPD (Mixed Retail/Commercial/Financial, Office and Research and Development/Light Manufacturing Planning District) and to allow hotel uses on the subject site and 2) design review approval to allow the construction of two hotels, consisting of a 128-unit suite hotel (89,578 sq. ft. Summerfield Suites Hotel) and a 113-unit suite hotel (49,179 sq. ft. Sierra Suites Hotel) on 6.24 acres of land. (Site 13F)			

<b>NUMBER:</b>	PUD-81-30-35M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	1707		Zoning Administrator	
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	
			City Council	03/04/97
<b>DESCRIPTION:</b>	Major modification of the Hacienda Business Park PUD development plans and design guidelines to allow hotels and motels on Sites 52, 53A, 56C, 57A, 57B, and 57C.			
<b>NUMBER:</b>	PUD-81-30-36M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	10/23/96
<b>APPLICATION:</b>	Minor		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Minor modification of the Hacienda Park PUD development plan to remove Baker Drive from the development plan and modify the Hacienda Park development plan land use designations to reflect Baker Drive's abandonment and the merger of eight parcels into two parcels.			
<b>NUMBER:</b>	PUD-81-30-37M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Modification		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Modification of the Hacienda Park PUD development plan to allow a child care use on Site 5C.			
<b>NUMBER:</b>	PUD-81-30-38M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	1715		Zoning Administrator	
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	05/28/97
			City Council	07/01/97
<b>DESCRIPTION:</b>	Major modification to the Hacienda PUD development plan conditions of approval to allow the elimination of the air, noise, and water quality monitoring requirements for the Hacienda Park.			
<b>NUMBER:</b>	PUD-81-30-39M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	11/14/97
<b>APPLICATION:</b>	Minor		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Minor modification to PUD-81-30 to modify Table B-1 "Summary of Site Development Criteria" to increase the maximum (floor area ratio) FAR allowed for 3-story buildings in the MOIPD districts from 45 to 50%.			
<b>NUMBER:</b>	PUD-81-30-40M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	06/26/98
<b>APPLICATION:</b>	Minor		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Minor modification to an approved development plan Case PUD-81-30/PUD-95-8 to change the size of the public easement and setback standards for the properties along the south side of Owens Drive between Chabot Drive and Hacienda Drive from the 50-foot P.S.E. standard to the 33-foot P.S.E. standard to match the 33-foot P.S.E. standard on the north side of Owens Drive between Chabot Drive and Hacienda Drive.			
<b>NUMBER:</b>	PUD-81-30-41M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	1762		Zoning Administrator	
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	09/15/98
			City Council	10/06/98
<b>DESCRIPTION:</b>	Major modifications to the Hacienda development plan and design guidelines to: 1) allow hotel and motel uses on Site 35B and to disallow hotel and motel uses on Sites 57A, 57B, and 57C and, 2.) change the Hacienda land use designation for Site 35B from MOIPD to MCOIPD.			



<b>NUMBER:</b>	PUD-81-30-43M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	01/06/06
<b>APPLICATION:</b>	Minor		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Minor modification to an approved Hacienda Park PUD development plan, Case PUD-81-30-43M, to change the parking ratio for Sites 33A and 33B of Hacienda Park from 4.0 to 3.33 parking spaces per 1,000 square feet and the compact parking space ratio from 40 percent to 43 percent, in conjunction with the addition of a service area to the rear of an existing building located on a 6.24 acre site at 5964 and 5964 W. Las Positas Boulevard.			
<b>NUMBER:</b>	PUD-81-30-44M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Modification to the approved Hacienda Park PUD development plan to allow the change of parking ratio for medical uses from the required one space for 150 square feet of gross floor area to one space for 250 square feet of gross floor area.			
<b>NUMBER:</b>	PUD-81-30-45M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Accommodate mixed-use TOD for Hacienda Business Park.			
<b>NUMBER:</b>	PUD-81-30-46M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Accommodate mixed-use TOD for Hacienda Business Park.			
<b>NUMBER:</b>	PUD-81-30-47M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	11/13/12
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Major modification to the approved development plan to modify the land use designation for 5933 Coronado Lane from OGPD (Garden Office Planning District) to MCOIPD (Mixed Retail/Commercial/Financial, Office and Research and Development/Light Manufacturing Planning District.) (Site 21D)			
<b>NUMBER:</b>	PUD-81-30-48M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	2018		Zoning Administrator	
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	01/26/11
			City Council	03/01/11
<b>DESCRIPTION:</b>	Major modification to the Planned Unit Development for Hacienda Business Park to adopt various standards and guidelines to guide development on three parcels close to the Dublin/Pleasanton BART station, and to provide design concepts for associated improvements including streets, landscaping, bike and pedestrian connection and open space (Hacienda TOD Standards and Design Guidelines).			
<b>NUMBER:</b>	PUD-81-30-49M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	08/26/11
<b>APPLICATION:</b>	Minor		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Minor modification to an approved development plan, Case PUD-81-30 and PUD-85-08 governing Hacienda Business Park to allow as a conditional use on all Hacienda properties, with the exception of those properties currently designated solely as High Density Residential, both state licensed childcare facilities and state registered heritage schools.			

<b>NUMBER:</b>	PUD-81-30-50M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Allow off-site signage for major tenants with at least 750k sq. ft. of building.			
<b>NUMBER:</b>	PUD-81-30-51M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	01/11/12
<b>APPLICATION:</b>	Minor		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Minor modification to an approved development plan, Case PUD-81-30 to designate animal shelters, animal adoption centers, animal rehabilitation centers, and similar uses including outdoor operations as conditionally permitted uses on 4280 Hacienda Drive. (Site 11H)			
<b>NUMBER:</b>	PUD-81-30-52M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	12/30/11
<b>APPLICATION:</b>	Minor		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Minor modification to an approved development plan, Case PUD-81-30, to change the minimum parking ratio for non-medical office uses from 1 space/250 square feet to 1 space/300 square feet on Site 30A (5934 Gibraltar Drive and 4696-4698 Willow Road); 34B (5731 W. Las Positas Boulevard); Site 34E (5667 Gibraltar Drive); Site 34H (5669-5671 Gibraltar Drive); Site 34G (5673-5675 Gibraltar Drive); and Site 37 (5674-5698 Stoneridge Drive and 5677-5681 Gibraltar Drive).			
<b>NUMBER:</b>	PUD-81-30-53M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	2046		Zoning Administrator	
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	
			City Council	09/04/12
<b>DESCRIPTION:</b>	Major modification to the approved Planned Unit Development governing Hacienda Business Park to establish housing site development standards and design guidelines for an approximately 5.6 acre site at 5725 W. Las Positas Boulevard. Zoning for the property is PUD-HDR (Planned Unit Development - High Density Residential) District.			
<b>NUMBER:</b>	PUD-81-30-54M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	2045		Zoning Administrator	
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	
			City Council	09/04/12
<b>DESCRIPTION:</b>	Major modification to the approved Planned Unit Development governing Hacienda Business Park to establish housing site development standards and design guidelines for two properties totaling approximately 12.6 acres at 5758 and 5850 W. Las Positas Boulevard. Zoning for the properties is PUD-MU (Planned Unit Development - Mixed Use) District.			
<b>NUMBER:</b>	PUD-81-30-55M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	2123		Zoning Administrator	
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	05/13/15
			City Council	06/16/15
<b>DESCRIPTION:</b>	Major modification to amend the Housing Site Development Standards and Design Guidelines for Site #9 to specifically change the minimum and maximum density for the project site from the required 30 dwelling units/acre to 15.9 dwelling units/acre for the 5.9 acre site. (Site 19)			

<b>NUMBER:</b>	PUD-85-8	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	1246		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	03/18/86
<b>DESCRIPTION:</b>	Amend the Land Use and Growth Management Elements, rezone, and approve a development plan and development agreement for a 265 acre, 4.4 million square feet mid-rise office/business park.			
<b>NUMBER:</b>	PUD-85-8-1M	<b>APPROVAL:</b>	Application Date	05/07/86
<b>ORDINANCE:</b>	None		Zoning Administrator	05/15/86
<b>APPLICATION:</b>	Minor		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Modification to delete former Southern-Pacific right-of-way south and east of Tassajara Creek from the development plan.			
<b>NUMBER:</b>	PUD-85-8-2M	<b>APPROVAL:</b>	Application Date	09/15/86
<b>ORDINANCE:</b>	1281		Zoning Administrator	10/22/86
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	
			City Council	11/18/86
<b>DESCRIPTION:</b>	Changes land use designation on Sites 51 and 52. Change Site 51 from OPD to CPD and Site 52 from OGPD to OPD.			
<b>NUMBER:</b>	PUD-85-8-3M	<b>APPROVAL:</b>	Application Date	05/29/87
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	07/08/87
			City Council	08/04/87
<b>DESCRIPTION:</b>	Application for repeal of ordinances 1109 and 1246. Combines Phases I and II. Combine site development standards, development agreements, design guidelines, etc. for Phases I and II. Major modification to combine Phase I and Phase II of Hacienda Business Park into one set of documents which would govern future development in the Park. Repeals Ordinances 1109 and 1246.			
<b>NUMBER:</b>	PUD-85-8-4M	<b>APPROVAL:</b>	Application Date	05/29/87
<b>ORDINANCE:</b>	1325		Zoning Administrator	
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	07/87
			City Council	08/04/87
<b>DESCRIPTION:</b>	Combines the development agreement design guidelines, and related materials for Phases I and II for Hacienda Business Park.			
<b>NUMBER:</b>	PUD-85-8-5M	<b>APPROVAL:</b>	Application Date	08/11/88
<b>ORDINANCE:</b>	1383		Zoning Administrator	09/20/88
<b>APPLICATION:</b>	Minor		Design Review Board	
			Planning Commission	08/10/88
			City Council	09/20/88
<b>DESCRIPTION:</b>	Modification to the Hacienda Business Park PUD to change the land use description of a 3.4 acre site from the "Mid Rise Office Planning District" to the "Research and Development/Light Manufacturing Planning District" for design review approximately 56,000 sq. ft. building for use by the Herald Newspaper as its Tri-Valley office and printing headquarters. (Site 53)			
<b>NUMBER:</b>	PUD-85-8-6M	<b>APPROVAL:</b>	Application Date	05/24/89
<b>ORDINANCE:</b>	Unknown #		Zoning Administrator	
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Allows elimination of 5 parking spaces to accommodate an electric transformer. (Site 53)			

<b>NUMBER:</b>	PUD-85-8-7M	<b>APPROVAL:</b>	Application Date	<b>Withdrawn</b>
<b>ORDINANCE:</b>	1527		Zoning Administrator	
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	09/11/91
			City Council	11/19/91
<b>DESCRIPTION:</b>	Major modification to the governing Hacienda Business Park PUD's to modify the parking standard for industrial and office uses from 4 parking spaces per 1,000 gross square feet of building area to 3 parking spaces per 1,000 gross square feet of building area.			
<b>NUMBER:</b>	PUD-85-8-8M	<b>APPROVAL:</b>	Application Date	<b>Withdrawn</b>
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Major modification to the governing Hacienda Business Park Planned Unit Development (PUD) to: a) modify the site development standards contained within Table B-1 of the Park's Design Guidelines to reduce the maximum permitted Floor Area Ratio (FAR) on 24 lots; and b) modify Condition #13 of Ordinance No. 1325 to change the traffic requirements for future development proposals; and 2) Application for a modification to the Development Agreements governing 262 acres of Hacienda Business Park which would lengthen the term and fix remaining development obligations for these properties.			
<b>NUMBER:</b>	PUD-85-8-9M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	1596		Zoning Administrator	
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	05/12/93
			City Council	06/15/93
<b>DESCRIPTION:</b>	Major modification to an approved PUD development plan to modify conditions of approval of Ordinance No. 1325.			
<b>NUMBER:</b>	PUD-85-8-10M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	1621		Zoning Administrator	
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	02/23/94
			City Council	04/05/94
<b>DESCRIPTION:</b>	Major modification for a comprehensive revision of the Hacienda Design Guidelines.			
<b>NUMBER:</b>	PUD-85-8-11M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	1637		Zoning Administrator	
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	08/31/94
			City Council	09/20/94
<b>DESCRIPTION:</b>	Major modification to the Hacienda Business Park Planned Unit Development (PUD) to: a) Amend Condition No. 2.D.i to add Lot 1F to the vacant lots owned by Prudential and increase the allowable building square footage of these lots by the 8,059 square feet previously approved for this site (the total Hacienda Business Park building area cap of 9,889,000 sq. ft. would not change); b) Amend condition No. 30 to include Lot 1F in the list of lots with a previous development approval; c) Modify Table B-1 "Summary of Site Development Criteria" to increase the maximum F.A.R. allowed for properties zoned CPD from .25 to .30 and permit warehouse uses to be built with a maximum F.A.R. of .60; and d) Modify Table B-4 "Permitted Uses Within Each Planning District" to allow warehouse uses within the IPD district. II) Application for modification to add Lot 1F as one of the properties governed by that Development Agreement.			
<b>NUMBER:</b>	PUD-85-8-12M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	04/07/95
<b>APPLICATION:</b>	Minor		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Minor modification to PUD-81-30 and PUD-85-8 (the Hacienda Business Park governing PUD's) to conditionally permit private schools and colleges, including trade, business, music, and art schools, on sites within the IPD (Industrial Park) District within Hacienda Business Park.			

<b>NUMBER:</b>	PUD-85-8-12M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	1641		Zoning Administrator	
<b>APPLICATION:</b>	Minor		Design Review Board	
			Planning Commission	09/28/94
			City Council	
<b>DESCRIPTION:</b>	Modification to allow public parks as a permitted use in Hacienda Business Park.			
<b>NUMBER:</b>	PUD-85-8-13M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	11/20/95
<b>APPLICATION:</b>	Minor		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Minor modifications to amend several Planned Unit Developments (PUD's) to allow the Planning Commission to be the final design review body, with appeal to City Council.			
<b>NUMBER:</b>	PUD-85-8-13M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	02/27/96
<b>APPLICATION:</b>	Minor		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Modification to the approved PUD development plans and design guidelines for the Hacienda Business Park to allow hotels and motels on the "CPD" and "MCOIPD" designated lots in the business park. (Sites 1A, 1B, 1C, 1D, 5, 5A, 5C, 13A, 14A, 37, 51A, 51B, 51C, 51D, 52, 53A, 54, 55A, 55B, 56C, 57A, 57B, 57C, and 58A)			
<b>NUMBER:</b>	PUD-85-8-15M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	1715		Zoning Administrator	
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	05/28/97
			City Council	07/01/97
<b>DESCRIPTION:</b>	Modification to the Hacienda PUD development plan conditions of approval to allow the elimination of the air, noise, and water quality monitoring requirements for the Hacienda Park.			
<b>NUMBER:</b>	PUD-85-8-16M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	1707		Zoning Administrator	
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	
			City Council	03/04/97
<b>DESCRIPTION:</b>	Major modification of the Hacienda Business Park PUD development plans and design guidelines to allow hotels and motels on Sites 52, 53A, 56C, 57A, 57B, and 57C.			
<b>NUMBER:</b>	PUD-85-8-17M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	10/23/96
<b>APPLICATION:</b>	Minor		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Minor modification of the Hacienda Park PUD development plan to remove Baker Drive from the development plan and modify the Hacienda Park development plan land use designations to reflect Baker Drive's abandonment and the merger of eight parcels into two parcels.			
<b>NUMBER:</b>	PUD-85-8-17M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	06/26/98
<b>APPLICATION:</b>	Minor		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Minor modification to an approved development plan Case PUD-81-30/PUD-95-8 to change the size of the public easement and setback standards for the properties along the south side of Owens Drive between Chabot Drive and Hacienda Drive from the 50-foot P.S.E. standard to the 33-foot P.S.E. standard to match the 33-foot P.S.E. standard on the north side of Owens Drive between Chabot Drive and Hacienda Drive.			

<b>NUMBER:</b>	PUD-85-8-18M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Modification		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Modification of the Hacienda Park PUD development plan to allow a child care use on Site 5C.			
<b>NUMBER:</b>	PUD-85-8-18M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Modification to the approved Hacienda Park PUD development plan to allow the change of parking ratio for medical uses from the required one space for 150 square feet of gross floor area to one space for 250 square feet of gross floor area.			
<b>NUMBER:</b>	PUD-85-8-19M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Accommodate mixed-use TOD for Hacienda Business Park.			
<b>NUMBER:</b>	PUD-85-8-20M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Accommodate mixed-use TOD for Hacienda Business Park.			
<b>NUMBER:</b>	PUD-85-8-21M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	2018		Zoning Administrator	
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	01/26/11
			City Council	03/01/11
<b>DESCRIPTION:</b>	Major modification to the Planned Unit Development for Hacienda Business Park to adopt various standards and guidelines to guide development on three parcels close to the Dublin/Pleasanton BART station, and to provide design concepts for associated improvements including streets, landscaping, bike and pedestrian connection and open space (Hacienda TOD Standards and Design Guidelines).			
<b>NUMBER:</b>	PUD-85-8-22M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	2044		Zoning Administrator	
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	
			City Council	09/04/12
<b>DESCRIPTION:</b>	Major modification to the approved Planned Unit Development (PUD) governing Hacienda Business Park to establish site development standards and design guidelines for future mixed-use development on the Dublin/Pleasanton BART station site at 5853 and 5859 Owens Drive. Zoning for the property is PUD-MU (Planned Unit Development - Mixed Use) District.			
<b>NUMBER:</b>	PUD-85-8-23M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	08/26/11
<b>APPLICATION:</b>	Minor		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Minor modification to an approved development plan, Case PUD-81-30 and PUD-85-08 governing Hacienda Business Park to allow as a conditional use on all Hacienda properties, with the exception of those properties currently designated solely as High Density Residential, both state licensed childcare facilities and state registered heritage schools.			

<b>NUMBER:</b>	PUD-85-8-24M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>			Zoning Administrator	
<b>APPLICATION:</b>	Minor		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Allow off-site signage for major tenants with at least 750,000 sq. ft. of building.			

<b>NUMBER:</b>	PUD-85-8-25M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	07/03/12
<b>APPLICATION:</b>	Minor		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Minor modification to an approved development plan, Case PUD-81-30/PUD-85-08 to: (1) provide less than the required 15 feet of landscaping adjacent to a building; (2) reduce portions of the drive aisle width to 20 feet; and (3) provide a higher finished grade for a portion of the on-site parking area than the adjacent public street top of curb for Sites 51A, 51E, and 51F (5871-5885 Owens Drive), in conjunction with the redevelopment of the parcels into an approximately 72,151 square foot automobile showroom and service facility for Mercedes-Benz of Pleasanton. (Site 51G)			

<b>NUMBER:</b>	PUD-85-8-26M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	2047		Zoning Administrator	
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	
			City Council	09/04/12
<b>DESCRIPTION:</b>	Major modification to the approved Planned Unit Development (PUD) governing Hacienda Business Park to establish housing site development standards and design guidelines for an approximately 8.4 acre portion of the CarrAmerica property located at 4452 Rosewood Drive. Zoning for the property is PUD-HDR (Planned Unit Development - High Density Residential) District.			

<b>NUMBER:</b>	PUD-85-8-27M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Major modification to PUD-81-30 and PUD-85-08 to address residential development and how it affects the developable square footage in Hacienda.			

<b>NUMBER:</b>	PUD-87-14	<b>APPROVAL:</b>	Application Date	<b>Withdrawn</b>
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Rezone an approximately 19.3 acre site from PUD Industrial/Commercial and Offices District to the PUD High Density Residential District, located generally in the area bounded by Hopyard Road, Inglewood Drive, Coronado Lane and Chabot Canal, and to amend provisions of an existing Development Agreement affecting this site. (Site 14A)			

<b>NUMBER:</b>	PUD-87-15	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Rezone an approximately 12.4 acre site from PUD Industrial/Commercial and Offices District to the PUD High Density Residential District located generally in the area bounded by W. Las Positas Boulevard, Tassajara Creek and the Arroyo Mocho Canal, and to amend provisions of an existing Development Agreement affecting this site. (Site 24)			

## PLANNED UNIT DEVELOPMENT - DEVELOPMENT ACTIONS

<b>NUMBER:</b>	PUD-81-30-1D	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Amador I building at 5925 W. Las Positas Boulevard. 1 building with a total of 45,525 sq. ft. (Site 36)		
<b>NUMBER:</b>	PUD-81-30-2D	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Amador II (AT&T building H) at 4480 Willow Road. 1 building with a total of 64,200 sq. ft. (Site 15)		
<b>NUMBER:</b>	PUD-81-30-3D	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Amador III (AT&T building D) at 5850 W. Las Positas Boulevard, 83,884 total sq. ft. (Site 19)		
<b>NUMBER:</b>	PUD-81-30-3D-1M	<b>APPROVAL:</b>	Application Date 05/23/86
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Modification		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Change elevations to allow a new storage room. (Site 17)		
<b>NUMBER:</b>	PUD-81-30-3D-2M	<b>APPROVAL:</b>	Application Date 09/10/86
<b>ORDINANCE:</b>	None		Zoning Administrator 09/25/86
<b>APPLICATION:</b>	Modification		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Convert loading dock into physical fitness room. (Site 17)		
<b>NUMBER:</b>	PUD-81-30-3D-3M	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Modification		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Repaint building at 5850 W. Las Positas Boulevard. (Site 19)		
<b>NUMBER:</b>	PUD-81-30-4D	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Associates Center at 4301 Hacienda Drive, 300,000 sq. ft. (Site 9)		
<b>NUMBER:</b>	PUD-81-30-4D-1M	<b>APPROVAL:</b>	Application Date 04/11/86
<b>ORDINANCE:</b>	None		Zoning Administrator 05/06/86
<b>APPLICATION:</b>	Modification		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Construction of an underground vault at 4301 Hacienda Drive. (Site 9)		
<b>NUMBER:</b>	PUD-81-30-5D	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Willow Center (Security Pacific) at 4624 Willow Road. 2 buildings with 62,496 sq. ft. (Site 4)		



<b>NUMBER:</b>	PUD-81-30-5D-1M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	03/26/07
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Minor modification to the parking ratio for medical uses from the required one space for 150 sq. ft. of gross floor area to one space for 263 sq. ft. of gross floor are for an existing, approximately 31,320 sq. ft. two-story office building at 4626 Willow Road. (Site 4A)			
<b>NUMBER:</b>	PUD-81-30-6D	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Chabot Center at 4637 Chabot Drive, 74,594 sq. ft. (Site 3)			
<b>NUMBER:</b>	PUD-81-30-6D-1M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Modification		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Application for design review approval for an exterior material modification to an existing building located at 4637 Chabot Drive. Zoning for the property is PUD - Industrial, Commercial, and Office District. (Site 3)			
<b>NUMBER:</b>	PUD-81-30-7D	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Diablo Center North (AT&T) at 5775-5627 W. Las Positas Boulevard, 119,403 sq. ft. (Site 17)			
<b>NUMBER:</b>	PUD-81-30-7D-1M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	05/29/86
<b>APPLICATION:</b>	Modification		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Conversion of a loading dock into a storage room and eliminating a roll-up door. (Site 17)			
<b>NUMBER:</b>	PUD-81-30-7D-2M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Modification		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Allow 441 parking spaces. (Site 17)			
<b>NUMBER:</b>	PUD-81-30-7D-3M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Modification		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Add colored accent strip to the building at 5627 Gibraltar Drive. (Site17)			
<b>NUMBER:</b>	PUD-81-30-8D	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Pacific Bell at 4658 Willow Road, 18,781 sq. ft. (Site 29)			

<b>NUMBER:</b>	PUD-81-30-9D	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None	.	Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Amador IV/Crum & Forster at 5724 W. Las Positas Boulevard, 43,000 sq. ft. (Site 18B)		
<b>NUMBER:</b>	PUD-81-30-9D-1M	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None	.	Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Install sidewalk and stairs to bus shelter. (Site 18A)		
<b>NUMBER:</b>	PUD-81-30-9D-2M	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None	.	Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Modify allowed uses for site to allow medical clinic, 5758 W. Las Positas Boulevard. (Site 18A)		
<b>NUMBER:</b>	PUD-81-30-10D	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Design consideration of a 13,000 sq. ft. restaurant at 5075 Hopyard Road. (Site 1A)		
<b>NUMBER:</b>	PUD-81-30-11D	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Design consideration for a 216 room hotel/restaurant complex proposed for the approximately 10 acre site located at the northeast corner of Hopyard Road and Gibraltar Drive. The property is zoned PUD Industrial, Commercial and Offices District. (Site 5A)		
<b>NUMBER:</b>	PUD-81-30-11D-1M	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Minor		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Minor modification to allow the addition of a fabric awning over the existing rear patio area of the existing Velvet Turtle restaurant at the Sheraton Hotel at 5121 Hopyard Road. (Site 5B)		
<b>NUMBER:</b>	PUD-81-30-12D	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Diablo Center East at 5645 Gibraltar Drive, 46,856 sq. ft. (Site 34D)		
<b>NUMBER:</b>	PUD-81-30-12D-1M	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Minor		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Minor modification to allow the installation of a fence within a portion of the parking lot located at 5645 Gibraltar Drive. (Site 34D)		

<b>NUMBER:</b>	PUD-81-30-13D	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	EG&G Phase I at 5731 W. Las Positas Boulevard, 42,230 sq. ft. (Site 34B)		
<b>NUMBER:</b>	PUD-81-30-14D	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Sierra I at 4464 Willow Road, 65,628 sq. ft. (Site 31A)		
<b>NUMBER:</b>	PUD-81-30-16D	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Hacienda Plaza Building C 5677-5681 Gibraltar Drive, 81,224 sq. ft. (Site 37)		
<b>NUMBER:</b>	PUD-81-30-16D-1M	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Add an ATM canopy. (Site 37)		
<b>NUMBER:</b>	PUD-81-30-16D-2M	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Allow the construction of a 15 foot high open trellis. (Site 37)		
<b>NUMBER:</b>	PUD-81-30-19D	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Fleming Foods at 4576 Willow Road, 45,000 sq. ft. (Site 12B)		
<b>NUMBER:</b>	PUD-81-30-20D	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Rouse & Associates Building II at 5860-5880 W. Las Positas Boulevard, 93,823 sq. ft. (Site 32)		
<b>NUMBER:</b>	PUD-81-30-21D	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Pleasanton I (1) at 4430 Willow Road, 33,436 sq. ft. (Site 31C)		
<b>NUMBER:</b>	PUD-81-30-21D	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Pleasanton I (2) at 4440 Willow Road, 25,528 sq. ft. (Site 31D)		

<b>NUMBER:</b>	PUD-81-30-21D-1M	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Changes to elevation, new doors, cement walls and divide into 2 pc, 4430 Willow Road. (Site 31D)		
<b>NUMBER:</b>	PUD-81-30-22D	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Park Plaza at 4695-4638 Chabot Drive, 88,544 sq. ft. (Site 2)		
<b>NUMBER:</b>	PUD-81-30-22D-1M	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Remove portions of sidewalk, eliminate parking islands and spaces. (Site 2)		
<b>NUMBER:</b>	PUD-81-30-22D-2M	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	4695 Chabot Drive. (Site 2A)		
<b>NUMBER:</b>	PUD-81-30-23D	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Bradshaw Inc. North at 5959 W. Las Positas Boulevard, 29,260 sq. ft. (Site 21B)		
<b>NUMBER:</b>	PUD-81-30-23D-1M	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Change landscape at entry, 5959 W. Las Positas Boulevard. (Site 21B)		
<b>NUMBER:</b>	PUD-81-30-24D	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Marriott Courtyard at 5059 Hopyard Road, 77,070 sq. ft. (Site 1C)		
<b>NUMBER:</b>	PUD-81-30-25D	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Koll/Lyon Building 4 at 5635-5673 W. Las Positas Boulevard, 150,664 sq. ft. (Site 25B)		
<b>NUMBER:</b>	PUD-81-30-25D-1M	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Modification to change the colors of a proposed office complex from tan and rose to gray and teal blue. (Site 25B)		

<b>NUMBER:</b>	PUD-81-30-25D-2M	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Allow sandwich/deli shop. (Site 25B)		
<b>NUMBER:</b>	PUD-81-30-25D-3M	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Change the color of accent tiles. (Site 25B)		
<b>NUMBER:</b>	PUD-81-30-25D-4M	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Construct outside patio wall for deli, 5673 W. Las Positas Boulevard., Suite 220. (Site 25B)		
<b>NUMBER:</b>	PUD-81-30-25D-5M	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Modification		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Minor modification to an existing planned unit development to designate banks, savings and loans, and credit unions as permitted uses within the Stoneridge Business Center located at 5627 and 5653 Stoneridge Drive, and 5635 and 5673 W. Las Positas Boulevard. (Site 25B)		
<b>NUMBER:</b>	PUD-81-30-26D	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Hacienda West (1) at 3825-3875 Hopyard Road, 212,268 sq. ft. (Site 22)		
<b>NUMBER:</b>	PUD-81-30-27D	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Hacienda Lakes (3) at 5568 Gibraltar Drive, 202,500 sq. ft. (Site 11B)		
<b>NUMBER:</b>	PUD-81-30-27D-1M	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Construct covered carport for use by insurance company. (Site 11B)		
<b>NUMBER:</b>	PUD-81-30-27D-2M	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Modification		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Minor modification to construct a shipping and receiving area adjacent to the southeastern corner of the building located at 4234 Hacienda Drive. (Site 11B)		
<b>NUMBER:</b>	PUD-81-30-28D	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Inglewood Place at 5960 Inglewood Drive, 103,444 sq. ft. (Site 14B)		

<b>NUMBER:</b>	PUD-81-30-28D-1M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	03/31/04
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Minor modification to allow a reduction in the parking ratio requirement so that approximately three parking spaces can be removed to accommodate the placement of bike lockers in the parking lot at 5960 Inglewood Drive. (Site 14B)			
<b>NUMBER:</b>	PUD-81-30-29D	<b>APPROVAL:</b>	Application Date	<b>Rescinded</b>
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	
			City Council	08/06/85
<b>DESCRIPTION:</b>	Development of a two building 83,571 sq. ft. research and development/light complex on an approximately 5.0 acre site. (Site 34C)			
<b>NUMBER:</b>	PUD-81-30-30D	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Construction of a childcare facility on an approximately 1.8 acre site located on the east side of Chabot Drive between Gibraltar Drive and Stoneridge Drive. (Site 28)			
<b>NUMBER:</b>	PUD-81-30-30D-1M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Change fence design. (Site 28)			
<b>NUMBER:</b>	PUD-81-30-31D	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Development of a building. (Site 30B)			
<b>NUMBER:</b>	PUD-81-30-32D	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	08/28/85
			City Council	
<b>DESCRIPTION:</b>	Construct a two building 107,000 sq. ft. garden office complex on an approximately 7.3 acre site located on the southeast corner of W. Las Positas Boulevard and Hopyard Road. (Site 20)			
<b>NUMBER:</b>	PUD-81-30-32D-1M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	09/29/86
<b>APPLICATION:</b>	Modification		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Minor modification to 1) change the feature strip material from red ceramic tile to polished green marble; and 2) change the awning color from a pink-purple color (mauve) to a green color. (Site 20)			
<b>NUMBER:</b>	PUD-81-30-32D-2M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	07/01/87
<b>APPLICATION:</b>	Modification		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Construction of a lattice screen at the rear of the Koll Office Plaza. (Site 20)			

<b>NUMBER:</b>	PUD-81-30-33D	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	EG&G Phase II at 5667 Gibraltar Drive, 60,000 sq. ft. (Site 34E)			
<b>NUMBER:</b>	PUD-81-30-33D-1M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	07/13/89
<b>APPLICATION:</b>	Minor		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Minor modification to install an 8 foot cyclone fence with wood slats to serve as a visual barrier around the rear yard service area of the Gibraltar Drive building. (Site 34E)			
<b>NUMBER:</b>	PUD-81-30-34D	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	
			City Council	07/01/86
<b>DESCRIPTION:</b>	Development of two single-story research and development office buildings of approximately 42,480 sq. ft. and 44,630 sq. ft. (Site 32)			
<b>NUMBER:</b>	PUD-81-30-34D-1M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>				
<b>NUMBER:</b>	PUD-81-30-34D-2M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	08/06/93
<b>APPLICATION:</b>	Minor		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Minor modification to remove the existing eucalyptus trees from the rear landscape strips (adjacent to the Arroyo Mocho Canal) located at 5860 and 5880 W. Las Positas Boulevard. The application includes replacement of these trees with alternative species. (Site 32)			
<b>NUMBER:</b>	PUD-81-30-35D	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Gateway Square at 4801-4877 Hopyard Road, 83,686 sq. ft. (Site 1D)			
<b>NUMBER:</b>	PUD-81-30-35D-1M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Changes to site plan and elevations at Gateway Plaza. (Site 1D)			
<b>NUMBER:</b>	PUD-81-30-35D-2M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	1377		Zoning Administrator	
<b>APPLICATION:</b>	Modification		Design Review Board	
			Planning Commission	
			City Council	08/02/88
<b>DESCRIPTION:</b>	Major modification to an approved development plan for an approximately 103,900 sq. ft. retail commercial complex to accommodate building and related site revisions to be located at the northeast corner of the intersection of Hopyard Road and Stoneridge Drive. Zoning for the property is PUD Industrial/Commercial and Offices District. (Site 1D)			

<b>NUMBER:</b>	PUD-81-30-35D-3M	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>			
<b>NUMBER:</b>	PUD-81-30-35D-4M	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Modification		Design Review Board
			Planning Commission 09/28/88
			City Council
<b>DESCRIPTION:</b>	Major modification to an approved development plan for an approximately 103,900 sq. ft. retail commercial complex to allow exterior building and site changes to accommodate a restaurant use to be located at the northeast corner of the intersection of Hopyard Road and Stoneridge Drive. Zoning for the property is PUD Industrial, Commercial and Offices District. (Site 1D)		
<b>NUMBER:</b>	PUD-81-30-35D-5M	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Modify site plan to change trash enclosure location, 4825 Hopyard Road. (Site 1D)		
<b>NUMBER:</b>	PUD-81-30-37D	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Payco at 5933 Coronado Lane, 20,000 sq. ft. (Site 21D)		
<b>NUMBER:</b>	PUD-81-30-37D-1M	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator 09/10/87
<b>APPLICATION:</b>	Modification		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Minor modification for the addition of two awnings over the main entries in the front and rear of the Payco office building. (Site 21D)		
<b>NUMBER:</b>	PUD-81-30-38D	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Development of a three-story commercial building. (Site 5C)		
<b>NUMBER:</b>	PUD-81-30-39D	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission 04/08/87
			City Council
<b>DESCRIPTION:</b>	Construct a 354 unit apartment complex on a 14.7 acre site located on the southeast corner of W. Las Positas Boulevard and Stoneridge Drive. (Site 27)		
<b>NUMBER:</b>	PUD-81-30-40D	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission 10/28/97
			City Council
<b>DESCRIPTION:</b>	Construct a single story 18,400 sq. ft. office building on a 2.3 acre site. (Site 13B)		



<b>NUMBER:</b>	PUD-81-30-40D-1M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	03/10/88
<b>APPLICATION:</b>	Minor		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Modification to add approximately 944 sq. ft. to an approved approximately 18,400 sq. ft. (Site 13B)			
<b>NUMBER:</b>	PUD-81-30-40D-2M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	12/29/88
<b>APPLICATION:</b>	Minor		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Modification to change the face of main entry at 5950 Stoneridge Drive to an off white travertine marble. (Site 13B)			
<b>NUMBER:</b>	PUD-81-30-41D	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	11/11/87
			City Council	
<b>DESCRIPTION:</b>	Development plan to construct a 4,774 sq. ft. restaurant at 4889 Hopyard Road. (Site 1D)			
<b>NUMBER:</b>	PUD-81-30-42D	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	02/24/88
			City Council	
<b>DESCRIPTION:</b>	Construct an approximately 20,241 sq.ft. office building on an approximately 1.84 acre site located on Owens Drive, just west of Chabot Canal. Zoning for the property is PUD - Industrial, Commercial and Office District. (Site 51C)			
<b>NUMBER:</b>	PUD-81-30-42D-1M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	05/12/04
			City Council	
<b>DESCRIPTION:</b>	Modification of a previously approved PUD design review of an existing office building to allow the addition of approximately 6,681 sq. ft. of office space and exterior remodeling and site improvements. (Site 51C)			
<b>NUMBER:</b>	PUD-81-30-43D	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	06/21/88
			City Council	
<b>DESCRIPTION:</b>	Construct an approximately 131,900 sq. ft. mixed office and retail complex to be located on an approximately 13.1 acre site located at the southeast corner of Hopyard Road and Stoneridge Drive. (Site 13A)			
<b>NUMBER:</b>	PUD-81-30-43D-1M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	04/17/90
<b>APPLICATION:</b>	Modification		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Modification to relocate an existing trash enclosure to another portion of the site. (Site 13A)			
<b>NUMBER:</b>	PUD-81-30-44D	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	08/10/88
			City Council	
<b>DESCRIPTION:</b>	Construct a two-story approximately 56,000 sq. ft. building for office/light industrial uses to be located on an approximately 7.8 acre site, located on the west side of Willow Road opposite the intersection of Baker Drive and Willow Road. Zoning for the property is PUD - Industrial/Commercial and Offices District. (Site 53B)			

<b>NUMBER:</b>	PUD-81-30-44D	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	08/02/89
			Planning Commission	09/13/89
			City Council	
<b>DESCRIPTION:</b>	Development of a 145,000 sq. ft. office and R&D complex proposed to be located on a 10.82 acre site located at the southeast corner of Willow Road and Stoneridge Drive. (Site 11C)			
<b>NUMBER:</b>	PUD-81-30-45D	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Construct a 4,000 sq. ft. branch bank facility to be located on an approximately 1.02 acre site within the Sammis Company's The Crossroads at Hacienda development located at the southeast corner of Hopyard Road and Stoneridge Drive. Zoning for the property is PUD - Industrial/Commercial and Offices District. (Site 13A)			
<b>NUMBER:</b>	PUD-81-30-46D	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	08/23/89
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Development of a 16,799 sq. ft. retail/commercial project consisting of a 5,040 sq. ft. regional post office, an 8,059 sq. ft. retail building and a freestanding building pad for a future 3,700 sq. ft. building. (Site 1B)			
<b>NUMBER:</b>	PUD-81-30-48D	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	09/27/89
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Prudential at 4460 Hacienda Drive, 225,000 sq. ft. (Site 7C)			
<b>NUMBER:</b>	PUD-81-30-48D-22M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	1439		Zoning Administrator	
<b>APPLICATION:</b>	Major		Design Review Board	09/27/89
			Planning Commission	10/11/89
			City Council	11/21/89
<b>DESCRIPTION:</b>	Major PUD modification and development plan approval to construct a five-story 225,000 sq. ft. office building located in the area generally bounded by Baker Drive, Gibraltar Drive and Hacienda Drive. Zoning for the property is PUD - Industrial/Commercial and Offices District. (Site 7D and a portion of Site 55C)			
<b>NUMBER:</b>	PUD-81-30-49D	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	11/08/89
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Development of a one-story 23,168 sq. ft. R&D/office building for General Electric Plastics Division at 4160 Hacienda Drive. (Site 16B)			
<b>NUMBER:</b>	PUD-81-30-49D-1M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Construction of a one-story 10,008 sq. ft. addition to an existing office building on a 2.73 acre site. (Site 16B)			

<b>NUMBER:</b>	PUD-81-30-49D-2M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	One year extension of PUD-81-30-49D-1M. (Site 16B)			
<b>NUMBER:</b>	PUD-81-30-50D	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	1456		Zoning Administrator	
<b>APPLICATION:</b>	Major		Design Review Board	02/14/90
			Planning Commission	
			City Council	03/20/90
<b>DESCRIPTION:</b>	Development of 153 townhouse units and associated parking, driveway and landscape improvements. (Site 24A)			
<b>NUMBER:</b>	PUD-81-30-51D	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	11/13/90
			Planning Commission	11/28/90
			City Council	12/11/90
<b>DESCRIPTION:</b>	Construct two two-story office buildings totaling 28,120 sq. ft. at the southeast corner of the Stoneridge Drive/Chabot Drive intersection. (Site 13C)			
<b>NUMBER:</b>	PUD-81-30-52D	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	1519		Zoning Administrator	
<b>APPLICATION:</b>	Major		Design Review Board	07/23/91
			Planning Commission	08/28/91
			City Council	10/01/91
<b>DESCRIPTION:</b>	Construction of 151 townhouses and condominiums and associated parking, driveway, and landscape improvements on an approximately 12.4 acre site. (Site 24A)			
<b>NUMBER:</b>	PUD-81-30-52D-1M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	10/16/92
<b>APPLICATION:</b>	Modification		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Minor modification to allow the conversion of 21 open parking spaces to garages on a 151-unit townhouse development. (Site 24A)			
<b>NUMBER:</b>	PUD-81-30-52D-2M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Minor		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Modification to allow optional construction of wood arbors, etc. in rear yards at Verona development. (Site 24A)			
<b>NUMBER:</b>	PUD-81-30-52D-3M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Modification		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Minor modification to add two parking spaces on Verde Court and to delete the requirement to construct barbecue areas at two locations (one between Lots 51 and 52 in Tract 6551 and the other between Lots 18 and 19 in Tract 6442). (Site 24A)			
<b>NUMBER:</b>	PUD-81-30-53D	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	1534		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	10/22/91
			Planning Commission	11/13/91
			City Council	
<b>DESCRIPTION:</b>	Application for a PUD development plan for an 878 unit apartment complex composed of 35 three-story buildings on an approximately 27 acre site. The apartment complex site is located at 5675 Stoneridge Drive, bordered by Tassajara Creek on the east, and Stoneridge and Owens Drives on the south and north. (Site 26A)			

<b>NUMBER:</b>	PUD-81-30-54D	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	09/10/91
			Planning Commission	09/25/91
			City Council	10/00/91
<b>DESCRIPTION:</b>	Construction of a one story 105,500 sq. ft. office building on a 7.9 acre parcel. (Site 11D)			
<b>NUMBER:</b>	PUD-81-30-54D-1M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Major		Design Review Board	03/24/92
			Planning Commission	04/08/92
			City Council	
<b>DESCRIPTION:</b>	Major modification to allow the construction of a two-story 141,000 sq. ft. office building on a 7.9 acre parcel. (Site 11D)			
<b>NUMBER:</b>	PUD-81-30-55D	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	1610		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	
			City Council	10/19/93
<b>DESCRIPTION:</b>	Development of a 496 unit residential development consisting of 178 small lot single family detached units and 318 townhouse units on a 52.6 acre site. (Sites 8A, 8B, 26 and 60)			
<b>NUMBER:</b>	PUD-81-30-55D-1M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	03/28/96
<b>APPLICATION:</b>	Minor		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Minor modification to the approved house plans for the Valencia subdivision, the single-family detached product of the applicant's residential project in Hacienda Business Park. (Site PCB)			
<b>NUMBER:</b>	PUD-81-30-55D-3M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	05/27/08
<b>APPLICATION:</b>	Minor		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Minor modification to an approved development plan, Case PUD-81-31-55D, to remove and replace 14 trees located in the common areas of the Signature at Hacienda development bounded by Gibraltar Drive, Hacienda Drive and Stoneridge Drive.			
<b>NUMBER:</b>	PUD-81-30-56D	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	
			City Council	09/06/94
<b>DESCRIPTION:</b>	Construct and operate a 535,000 sq. ft. single-story regional headquarters and warehouse/distribution facility. (Site 10)			
<b>NUMBER:</b>	PUD-81-30-57D	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	09/28/94
			City Council	10/18/94
<b>DESCRIPTION:</b>	Construct a single-story office/video production facility totaling 19,928 $\pm$ sq. ft. in area. (Site 21C)			
<b>NUMBER:</b>	PUD-81-30-58D	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	06/14/95
			City Council	08/01/95
<b>DESCRIPTION:</b>	Construction of a one story 69,500 sq. ft. office/industrial flex use building on a 5.95 acre parcel. (Site 10A)			

<b>NUMBER:</b>	PUD-81-30-59D	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission 02/14/96
			City Council
<b>DESCRIPTION:</b>	Construction of a two and three-story 462 unit apartment complex on an approximately 20 acre site. Zoning for the property is PUD HDR. (Site 60)		
<b>NUMBER:</b>	PUD-81-30-60D	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	1673		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission 01/16/96
			City Council
<b>DESCRIPTION:</b>	Development of a 145 single-family residential units and a recreation area.		
<b>NUMBER:</b>	PUD-81-30-61D	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Construction of a one-story 3,070 sq. ft. Arby's drive-through and sit-down fast food restaurant on a portion of an existing vacant 2.31 acre site. Zoning for the property is PUD - Industrial, Commercial, and Offices District. (Site 5C)		
<b>NUMBER:</b>	PUD-81-30-62D	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission 02/14/96
			City Council
<b>DESCRIPTION:</b>	Construction of a one-story 64,196 sq. ft. office building on a 5.09 acre parcel. Zoning for the property is PUD - Industrial, Commercial and Offices District. (Site 10A)		
<b>NUMBER:</b>	PUD-81-30-64D	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission 07/24/96
			City Council
<b>DESCRIPTION:</b>	Construction of a two-story 91,839 sq. ft. administration and research and development office building and a one-story 86,230 sq. ft. operations and warehouse building on a 33.36 acre parcel. (A portion of Site 6)		
<b>NUMBER:</b>	PUD-81-30-64D-1M	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	4300 Hacienda Drive. (Site 6)		
<b>NUMBER:</b>	PUD-81-30-64D-2M	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Construct a two-story 39,133 sq. ft. office building and 71 additional parking spaces at an existing 33 acre campus. (Site 6)		
<b>NUMBER:</b>	PUD-81-30-64D-3M	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission 09/08/05
			City Council
<b>DESCRIPTION:</b>	Construct a three-story 138,172 sq. ft. research building with an additional 364 surface parking spaces at its existing 33 acre campus. (Site 6)		

<b>NUMBER:</b>	PUD-81-30-64D-4M	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Construct an approximately 70,700 sq. ft., three-story office building and related site improvements. (Site 6)		
<b>NUMBER:</b>	PUD-81-30-65D	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission 10/09/96
			City Council
<b>DESCRIPTION:</b>	Application for 1) PUD modifications to change the Hacienda Business Park land use designation for Site 13F from MOIPD (Mixed Office, Research and Development/Light Manufacturing Planning District) to MCOIPD (Mixed Retail/Commercial/Financial, Office and Research and Development/Light Manufacturing Planning District) and to allow hotel uses on the subject site and 2) design review approval to allow the construction of two hotels, consisting of a 128-unit suite hotel (89,578 sq. ft. Summerfield Suites Hotel) and a 113-unit suite hotel (49,179 sq. ft. Sierra Suites Hotel) on 6.24 acres of land. (Site 13F)		
<b>NUMBER:</b>	PUD-81-30-65D-01M	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Minor		Design Review Board
			Planning Commission 07/03/14
			City Council
<b>DESCRIPTION:</b>	Application for a minor modification to operate a full-service public restaurant facility including alcohol service between the hours of 5:00 pm and 11:00 pm within the existing Hyatt House Hotel located at 4545 Chabot Drive. (Site 13G)		
<b>NUMBER:</b>	PUD-81-30-66D	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission 08/28/96
			City Council
<b>DESCRIPTION:</b>	Construction of two one-story buildings totaling 90,705 sq. ft. on 6.896 acres of land. (Site 14A)		
<b>NUMBER:</b>	PUD-81-30-67D	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission 09/11/96
			City Council
<b>DESCRIPTION:</b>	Construction of a two-story office building totaling 129,800 sq. ft. on 7.46 acres of land. (Site 14A)		
<b>NUMBER:</b>	PUD-81-30-68D	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission 12/11/96
			City Council
<b>DESCRIPTION:</b>	Construction of a four-story office building complex totaling 382,000 sq. ft. on 17.54+ acres of land. Zoning for the property is PUD Industrial, Commercial and Offices District. (Site 55F)		
<b>NUMBER:</b>	PUD-81-30-69D	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission 02/12/97
			City Council
<b>DESCRIPTION:</b>	Construction of a two-story 48,000 sq. ft. office building on a 2.75 acre parcel of land. (Site 30B)		
<b>NUMBER:</b>	PUD-81-30-70D	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Daycare/childcare facility; new building and use, 5900 Owens Drive. (Site 5C)		

<b>NUMBER:</b>	PUD-81-30-71D	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	1721		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	08/13/97
			City Council	09/16/97
<b>DESCRIPTION:</b>	Planned Unit Development development plan to construct a 540 unit apartment complex. (Site 60)			
<b>NUMBER:</b>	PUD-81-30-71D-1M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	07/19/99
<b>APPLICATION:</b>	Minor		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Minor modification to the PUD for Archstone Hacienda Apartments to install a five-foot tall stucco wall along the southwestern property line (adjacent to the linear park) of the project site, where a five-foot tall decorative metal fence was previously approved. (Site 60)			
<b>NUMBER:</b>	PUD-81-30-72D	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	09/10/97
			City Council	
<b>DESCRIPTION:</b>	Construction of a two-story 20,046 sq. ft. office building on a 1.80 acre parcel of land. (Site 35A)			
<b>NUMBER:</b>	PUD-81-30-72D-1M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	02/19/09
<b>APPLICATION:</b>	Minor		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Minor modification to add approximately 2,010 square feet of office floor area and to modify the exterior entry at the 1 <sup>st</sup> United Services Credit Union located at 5901 Gibraltar Drive. (Site 35A)			
<b>NUMBER:</b>	PUD-81-30-73D	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Application for design review approval to construct a two-story, approximately 24,230 sq. ft. office building located on a 1.39 acre site at 4780 Chabot Drive. (Site 5D)			
<b>NUMBER:</b>	PUD-81-30-74D	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	02/11/98
			City Council	
<b>DESCRIPTION:</b>	Construct an approximately 70,425 sq. ft. single story office building to be located to the east (rear) of the building located at 4125 Hopyard Road. (Site 14A)			
<b>NUMBER:</b>	PUD-81-30-75D	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	01/28/98
			City Council	
<b>DESCRIPTION:</b>	Application for design review approval for a phased corporate headquarters campus totaling 625,000 sq. ft. of office, research and development labs, warehousing, and campus services on a 28.7 acre site. (Site 7D)			

<b>NUMBER:</b>	PUD-81-30-76D	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission 08/26/98
			City Council
<b>DESCRIPTION:</b>	Construction of a master-planned office development consisting of seven buildings totaling 999,702 $\pm$ sq. ft. and two parking garages on four parcels of land totaling 38.25 $\pm$ acres of land. As part of the master-planned development, the Owens Drive driveway and a portion of the rear parking lot of the existing PeopleSoft office building would be modified to create an integrated automobile and pedestrian circulation system with the proposed development. (Sites 56 and 57A, B and C)		
<b>NUMBER:</b>	PUD-81-30-77D	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Construct an approximately 61,300 sq. ft. three-story, 131 room extended stay hotel with a manager's apartment. (Site 35B)		
<b>NUMBER:</b>	PUD-81-30-78D	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Development of an approximately 76,320 sq. ft. one-story, office, research and development, and/or light manufacturing building at 5735 W. Las Positas Boulevard. (Site 34C)		
<b>NUMBER:</b>	PUD-81-30-79D	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Construct five new office buildings: one four-story, 70 feet tall, approximately 97,000 sq. ft. office building on Site 53A; two four-story, 70 feet tall approximately 119,500 sq. ft. office buildings on Site 52; and two two-story office buildings of a maximum size of about 30,000 sq. ft. each. (Site 5B)		
<b>NUMBER:</b>	PUD-81-30-79D-01M	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission 05/19/15
			City Council
<b>DESCRIPTION:</b>	Application for a PUD Minor Modification to the approved Development Plan for 5860 Owens Drive to: 1) construct a two-level parking structure and related site improvements; (2) allow the proposed parking structure to be set back 13 feet, 8 inches from the rear property line where 15 feet is normally required and 20 feet from the side property line where 25 feet is normally required; and (3) allow a three-foot deep landscape planter adjacent to the front (east) elevation of the proposed parking structure where nine feet is normally required. (Site 53A)		
<b>NUMBER:</b>	PUD-81-30-80D	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission 10/28/99
			City Council
<b>DESCRIPTION:</b>	Design review of an approximately 25,642 sq. ft. two-story, commercial building located on a 3.47 acre site. (Site 5B)		
<b>NUMBER:</b>	PUD-81-30-81D	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Application for PUD design review approval to allow the construction of a two-story office building totaling 20,146 sq. ft. on 1.36 $\pm$ acres of land. (Site 1F)		



<b>NUMBER:</b>	PUD-81-30-81D-1M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4690 Chabot Drive. (Site 1F)			
<b>NUMBER:</b>	PUD-81-30-82D	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	09/07/00
			City Council	
<b>DESCRIPTION:</b>	Construct a two-story, 50,297 sq. ft. office building at 4750 Willow Road. (Site 35B)			
<b>NUMBER:</b>	PUD-81-30-83D	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Construct a two-story 55,417 sq. ft. addition to an existing office building on a 10.56 acre site. (Site 23)			
<b>NUMBER:</b>	PUD-81-30-84D	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	
			City Council	06/05/01
<b>DESCRIPTION:</b>	PUD design review approval to construct a two-story office building totaling approximately 44,250 sq. ft. on 2.7 acres of land at 5075 Hopyard Road. (Site 1A)			
<b>NUMBER:</b>	PUD-81-30-85D	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	PUD design review approval for a two-story, 24,600 sq. ft. office building on a 1.37 acre site. (Site 5G)			
<b>NUMBER:</b>	PUD-81-30-85D-1M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Construct a two-story, 24,600 sq. ft. office building with 82 surface parking spaces on a 1.37 acre vacant site. (Site 5G)			
<b>NUMBER:</b>	PUD-81-30-86D	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	2036		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	03/14/12
			City Council	04/17/12
<b>DESCRIPTION:</b>	Application for PUD development plan approval to construct a high density residential development containing 247 residential units, 4 live/work units, and a .55 acre public park at the property located at the northern corner of Gibraltar Drive and Hacienda Drive. (Site 7E)			
<b>NUMBER:</b>	PUD-81-30-86D-1M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	04/22/14
<b>APPLICATION:</b>	Minor		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Minor modification to the approved development plans for a mixed-use high-density residential/commercial development located at the northern corner of Hacienda Drive and Gibraltar Drive to remove one building, increase the building height and number of residential units in the remaining buildings to maintain the approved total number of residential units, and reconfigure the site layout, including related site improvements. (Site 7E)			

<b>NUMBER:</b>	PUD-81-30-87D	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	2071		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	
			City Council	05/21/13
<b>DESCRIPTION:</b>	Application to construct 168 apartment units and related site improvements at 5729 W. Las Positas Boulevard. (Site 23B)			
<b>NUMBER:</b>	PUD-81-30-88D	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	02/26/14
			City Council	
<b>DESCRIPTION:</b>	Application for PUD approval to demolish the existing office building and construct 177 apartment units and related site improvements on a 5.9 acre site located at 5850 W. Las Positas Boulevard and for a development agreement to vest the entitlements for the project. (Site 19)			
<b>NUMBER:</b>	PUD-81-30-89D	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	2121		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	05/13/15
			City Council	06/16/15
<b>DESCRIPTION:</b>	Application from Summerhill Apartment Communities to modify the previously approved 177-unit apartment complex located at 5850 W. Las Positas Boulevard to construction of 94 condominium units and related on-site improvements. (Site 19)			
<b>NUMBER:</b>	PUD-85-8-1D	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Development plan approval for a ten structure, approximately 998,207 sq. ft. office complex to be located on an approximately 61 acre site located in the area bounded by Rosewood Drive on the west and north, Tassajara Creek on the east, and Owens Drive to the south. Current zoning for the property is I-G (General Industrial) and proposed zoning is PUD Industrial/Commercial and Offices District. (Site 59)			
<b>NUMBER:</b>	PUD-85-8-1D-1M	<b>APPROVAL:</b>	Application Date	09/26/86
<b>ORDINANCE:</b>	None		Zoning Administrator	10/21/86
<b>APPLICATION:</b>	Minor		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Minor modification to change the external building facade and remove a two level parking structure. (Site 59)			
<b>NUMBER:</b>	PUD-85-8-1D-2M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	06/18/09
<b>APPLICATION:</b>	Minor		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Minor modification to remove 54 Callery Pear trees due to overcrowding on the CarrAmerica Corporate Campus located at 4420 Rosewood Drive. (Site 59)			
<b>NUMBER:</b>	PUD-85-8-1D-3M	<b>APPROVAL:</b>	Application Date	11/03/09
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Modification		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Amend the approved development plan for the existing CarrAmerica campus located at 4400-4460 Rosewood Drive to construct three office buildings, one hotel building and three parking structures, with related on-site improvement. (Site 59)			

<b>NUMBER:</b>	PUD-85-8-1D-4M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	2067		Zoning Administrator	
<b>APPLICATION:</b>	Modification		Design Review Board	
			Planning Commission	
			City Council	04/16/13
<b>DESCRIPTION:</b>	Construct 305 apartment units, two retail buildings totaling approximately 7,520 sq. ft., new surface parking and a parking garage to serve the existing office uses, and related site improvements at the California Center located at 4400-4460 Rosewood Drive. (Site 59)			
<b>NUMBER:</b>	PUD-85-8-2D	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	
			City Council	10/28/86
<b>DESCRIPTION:</b>	Construct an approximately 35,150 sq. ft. auto dealership and an approximately 16,000 sq. ft. retail commercial building, and related facilities to be located on an approximately 4.8 acre site located generally at the northeast corner of the intersection of Owens Court and Owens Drive. Zoning for the property is PUD-Industrial, Commercial and Offices District. (Site 51A)			
<b>NUMBER:</b>	PUD-85-8-2D-1M	<b>APPROVAL:</b>	Application Date	01/22/87
<b>ORDINANCE:</b>	None		Zoning Administrator	02/12/87
<b>APPLICATION:</b>	Minor		Design Review Board	
			Planning Commission	
			City Council	02/17/87
<b>DESCRIPTION:</b>	Minor modification to the vertical building columns and related metal trellis, the fence surrounding the rear service area, and several changes to landscaping. (Site 51A)			
<b>NUMBER:</b>	PUD-85-8-2D-2M	<b>APPROVAL:</b>	Application Date	05/19/87
<b>ORDINANCE:</b>	None		Zoning Administrator	05/28/87
<b>APPLICATION:</b>	Modification		Design Review Board	
			Planning Commission	
			City Council	06/02/87
<b>DESCRIPTION:</b>	Remove ramp, move handicap lift and minor landscape changes. (Site 51A)			
<b>NUMBER:</b>	PUD-85-8-2D-3M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Modification		Design Review Board	
			Planning Commission	01/05/12
			City Council	
<b>DESCRIPTION:</b>	Construct an approximately 170,065 sq. ft. five-story automobile service center and parking structure and to remodel the existing Mercedes Benz dealership building located at 5885 Owens Drive. (Site 51A)			
<b>NUMBER:</b>	PUD-85-8-3D	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	08/10/88
			City Council	
<b>DESCRIPTION:</b>	Modification to the Hacienda Business Park PUD to change the land use description of a 3.4 acre site from the "Mid Rise Office Planning District" to the "Research and Development/Light Manufacturing Planning District" for design review approximately 56,000 sq. ft. building for use by the Herald Newspaper as its Tri-Valley office and printing headquarters. (Site 53)			
<b>NUMBER:</b>	PUD-85-8-3D-1M	<b>APPROVAL:</b>	Application Date	05/24/89
<b>ORDINANCE:</b>	None		Zoning Administrator	06/05/89
<b>APPLICATION:</b>	Modification		Design Review Board	
			Planning Commission	
			City Council	06/20/89
<b>DESCRIPTION:</b>	Minor modification to reduce the number of parking spaces by five to accommodate a natural gas storage tank at the northwest corner. (Site 53B)			

<b>NUMBER:</b>	PUD-85-8-4D	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	05/24/89
			City Council	
<b>DESCRIPTION:</b>	Construct a two-building approximately 35,900 sq. ft. retail commercial complex to be located on an approximately 3.2 acre site located on the north side of Owens Drive approximately 400 feet east of the intersection of Chabot Drive and Owens Drive. (Site 51D)			
<b>NUMBER:</b>	PUD-85-8-4D-1M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	1475		Zoning Administrator	
<b>APPLICATION:</b>	Major		Design Review Board	05/22/90
			Planning Commission	06/27/90
			City Council	08/07/90
<b>DESCRIPTION:</b>	Major modification to an approved development plan for a retail commercial complex to allow for a reduction of the overall square footage of the complex, a reconfiguration of the corresponding parking and landscape areas, and the addition of an outside dining area to the freestanding restaurant pad to be located on an approximately 3.16 acre site located on the north side of Owens Drive approximately 400 feet east of the intersection of Chabot Drive and Owens Drive. Zoning for the property is PUD - Industrial, Commercial and Offices District. (Site 51D)			
<b>NUMBER:</b>	PUD-85-8-4D-2M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	1655		Zoning Administrator	
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	04/26/95
			City Council	06/20/95
<b>DESCRIPTION:</b>	Major modification for a retail complex to allow an approximately 1,550 sq. ft. addition to and existing restaurant (Chevy's), a reduction in the gross square footage for a future retail building and a reconfiguration of the parking and landscaped areas on an approximately 3.16 acre site. Zoning for the property is PUD - Industrial/Commercial Office District. (Site 51A)			
<b>NUMBER:</b>	PUD-85-8-5D	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	11/22/93
			City Council	01/04/94
<b>DESCRIPTION:</b>	Construct an approximately 126,390 sq. ft. retail store on a 15.06 acre portion of a 32.3 acre site. (Site 58A)			
<b>NUMBER:</b>	PUD-85-8-5D-1M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	1688		Zoning Administrator	02/02/96
<b>APPLICATION:</b>	Major		Design Review Board	
			Planning Commission	
			City Council	08/06/96
<b>DESCRIPTION:</b>	Major modification to an approved development plan to allow the installation of a logo sign on the front facade of a building where no additional signage was permitted by the PUD sign program. (Site 58A)			
<b>NUMBER:</b>	PUD-85-8-7D	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	11/09/94
			City Council	
<b>DESCRIPTION:</b>	Construct a retail center consisting of one main building of 152,800 sq. ft. and two pad buildings totaling 31,590 sq. ft. on an approximately 17 acre site. (Site 58C)			
<b>NUMBER:</b>	PUD-85-8-7D-1M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Demolish an approximately 18,000 sq. ft. portion of an existing multi-tenant retail building and make facade changes to the remaining portion of the building. The building is located in the Metro 580 shopping center. (Site 58C)			

<b>NUMBER:</b>	PUD-85-8-7D-2M	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission 01/29/04
			City Council
<b>DESCRIPTION:</b>	Demolish an existing 64,700 sq. ft. multi-tenant retail building and replace it with a new 88,248 sq. ft. Kohl's department store with a 7,829 sq. ft. storage mezzanine. The project site is part of the Metro 580 shopping center. (Site 58C)		
<b>NUMBER:</b>	PUD-85-8-8D	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Construction of an approximately 13,036 sq. ft. retail carpet showroom and store. (Site 51D)		
<b>NUMBER:</b>	PUD-85-8-8D-1M	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Minor		Design Review Board
			Planning Commission 12/27/11
			City Council
<b>DESCRIPTION:</b>	Minor modification to an approved development plan, Case PUD-85-08-08D, to: (1) construct a new car wash and trash enclosure; (2) remodel the existing building; and (3) complete related site improvements at Mercedes Benz located at 5871 Owens Drive. (Site 51F)		
<b>NUMBER:</b>	PUD-85-8-9D	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Construction of an approximately 7,240 sq. ft. sit down restaurant located at the northwest corner of Rosewood Drive and Owens Drive. (Site 58B)		
<b>NUMBER:</b>	PUD-85-8-10D	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission 12/11/96
			City Council
<b>DESCRIPTION:</b>	Construction of a four-story office building complex totaling 382,000 sq. ft. on 17.54+ acres of land. Zoning for the property is PUD Industrial, Commercial and Offices District. (Site 55F)		
<b>NUMBER:</b>	PUD-85-8-11D	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission 08/26/98
			City Council
<b>DESCRIPTION:</b>	Construction of a master-planned office development consisting of seven buildings totaling 999,702 <u>±</u> sq. ft. and two parking garages on four parcels of land totaling 38.25 <u>±</u> acres of land. As part of the master-planned development, the Owens Drive driveway and a portion of the rear parking lot of the existing PeopleSoft office building would be modified to create an integrated automobile and pedestrian circulation system with the proposed development. (Sites 56 and 57A, B and C)		
<b>NUMBER:</b>	PUD-85-8-11D-1M	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator 08/08/05
<b>APPLICATION:</b>	Minor		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Minor modification to modify the portion of the existing Oracle-PeopleSoft Campus located at the southwest corner of the Owens Drive/Hacienda Drive intersection that consists of: 1) the removal of three existing driveways that connect Sites 55F and 57 and replace two of them with landscaping and necessary curb and gutters and one with an Emergency Vehicle Access, 2) the removal of existing landscaping at the data center for the construction of a 20' wide driveway; 3) the removal of 38 existing surface parking stalls. (Site 55F and Site 57)		

<b>NUMBER:</b>	PUD-85-8-11D-2M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	09/28/10
<b>APPLICATION:</b>	Minor		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Minor modification to an approved development plan, Case PUD-85-08-11D to reopen the driveway at 4460 Hacienda Drive. (Site 55F)			
<b>NUMBER:</b>	PUD-85-8-12D	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	2035		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	03/14/12
			City Council	04/17/12
<b>DESCRIPTION:</b>	Application for PUD development plan approval to construct a mixed-use high density residential/commercial development containing 251 residential units, 4 live/work units and approximately 5,700 sq. ft. of retail space at the property located at the southeast corner of Owens Drive and Willow Road. (Site 7G)			
<b>NUMBER:</b>	PUD-85-8-12D-1M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	04/22/14
<b>APPLICATION:</b>	Minor		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Minor modification to the approved development plans for a mixed-use high-density residential/commercial development located at the southeast corner of Owens Drive and Willow Road to remove one building, increase the building height and number of residential units in the remaining buildings to maintain the approved total number of residential units, and reconfigure the site layout, including related site improvements. (Site 7G)			
<b>NUMBER:</b>	PUD-85-8-13D	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Development		Design Review Board	
			Planning Commission	06/13/12
			City Council	
<b>DESCRIPTION:</b>	Applications for a Planned Unit Development (PUD) Design Review and Conditional Use Permit (P12-0763) for the demolition of the three existing buildings and construction and operation of an approximately 112,345 sq. ft. automobile showroom and service facility for Mercedes-Benz of Pleasanton. (Site 51G)			
<b>NUMBER:</b>	PUD-85-8-13D-1M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	09/04/13
<b>APPLICATION:</b>	Minor		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Minor modification to an approved PUD Design Review for Mercedes Benz of Pleasanton located at 5885 Owens Drive to install landscaping along Interstate 580 and Owens Drive that does not conform to the Hacienda Design Guidelines. (Site 51G)			

## DEVELOPMENT AGREEMENTS

<b>NUMBER:</b>	PUD 81-30	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	1113		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission 11/21/83
			City Council 12/06/83
<b>DESCRIPTION:</b>	Development agreements between the City of Pleasanton and the Prudential Insurance Company of America and between the City of Pleasanton and Callahan-Pentz Properties, Pleasanton.		
<b>NUMBER:</b>	PUD-85-8	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	1247		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council 03/18/86
<b>DESCRIPTION:</b>	Development agreement between the City of Pleasanton and the Prudential Insurance Company of America for Hacienda Business Park Phase II.		
<b>NUMBER:</b>	None	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	1597		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council 06/15/93
<b>DESCRIPTION:</b>	First amendment to the Phase I and Phase II Development agreements between the City of Pleasanton and Prudential Insurance Company governing 280.5 acres of the Hacienda Business Park.		
<b>NUMBER:</b>	None	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	1638		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council 09/20/94
<b>DESCRIPTION:</b>	Second amendment to the Phase I and Phase II Development agreements between the City of Pleasanton and Prudential Insurance Company governing the Hacienda Business Park.		
<b>NUMBER:</b>	PDAM-1	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	1964		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission
			City Council 11/06/07
<b>DESCRIPTION:</b>	Third amendment to the Phase I and Phase II Development agreement between the City of Pleasanton and Prudential Insurance Company governing the Hacienda Business Park to extend the agreement for a five year period from 2008 to 2013 for nine properties within Phase I and Phase II of the Park at 5901 Gibraltar Drive (Site 35A), 6001 Gibraltar Drive (Site 5F), 4225 Hacienda Drive (10B), 4300 Hacienda Drive (Site 6), 5800 and 5801 Owens Drive, 4501 Rosewood Drive (Site 58A) and 4747 Willow Road (Site 7F).		
<b>NUMBER:</b>	DA-P11-0856	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	2037		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission 03/14/12
			City Council 04/17/12
<b>DESCRIPTION:</b>	Amendment to the Phase I and Phase II Development Agreements between the City of Pleasanton and Prudential Insurance Company of America to: (a) extend the term of the Development Agreement to five years from the date of approval of two Development Plans (PUD-85-08-12D and PUD 81-30-86D) and incorporate approval of the development standards and design guidelines of the Hacienda Transit-Oriented Development (TOD) Standards and Guidelines.		

<b>NUMBER:</b>	DA-P13-0030	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	2067		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission 03/27/13
			City Council 04/16/13
<b>DESCRIPTION:</b>	Development agreement to vest the entitlements for the project PUD-85-08-1D-4M consisting of constructing 305 apartment units, two retail building totaling approximately 7,520 sq. ft., new surface parking and a parking garage to serve the existing office uses, and related site improvements at the California Center property located at 4400-4460 Rosewood Drive. (Site 59)		
<b>NUMBER:</b>	DA-P13-1944	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	2074		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission 06/12/13
			City Council 07/16/13
<b>DESCRIPTION:</b>	Development agreement to vest entitlements of the project PUD 81-30-87D consisting of 168 apartment units and related site improvements. (Site 23B)		
<b>NUMBER:</b>	DA-P13-2191	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission 10/09/13
			City Council
<b>DESCRIPTION:</b>	Application for a modification to the Development Agreements for several properties in Hacienda Phase I and Phase II to extend the Development Agreements by five-years from 2013 to 2018 (5901 and 6001 Gibraltar Drive, 4225 and 4300 Hacienda Drive, 5800 and 5805 Owens Drive, 4501 Rosewood Drive and 4747 Willow Road. (Sites 35A, 5F, 10B, 6, 57, 56C, 58A, and 7F).		
<b>NUMBER:</b>	DA-P14-0086	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission 02/26/14
			City Council
<b>DESCRIPTION:</b>	Development agreement to vest the entitlements of the project PUD 81-30-88D consisting of 177 apartment units and related site improvements at 5850 W. Las Positas Boulevard. (Site 19)		
<b>NUMBER:</b>	DA-P15-0169	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	2124		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission 05/13/15
			City Council 06/16/15
<b>DESCRIPTION:</b>	An amendment to the previously approved Development Agreement on the site. (Site 19)		



## GENERAL PLAN

<b>NUMBER:</b>	GP-85-4	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Amend the Land Use and Growth Management Elements, rezone, and approve a development plan and development agreement for a 265 acre, 4.4 million square feet mid-rise office/business park.		
<b>NUMBER:</b>	GP-87-5	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	General Plan		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Application to amend the Land Use Element designation of the General Plan for an approximately 19.3 acre site from Industrial/Commercial and Offices to High Density Residential located generally in the area bounded by Hopyard Road, Inglewood Drive, Coronado Lane, and Chabot Canal.		
<b>NUMBER:</b>	GP-87-6	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	General Plan		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Application to amend the Land Use Element designation of the General Plan for an approximately 12.4 acre site from Industrial/Commercial and Offices to High Density Residential, located generally in the area bounded by W. Las Positas Boulevard, Tassajara Creek, and the Arroyo Mocho Canal.		
<b>NUMBER:</b>	GP-90-1	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	General Plan		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Application to change the General Plan Land Use Element on Lot 24A from Business Parks (Industrial/Commercial and Offices) to High Density Residential (8 + dwelling units per gross acre). (Site 24A)		
<b>NUMBER:</b>	GP-91-4	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	General Plan		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Application for an amendment to the General Plan Land Use Map (GP-91-04) to change the General Plan land use designation from Business Park (Industrial/Commercial/Office) to High Density Residential on a 79-acre site in the Hacienda Business Park bordered by Tassajara Creek on the east, Hacienda Drive on the west, and Owens and Stoneridge Drives on the north and south. (Site 26A)		

## PROJECT REVIEW

<b>NUMBER:</b>	Z-83-110	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	AT&T Building E at 5758-5794 W. Las Positas Boulevard, 104,239 sq ft. (Site 18A)			
<b>NUMBER:</b>	Z-83-138-1M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	05/13/91
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Application for a minor modification to an approved PUD development plan (PUD-81-30 for the Hacienda Business Park) to allow the installation of a canvas patio cover over an existing fenced patio. (Site 12A)			
<b>NUMBER:</b>	Z-83-190	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review Board	09/28/83
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Design Review of two light industrial buildings, approximately 22,306 sq. ft. and 30,034 sq. ft. on W. Las Positas Boulevard in Hacienda Business Park. (Site 24A).			
<b>NUMBER:</b>	Z-83-191	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review Board	09/28/83
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Saratoga Center (B) at 4696 Willow Road and 5934 Gibraltar Drive, 83,230 sq. ft. (Site 30A)			
<b>NUMBER:</b>	Z-83-192	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review Board	09/28/83
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Rinconada II at 5956-5964 W. Las Positas Boulevard, 89,585 sq. ft. (Site 33)			
<b>NUMBER:</b>	Z-83-193	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review Board	09/28/83
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Three building office/industrial complex proposed for 11.5 acre site located between Gibraltar Drive and Stoneridge Drive consisting of three buildings. Buildings A and B would be office structures while Building C would be light industrial/research and development. Building A would be two-stories in height while Buildings B and C would each be one-story. Sizes of the structures would be 55,150 sq. ft., 47,402 sq. ft. and 62,472 sq. ft. respectively. (Site 34A)			
<b>NUMBER:</b>	Z-83-193-2M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	03/11/91
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Minor modification to an approved planned unit development to allow greater than 40% compact spaces. (Site 34F, Site 34G and Site 34H)			

<b>NUMBER:</b>	Z-83-193-3M	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	12/06/90
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Minor modification to the approved planned unit development to allow minor exterior building and landscape changes related to the establishment of community college offices and classrooms. (Site 34G)			
<b>NUMBER:</b>	Z-83-232	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review Board	11/28/83
			Planning Commission	
			City Council	12/06/83
<b>DESCRIPTION:</b>	Hewlett-Packard at 5725-5729 W. Las Positas Boulevard: 110,000 sq. ft. for a two-story office building and 3,640 sq. ft. for an auto service center and related facilities. (Site 23)			
<b>NUMBER:</b>	Z-84-325	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Installation of two hotel identification signs along Hopyard Road frontage of the Marriott Hotel property located on the east side of Hopyard Road between Owens Drive and Gibraltar Drive. (Site 1C)			
<b>NUMBER:</b>	Z-85-171	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	09/03/85
<b>DESCRIPTION:</b>	Construction of a temporary parking lot on a portion of Site 52.			
<b>NUMBER:</b>	Z-85-176	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	08/14/85
			City Council	
<b>DESCRIPTION:</b>	Construction of an interim heliport on a portion of an approximately 2.3 acre site located on the southwest corner of Owens Drive and Chabot Drive. (Site 52)			
<b>NUMBER:</b>	Z-85-362	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review Board	11/13/85
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Installation of two wall-mounted signs at 5698 Stoneridge Drive. (Site 37)			
<b>NUMBER:</b>	Z-86-361	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Two freestanding monument signs to be installed for two existing office buildings located at 5731 W. Las Positas Boulevard and 5667 Gibraltar Drive. (Site 34B)			
<b>NUMBER:</b>	Z-87-138	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Viacom International at 5924 Stoneridge Drive, 47,060 sq. ft. (Site 12A)			

<b>NUMBER:</b>	Z-87-237	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Application for design review approval for a comprehensive signing program for the Mercedes Benz auto dealership at 5885 Owens Drive. (Site 51A)		
<b>NUMBER:</b>	Z-87-254	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Comprehensive signing program for a two-building office/light industrial complex located at 5860/5880 W. Las Positas Boulevard. (Site 32)		
<b>NUMBER:</b>	Z-87-299	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Minor changes to the exterior elevations of the building, including a new stairway, screen wall, and several new doors. (Site 34A)		
<b>NUMBER:</b>	Z-87-464	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Application for design review of two halo illuminated, building mounted signs to be installed on the office building located at 5994 W. Las Positas Boulevard. (Site 20)		
<b>NUMBER:</b>	Z-87-565	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Application for design review of two halo illuminated, building mounted signs to be installed on the office building located at 5994 W. Las Positas Boulevard. (Site 20)		
<b>NUMBER:</b>	Z-87-566	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Application for design review approval for an illuminated canopy sign for an existing two-building office complex located at 3825 Hopyard Road. (Site 22)		
<b>NUMBER:</b>	Z-88-13	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Comprehensive sign program for an approved restaurant located at 4889 Hopyard Road in the Gateway Square Shopping Center. (Site 1D)		
<b>NUMBER:</b>	Z-88-83	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Amend an approved comprehensive signing program to provide for canopy signage for an existing two-building office complex located at 3825/3875 Hopyard Road. (Site 22)		

<b>NUMBER:</b>	Z-88-244	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Comprehensive sign program for the 98,000 sq. ft. office building located at 5960 Inglewood Drive. (Site 14B)		
<b>NUMBER:</b>	Z-88-399	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Revised color scheme for the 354 unit Springhouse Apartments complex at the southeast corner of the intersection of Stoneridge Drive and W. Las Positas Boulevard. (Site 27B)		
<b>NUMBER:</b>	Z-88-465	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Approval of an approximately 645 sq. ft. addition to the office building located at 5964 W. Las Positas Boulevard. (Site 33)		
<b>NUMBER:</b>	Z-89-102	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Installation of two wall-mounted signs for Chili's, a proposed restaurant facility, located at 4801 Hopyard Road. (Site 1D)		
<b>NUMBER:</b>	Z-89-191-2M	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Modification of an approved development plan governing the development and use to include medical clinics as a permitted use. (Site 30A)		
<b>NUMBER:</b>	Z-89-205	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Application for design review approval of a master signage program for Crossroads. (Site 13A)		
<b>NUMBER:</b>	Z-89-229	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Application for design review approval to install two wall mounted signs on the buildings located at 5925/5964 W. Las Positas Boulevard. (Site 33)		
<b>NUMBER:</b>	Z-89-328	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Application of McWhorter's for design review approval to modify an approved comprehensive sign program for a major tenant building located in Gateway Square at 4877 Hopyard Road. (Site 1D)		

<b>NUMBER:</b>	Z-89-340	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Application for a comprehensive signing program for a proposed retail commercial complex to be located on an approximately 3.2 acre site located on the north side of Owens Drive approximately 400 feet east of the intersection of Chabot Drive and Owens Drive. (Site 51D)		
<b>NUMBER:</b>	Z-89-370	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Application to modify an approved comprehensive sign program to include a street oriented building mounted sign in a location where no sign was previously approved located at 4811 Hopyard Road. (Site 1D)		
<b>NUMBER:</b>	Z-89-595	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board 07/12/89
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Application for design review approval to install two illuminated, building mounted signs located at 4877 Hopyard Road. (Site 1D)		
<b>NUMBER:</b>	Z-90-103	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Application for design review approval for an additional sign on a freestanding building located at 4747 Hopyard Road. (Site 13A)		
<b>NUMBER:</b>	Z-90-331	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board 06/20/90
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Application for design review approval to modify an existing sign program for Lyon's Restaurant, located at 4889 Hopyard Road. (Site 1D)		
<b>NUMBER:</b>	Z-90-341	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Application for design review approval to install a halo-illuminated, wall-mounted sign on an existing building located at 5758 W. Las Positas Boulevard. (Site 18B)		
<b>NUMBER:</b>	Z-90-390	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board 08/23/90
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Application for design review approval to install a wall-mounted sign on the building located at 5627 Gibraltar Drive. (Site 17)		
<b>NUMBER:</b>	Z-90-458	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Application for design review approval to construct three illuminated awnings on an existing commercial building located at 4877 Hopyard Road. (Site 1D)		

<b>NUMBER:</b>	Z-90-511	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Application for design review approval to allow a 6' diameter satellite dish on the roof of the middle of the Associates Center, 4305 Hacienda Drive, (Site 9)		
<b>NUMBER:</b>	Z-91-27	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Application for design review approval of two neon tenant canopy signs for an approved restaurant and dance club, ShBoom located at 4825 Hopyard Road. (Site 1D)		
<b>NUMBER:</b>	Z-91-74	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Application for design review approval to allow the construction of a 65' tall pole on which would be mounted one 13' long by 6" wide by 4' tall directional sending/receiving antenna, installation of one 4' diameter roof-mounted microwave communication dish, and construction of a 10' tall masonry wall in the parking area of an existing office and industrial building located at 4440 Willow Road. (Site 31D)		
<b>NUMBER:</b>	Z-91-191	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Application for design review approval of a new comprehensive sign program that would include building awnings and plaza sculptures for the Gateway Square commercial complex, located at 4801-4889 Hopyard Road. (Site 1D)		
<b>NUMBER:</b>	Z-92-222	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Application for design review approval to modify an existing, previously approved sign for Hickory Hams, located at 4555 Hopyard Road within the Crossroads Center. (Staff recommended to deny) (Site 13A)		
<b>NUMBER:</b>	Z-93-158	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Application for an outdoor dining area for Sweet & Savory at Hacienda Plaza. (Site 37)		
<b>NUMBER:</b>	Z-96-124	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Construction of an approximately 400 sq ft., 13' high emergency generator enclosure behind an existing office building located at 5850 W. Las Positas Boulevard. (Site 19)		

<b>NUMBER:</b>	Z-97-011	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	02/14/97
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Application for an outdoor dining area for Starbucks located at 4555 Hopyard Road within the Crossroads Center. (Site 13A)			
<b>NUMBER:</b>	Z-97-132	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	06/19/97
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Installation of a loading zone at the southwest corner of an existing building located at 5924 Stoneridge Drive. (Site 12A)			
<b>NUMBER:</b>	Z-97-144	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	07/29/97
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Construction of an approximately 380 sq. ft., 13 foot high generator enclosure for the Vanstar building located at 5964 W. Las Positas Boulevard. (Site 33)			
<b>NUMBER:</b>	Z-97-202	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	10/23/97
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Modification to the comprehensive sign program for the Crossroads Center to allow three building signs on the western elevation of the main retail building located at 4555 Hopyard Road. (Site 13A)			
<b>NUMBER:</b>	Z-97-222	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	09/10/97
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Modification to the approved sign program for the Crossroads Center to allow a 24" high logo on a tenant transom sign for Carl's Jr. where 18" is the maximum height permitted at 4555 Hopyard Road. (Site 13A)			
<b>NUMBER:</b>	Z-97-223	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	10/10/97
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Modification to the existing comprehensive sign program for CarrAmerica Corporate Center at 4400-4460 Rosewood Drive. (Site 59)			
<b>NUMBER:</b>	Z-97-239	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	10/23/97
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Design review and sign program modification for the Realty Experts sign located at 4555 Hopyard Road at the Crossroads Center. (Site 13A)			



<b>NUMBER:</b>	Z-98-51	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	04/08/98
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Repaint the exterior of the restaurant, replace the fabric on the existing awnings, add neon tube lighting to the top of the eastern building elevation, construct a new monument sign next to Owens Drive and replace the banner portion of the existing wall sign for Chevys Fresh Mex at 5844 Owens Drive. (Site 51E)			
<b>NUMBER:</b>	Z-98-83	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	05/02/98
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Removal of 26 African Sumac trees located adjacent to the Alameda County Courthouse building and replacement with 24" box Oleander trees. (Site 34F)			
<b>NUMBER:</b>	Z-98-137	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	06/04/98
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Repaint the existing building located at 5925 W. Las Positas Boulevard. (Site 36)			
<b>NUMBER:</b>	Z-98-160	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	10/16/98
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Modification to the comprehensive sign program for Hacienda Motors at 5585 Owens Drive. (Site 51A)			
<b>NUMBER:</b>	Z-98-348	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	12/04/99
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Installation of twelve panel antennas on the existing roof equipment screen wall and install an equipment cabinet in the basement of the PeopleSoft Plaza Building at 4305 Hacienda Drive. (Site 9)			
<b>NUMBER:</b>	Z-99-27	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	02/24/99
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Installation of two halo-illuminated building signs for Roche at 4300 Hacienda Drive. (Site 6)			
<b>NUMBER:</b>	Z-99-65	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	08/03/99
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Installation of a commercial wireless test facility consisting of installing five panel antennas on the parapet of the existing building located at 4698 Willow Road. (Site 30A)			
<b>NUMBER:</b>	Z-99-71	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	08/17/99
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Installation of a personal wireless service facility comprised of 12 panel antennas, a GPS antenna, and an equipment shelter on the roof and parapet wall of 4440 Rosewood Drive. (Site 59)			

<b>NUMBER:</b>	Z-99-81	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	05/07/99
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Application for a 14' high by 30' wide by 20' deep detail tent for Hacienda Motors located at 5885 Owens Drive. (Site 51A)			
<b>NUMBER:</b>	Z-99-91	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	07/09/99
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Construct an approximately 7,369 square foot one-story addition to the rear of the existing Pacific Bell building located at 4658 Willow Road. (Site 29)			
<b>NUMBER:</b>	Z-99-176	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	06/30/99
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Installation of two new 60 ton HVAC units and a ten foot screen wall with a minimum 12" top cap on the rooftop of 4460 Rosewood Drive. (Site 59)			
<b>NUMBER:</b>	Z-99-191	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	07/07/99
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Design review application to allow separate address and project identification monument signs and to allow the project identification monument sign to be located outside of the front public service easement for Shaklee at 4747 Willow Road. (Site 7D)			
<b>NUMBER:</b>	Z-99-195	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	11/25/99
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Installation of a generator and generator enclosure behind the existing building at 5720 Stoneridge Drive. (Site 10C)			
<b>NUMBER:</b>	Z-99-226	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	09/15/99
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Installation of air-conditioning and heating equipment, a satellite dish, and a screen on the roof of 4440 Rosewood Drive. (Site 59)			

<b>NUMBER:</b>	PDR-15	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Personal wireless service facility at 4420 Rosewood Drive. (Site 59)			
<b>NUMBER:</b>	PDR-38	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	05/13/00
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Emergency generator, above-ground fuel tank and enclosure for Zantaz.com, 5671 Gibraltar Drive. (Site 34H)			
<b>NUMBER:</b>	PDR-43	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4440 Rosewood Drive. (Site 59)			
<b>NUMBER:</b>	PDR-52	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	06/15/00
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Design review approval to repaint two existing office buildings in the Hacienda Business located at 5956 and 5964 W. Las Positas Boulevard. (Site 33)			
<b>NUMBER:</b>	PDR-60	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4464 Willow Road. (Site 31A)			
<b>NUMBER:</b>	PDR-68	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	09/27/00
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Installation of a new generator to the west of the existing Britannia Development building located at 4280 Hacienda Drive, Pleasanton. (Site 11G)			
<b>NUMBER:</b>	PDR-69	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Building expansion at 5725 W. Las Positas Boulevard. (Site 23)			
<b>NUMBER:</b>	PDR-77	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Proposed personal wireless service facility at 5674 Stoneridge Drive. (Site 37)			
<b>NUMBER:</b>	PDR-82	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	5880 W. Las Positas Boulevard. (Site 32)			

<b>NUMBER:</b>	PDR-120	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	5934 Gibraltar Drive. (Site 30A)		
<b>NUMBER:</b>	PDR-125	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Design review application to install an emergency generator, screen wall and transformer at 5720 Stoneridge Drive. (Site 10C)		
<b>NUMBER:</b>	PDR-133	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Install 8 panel antennas and related equipment on the roof of 4440 Rosewood Drive. (Site 59)		
<b>NUMBER:</b>	PDR-143	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Generator enclosure 5700 Stoneridge Drive. (Site 10D)		
<b>NUMBER:</b>	PDR-148	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Install four (4) panel antennas, two (2) GPS antennas and related equipment on the roof of the existing building located at 4440 Rosewood Drive. (Site 59)		
<b>NUMBER:</b>	PDR-149	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Relocate generators at 5671 Gibraltar Drive. (Site 34H)		
<b>NUMBER:</b>	PDR-150	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Remove trees, 5667 Gibraltar Drive. (Site 34E)		
<b>NUMBER:</b>	PDR-156	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Design review approval to allow the Installation of new roof equipment screens for Cingular Wireless on the roof of the CarrAmerica building located at 4420 Rosewood Drive in the Hacienda Park. (Site 59)		

<b>NUMBER:</b>	PDR-165	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	07/10/02
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Design review application to Install a new trash compactor and a new trash enclosure at Hacienda Park Apartments. (Site 60A)			
<b>NUMBER:</b>	PDR-168	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	12/29/01
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Landscape modification for Sunol Center consisting of the removal of 24 African sumac trees adjacent to the southern and eastern building elevations and replacing them with 24 Nerium oleander standard trees at 5669 Gibraltar Drive. (Site 34H)			
<b>NUMBER:</b>	PDR-169	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Bamboo Island Restaurant at 4889 Hopyard Road. (Site 1D)			
<b>NUMBER:</b>	PDR-174	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	01/31/02
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Landscape modification for Sunol Center consisting of the removal of thirty-eight African sumac trees adjacent to the southern and eastern building elevations and replacing them with thirty-eight 24 inch box size low-water demand trees at 5673 and 5675 Gibraltar Drive. (Site 34G)			
<b>NUMBER:</b>	PDR-175	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	01/22/02
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Design review to repaint three existing office buildings in the Hacienda Business located at 5775 W. Las Positas Boulevard, 4141 Hacienda Drive and 5627 Gibraltar Drive. (Site 17)			
<b>NUMBER:</b>	PDR-186	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Proposed wireless facility for Metro PCS at 4440 Rosewood Drive. (Site 59)			
<b>NUMBER:</b>	PDR-187	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Antenna 5990 Stoneridge Drive. (Site 135)			
<b>NUMBER:</b>	PDR-189	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4141 Hacienda Drive. (Site 171)			

<b>NUMBER:</b>	PDR-191	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	10/15/02
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Install six wireless communication panel antennas and related equipment on the roof of the existing building located at 3875 Hopyard Road, Pleasanton. (Site 22)			
<b>NUMBER:</b>	PDR-201	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	08/31/02
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Install a 24-inch microwave dish for Cingular Wireless located at 4420 Rosewood Drive, Pleasanton. (Site 59)			
<b>NUMBER:</b>	PDR-214	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4750 Willow Road. (Site 35B)			
<b>NUMBER:</b>	PDR-221	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4665 Willow Road. (Site 6)			
<b>NUMBER:</b>	PDR-229	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	5731 W. Las Positas Boulevard. (Site 34B)			
<b>NUMBER:</b>	PDR-235	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	03/31/04
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Application for a minor modification to an approved development plan Case PUD-81-30-28D to allow a reduction in the parking ratio requirement so that approximately three parking spaces can be removed to accommodate the placement of bike lockers and for design review approval to construct the bike lockers in the parking lot located at 5960 Inglewood Drive. (Site 14B)			
<b>NUMBER:</b>	PDR-236	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	08/30/02
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Tree removal and landscape modifications for AMB Inglewood Place, Hacienda Business Park, 5960 Inglewood Drive. (Site 14B)			
<b>NUMBER:</b>	PDR-237	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	5960 Inglewood Drive. (Site 14B)			

<b>NUMBER:</b>	PDR-245	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	09/27/02
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Expand the screened equipment area and replace the existing gates in order to install an emergency generator at 4420 Rosewood Drive, Pleasanton. (Site 59)			
<b>NUMBER:</b>	PDR-260	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	AT&T Wireless 5720 Stoneridge Drive. (Site 10C)			
<b>NUMBER:</b>	PDR-262	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Site modifications, 4440 Willow Road. (Site 31C)			
<b>NUMBER:</b>	PDR-267	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	01/03/03
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Install a roof-mounted satellite dish at the CarrAmerica building located at 4410 Rosewood Drive, Pleasanton. (Site 59)			
<b>NUMBER:</b>	PDR-273	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4501 Rosewood Drive. (Site 58A)			
<b>NUMBER:</b>	PDR-276	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Wireless antennas for Verizon, 5720 Stoneridge Drive. (Site 10C)			
<b>NUMBER:</b>	PDR-277	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	03/27/03
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Install six wireless communication antennas, one GPS antenna, and related equipment behind a roof screen located on the roof of 3875 Hopyard Road, Pleasanton. (Site 22)			
<b>NUMBER:</b>	PDR-283	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	05/03/03
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Construct an approximately 375-kilowatt natural gas-powered co-generation facility to be located behind an existing screen wall at 4300 Hacienda Drive. All electricity generated would remain on-site and the waste heat from the generation process would be recovered and used for either on-site heating or industrial purposes. (Site 6)			

<b>NUMBER:</b>	PDR-284	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	3875 Hopyard Road. (Site 22)			
<b>NUMBER:</b>	PDR-286	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	09/12/03
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Install 12 four-foot tall wireless communication panel antennas and a 212½ square foot equipment cabinet to be located behind a roof screen on the roof of the existing building at 3875 Hopyard Road. (Site 22)			
<b>NUMBER:</b>	PDR-293	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4480 Willow Road. (Site 15)			
<b>NUMBER:</b>	PDR-297	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	07/12/03
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Construction of additional roof screening and modification of parking stalls for commercial site located at 5960 Inglewood Drive. (Site 14B)			
<b>NUMBER:</b>	PDR-301	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	07/30/03
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Replacement of five holly oaks and planting five additional bradford pears within the existing landscape area at 4555 Chabot Drive. (Site 13H)			
<b>NUMBER:</b>	PDR-302	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	07/30/03
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Replacement of nine holly oaks and planting two additional holly oaks and fourteen bradford pears within the existing landscape area at 4545 Chabot Drive. (Site 13G)			
<b>NUMBER:</b>	PDR-310	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	09/04/03
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Install a new emergency generator and related improvements at 5960 Inglewood Drive. (Site 14B)			
<b>NUMBER:</b>	PDR-314	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	5505 Springhouse Drive. (Site 27B)			



<b>NUMBER:</b>	PDR-321	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4555 Rosewood Drive. (Site 58C)			
<b>NUMBER:</b>	PDR-324	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	11/15/03
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Repaint the existing building located at 5672 Stoneridge Drive, Pleasanton, (Site 34F)			
<b>NUMBER:</b>	PDR-325	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	5960 Inglewood Drive. (Site 14B)			
<b>NUMBER:</b>	PDR-326	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Install six wireless communication antennas, one GPS antenna and related equipment on the roof of 4473 Willow Road. (Site 11B)			
<b>NUMBER:</b>	PDR-329	<b>APPROVAL:</b>	Application Date	<b>Withdrawn</b>
<b>ORDINANCE:</b>	None		Zoning Administrator	11/10/03
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Install a new condensing unit with masonry screen wall at the rear of the existing Wal*Mart store located at 4501 Rosewood Drive. (Site 58A)			
<b>NUMBER:</b>	PDR-338	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	07/14/04
			City Council	
<b>DESCRIPTION:</b>	Construct an approximately 5,264 sq. ft. stockroom addition and an approximately 5,761 sq. ft. garden center expansion to the existing Wal*Mart store in the Metro 580 shopping center. (Site 58A)			
<b>NUMBER:</b>	PDR-349	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	02/26/04
			City Council	
<b>DESCRIPTION:</b>	Design review approval to operate a pre-owned automobile sales business that includes a showroom, quick service department and outdoor vehicle display for property located at 5871 Owens Drive. (Site 51F)			
<b>NUMBER:</b>	PDR-366	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Proposal to modify the existing landscaping at Hacienda Terrace: 4301, 4305 and 4309 Hacienda Drive. (Site 9)			

<b>NUMBER:</b>	PDR-369	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	Not Needed
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Remove 55 aristocrat flowering pear (Pyrus calleryana) trees in the three foot diameter planter circles that are located in the preferential and handicapped parking space areas of 4400-4460 Rosewood Drive. (Site 59)			
<b>NUMBER:</b>	PDR-370	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	5865 Owens Drive. (Site 51C)			
<b>NUMBER:</b>	PDR-374	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	06/24/04
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Design review approval to install new rooftop mechanical equipment, a roof screen and a new mechanical service yard enclosure at the existing building located at 5870 Stoneridge Drive. (Site 11G)			
<b>NUMBER:</b>	PDR-387	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Construct an approximately 39,133 sq. ft. building at 4300 Hacienda Drive. (Site 6)			
<b>NUMBER:</b>	PDR-403	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4801 Hopyard Road. (Site 1D)			
<b>NUMBER:</b>	PDR-408	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Construct exterior changes, including new signage, to the existing Sh-Boom restaurant/nightclub in the Gateway Square shopping center in the Hacienda Business Park. (Site 1D)			
<b>NUMBER:</b>	PDR-413	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	10/13/04
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Repaint three existing buildings in the Crossroad Shopping Center located at 4501, 4555 and 4777 Hopyard Road. (Sites 131, 132 and 133)			
<b>NUMBER:</b>	PDR-424	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	12/14/04
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Allow an existing wireless communication facility for Nextel Communications to remain at 4440 Rosewood Drive as part of the five-year review of the facility, which was approved on August 2, 1999. (Site 59)			

<b>NUMBER:</b>	PDR-431	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	02/24/05
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	(1) construct an approximately 2,282 square foot one-story addition at the rear of the existing building; (2) construct an approximately 310 square foot first and second floor entryway addition at the side of the existing building; (3) building facade changes, including the addition of new windows; (4) parking lot layout modifications; (5) transformer and trash enclosures at the rear of the site; (6) removal of 9 trees on the side and rear areas of the property; and (7) new landscaping, including approximately 24 trees at the property located at 5725 W. Las Positas Boulevard. (Site 23A)			
<b>NUMBER:</b>	PDR-436	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	01/19/05
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Install new rooftop mechanical units and four exterior doors to be located at 5870 Stoneridge Drive. (Site 11G)			
<b>NUMBER:</b>	PDR-457	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4637 Chabot Drive. (Site 3)			
<b>NUMBER:</b>	PDR-476	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4833 Hopyard Road. (Site 1D)			
<b>NUMBER:</b>	PDR-477	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4385 Hopyard Road. (Site 14A)			
<b>NUMBER:</b>	PDR-478	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	5735 W. Las Positas Boulevard. (Site 34C)			
<b>NUMBER:</b>	PDR-479	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	5720 Stoneridge Drive. (Site 10C)			
<b>NUMBER:</b>	PDR-501	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	04/18/06
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Proposal to (1) construct an approximately 20 foot tall, 2,255 square foot addition to the north; (2) building facade changes including new windows; (3) parking lot layout modifications; (4) removal of trees in the areas of new construction; (5) new landscaping; and (6) new trash enclosures at the property located at 5725 W. Las Positas Boulevard. (Site 23A)			

<b>NUMBER:</b>	PDR-512	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	3875 Hopyard Road. (Site 22)		
<b>NUMBER:</b>	PDR-515	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	4515 Rosewood Drive. (Site 58C)		
<b>NUMBER:</b>	PDR-522	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	4626 Willow Road. (Site 4A)		
<b>NUMBER:</b>	PDR-543	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Facade change 4825 Hopyard Road. (Site 1D)		
<b>NUMBER:</b>	PDR-556	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	4305 Hacienda Drive. (Site 9)		
<b>NUMBER:</b>	PDR-572	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	5865 Owens Drive. (Site 51C)		
<b>NUMBER:</b>	PDR-584	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Generator 5758 W. Las Positas Boulevard. (Site 18A)		
<b>NUMBER:</b>	PDR-591	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Modify portions of the landscape plan at 5653 and 5637 Stoneridge Drive and 5673 and 5635 W. Las Positas Boulevard consisting of the removal of 79 eucalyptus trees and replacing them with 70 eastern redbud and cork oak trees and removing existing ivy and installing several different species of ground cover and shrubs. (Site 25B)		
<b>NUMBER:</b>	PDR-595	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	4440 Rosewood Drive. (Site 59)		

<b>NUMBER:</b>	PDR-597	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	4440 Rosewood Drive. (Site 59)		
<b>NUMBER:</b>	PDR-624	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Proposal to remove four existing trees from the Mercedes-Benz dealership located at 5871 Owens Drive. (Site 51F)		
<b>NUMBER:</b>	PDR-627	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator 07/12/07
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Install an automated teller machine (ATM), night deposit box and related improvement on the front elevation at 4747 Hopyard Road, Crossroads Shopping Center. (Site 133)		
<b>NUMBER:</b>	PDR-694	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	4525 Rosewood Drive. (Site 58C)		
<b>NUMBER:</b>	PDR-695	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	4301 Hacienda Drive. (Site 9)		
<b>NUMBER:</b>	PDR-699	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	5675 Gibraltar Drive. (Site 34G)		
<b>NUMBER:</b>	PDR-673	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Metro PCS wireless renewal 4400 Rosewood Drive. (Site 59)		
<b>NUMBER:</b>	PDR-700	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator 01/25/08
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Change the exterior building color from yellow beige to Graystone (light beige brown) and change the building pillars from light grey to Villita (olive green) for Direct Buy located at 5925 W. Las Positas Boulevard. (Site 36)		

<b>NUMBER:</b>	PDR-707	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	5956 W. Las Positas Boulevard. (Site 33)			
<b>NUMBER:</b>	PDR-713	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Eddie Papa's roof repaint 4889 Hopyard Road. (Site 1D)			
<b>NUMBER:</b>	PDR-719	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Install roof mounted equipment, canopy, door 4626 Willow Road. (Site 4A)			
<b>NUMBER:</b>	PDR-751	<b>APPROVAL:</b>	Application Date	<b>Withdrawn</b>
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Addition of a BBQ/Trellis to the Springhouse Apartments at 5505 Stoneridge Drive. (Site 27B)			
<b>NUMBER:</b>	PDR-754	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Entry canopy 4626 Willow Road. (Site 4A)			
<b>NUMBER:</b>	PDR-784	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	5674 Stoneridge Drive. (Site 37)			
<b>NUMBER:</b>	PDR-795	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	09/22/08
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Proposal to allow building, site and landscape design changes for a 24-Hour Fitness located at 4770 Willow Road in the Hacienda Business Park. (Site 53B)			
<b>NUMBER:</b>	PDR-797	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Repaint building at 5850 W. Las Positas Boulevard. (Site 19)			
<b>NUMBER:</b>	PDR-798	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Trash enclosure and generator at 5870 Stoneridge Drive. (Site 11G)			

<b>NUMBER:</b>	PDR-808	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	11/17/08
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Change in building trim color and modification to the master sign program at 4430 Willow Road. (Site 31D)			
<b>NUMBER:</b>	PDR-848	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	08/31/09
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Installation of an air conditioning unit screen on the roof top of the building located at 5950 Stoneridge Drive. (Site 13E)			
<b>NUMBER:</b>	PDR-856	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4770 Willow Road. (Site 53B)			
<b>NUMBER:</b>	PDR-862	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	09/14/09
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Expand the existing equipment enclosure for the installation of an additional chiller at the rear of the building located at 4658 Willow Road. (Site 29)			
<b>NUMBER:</b>	PDR-873	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	10/21/09
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Construct two canvas shade structures in the playground area at Carden West School at 4576 Willow Road. (Site 12B)			
<b>NUMBER:</b>	PDR-874	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	10/19/09
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Install an emergency generator within an enclosure at the rear of the existing building located at 5720 Stoneridge Drive. (Site 10C)			
<b>NUMBER:</b>	PDR-912	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Aura outdoor area 4825 Hopyard Road. (Site 1D)			
<b>NUMBER:</b>	PDR-913	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Roof-mounted generator 5653 Stoneridge Drive. (Site 25B)			

<b>NUMBER:</b>	PDR-922	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Landscape changes 4141 Hacienda Drive. (Site 171)			
<b>NUMBER:</b>	PDR-927	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	09/30/10
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Repaint the four buildings located on 5635 and 5673 W. Las Positas Boulevard and 5653 and 5627 Stoneridge Drive. (Site 25B)			
<b>NUMBER:</b>	PDR-931	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	10/29/10
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Replace the existing tile roof with a standing-seam metal roof for the Verizon Wireless building located at 4440 Willow Road. (Site 31C)			
<b>NUMBER:</b>	PDR-946	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	04/13/11
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Install an ATM machine on the west elevation of the existing building located at 4747 Hopyard Road. (Site 133)			
<b>NUMBER:</b>	PDR-960	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	08/04/11
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	(1) Remove 51 poplar trees and 19 pine trees and replace with 37 flowering pear trees, shrubs and groundcover; (2) modify the location of the existing vehicle access gate and associated equipment near the site's western driveway; (3) install a new vehicle access gate and associated equipment approximately 65 feet from the edge of the road (north side of Owens Drive) at the site's eastern driveway; and (4) make minor site and landscape modifications at the existing Kaiser Data Center site located at 5840 Owens Drive. (Site 57)			
<b>NUMBER:</b>	PDR-P11-0028	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	1) Repaint the building exterior (partial), 2) reconfigure parking layout, 3) install additional rooftop HVAC's. (Site 58A)			
<b>NUMBER:</b>	PDR-P11-0037	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	09/07/11
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Install a 400 kw fuel cell with screen enclosure on the west side of the Roche Molecular building located at 4300 Hacienda Drive. (Site 6)			



<b>NUMBER:</b>	PDR-P11-0819	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	03/26/12
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Convert a portion of the existing parking lot to a landscaped area with related improvements and to install four light monitors on the roof of the existing building at 4280 Hacienda Drive. (Site 11H)			
<b>NUMBER:</b>	PDR-P11-0978	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	01/05/12
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Repaint the two buildings located at 5667 Gibraltar Drive and 5731 W. Las Positas Boulevard. (Sites 34B and 34E)			
<b>NUMBER:</b>	PDR-P12-0109	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	04/17/12
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Repaint the building and install new building awning at the Chili's restaurant building located at 4801 Hopyard Road in the Hacienda Business Park. (Site 1D)			
<b>NUMBER:</b>	PDR-P12-1701	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	02/27/13
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Application for design review to construct a play yard area, fencing, and play equipment within an existing landscaped area for use by the approved pre-school and childcare facility located at 5724 W. Las Positas Boulevard. (Site 18B)			
<b>NUMBER:</b>	PDR-P12-1761	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	02/04/13
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Application for design review to: 1) construct a trash enclosure adjacent to the existing parking garage, 2) reconfigure portions of the parking lot to accommodate the trash enclosure; and 3) remove 25 bicycle stalls inside the garage and install 50 new bicycle stalls at the Kaiser Campus located at 5800 Owens Drive. (Site 57)			
<b>NUMBER:</b>	PDR-P12-1800	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	01/23/13
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Application to (1) construct an approximately 439-square-foot lobby addition and building entry modification; (2) change the building colors and materials; and (3) modify the site, including installing a new accessible walkway, remodel the existing employee patio on the side of the building, and related landscape changes. (Site 19)			
<b>NUMBER:</b>	PDR-P12-1809	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	01/30/13
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Relocate the existing volleyball court south to accommodate the future Iron Horse Trail, and other related site improvements including the removal of 17 non-heritage-sized <u>Quercus rubra</u> trees for Kaiser Permanente located at 4460 Hacienda Drive. (Site 55F)			

<b>NUMBER:</b>	PDR-P13-2410	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	10/08/13
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Application for an outdoor dining area with alcohol beverage service at 4747 Hopyard Road, Suite 5. (Site 133)			
<b>NUMBER:</b>	PDR-P14-0437	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	04/07/14
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Application to modify the exterior colors of the two existing buildings located at 5669 Gibraltar Drive and 5673-5675 Gibraltar Drive. (Site 34G and 34H)			
<b>NUMBER:</b>	PDR-P14-0867	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	06/18/14
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Application to change the exterior paint colors of the Eddie Papa's American Hangout restaurant located at 4889 Hopyard Road. (Site 1D)			
<b>NUMBER:</b>	PDR-P14-1441	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	10/03/14
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Application to install one 80kw diesel emergency generator with enclosure at 5925 W. Las Positas Boulevard. (Site 36)			
<b>NUMBER:</b>	PDR-P14-1154	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	09/18/14
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Application to change the existing colors of the building located at 4780 Chabot Drive. (Site 5D)			
<b>NUMBER:</b>	PDR-P14-1161/1187	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	10/10/14
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Application to remodel and enlarge the existing outdoor dining area for Eddie Papa's restaurant located at 4889 Hopyard Road. (Site 1D)			
<b>NUMBER:</b>	PDR-P14-1195	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	11/19/14
			City Council	
<b>DESCRIPTION:</b>	Application to construct an outdoor, fenced in play area at 5698 Stoneridge Drive. (Site 37)			
<b>NUMBER:</b>	PDR-P14-1300	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	02/02/15
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Application to conduct site modifications at 4400-4460 Rosewood Drive generally consisting of the following items: replacing the existing landscaping with new landscaping; installing sports courts; installing an 18-space parking lot; removing portions of the building arcades; installing new paved plazas and pathways; retrofitting a gas barbeque; installing gas fire pit; installing outdoor furniture; and removing and replacing some of the site lighting. (Site 59)			

<b>NUMBER:</b>	PDR-P15-0012	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	02/17/15
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Application to: (1) install a walk-up ATM machine on the north side of the existing building; and (2) remove existing landscape shrubs for the continuation of an existing on-site pedestrian path located at 5700 Stoneridge Drive. (Site 10D)			
<b>NUMBER:</b>	PDR-P15-0293	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	05/29/15
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Application to (1) remove the existing trash enclosure on the southwest side of the lot and construct 12 new compact parking spaces; (2) construct a new trash enclosure along the southwest side of the building with related site improvements; and (3) repaint the building located at 4280 Hacienda Drive. (Site 11H)			
<b>NUMBER:</b>	PDR-P15-0373	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	07/27/15
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Application for site improvements to modify the property located at 4280 Hacienda Drive as follows: (1) remove a total of eight trees within the public service easements; (2) remove a total of 24 crab apple entry trees and replace with 15 crape myrtle entry trees, shrubs, and groundcover; (3) modify the interior courtyard to include bicycle racks, a bicycle shelter, a green screen, landscaping, removal of three parking spaces to accommodate concrete paving and installation of our parking spaces; (4) remove and replace parking lot trees in-kind; (5) modify the east entryway to include a low-profile concrete wall and new concrete paving; and (6) modify the parking ratio for the site to a minimum requirement of 3.33 spaces per 1,000 square feet of building area. (Site 11H)			
<b>NUMBER:</b>	PDR-P15-0408	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	07/30/15
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Application to install a roll-up door to the north side of the building, change the existing storefront, and related landscaping, parking, and site modifications located at 4575 Rosewood Drive. (Site 58C)			
<b>NUMBER:</b>	PDR-P15-0419	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	08/04/15
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Application to modify the inner courtyard landscaping and hardscape, including the removal of two, two-inch-diameter pear trees located at 5667 Gibraltar Drive. (Site 34E)			
<b>NUMBER:</b>	PDR-P15-0425	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	07/30/15
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Application to install a canopy over an existing second-floor terrace on the rear of the building located at 4280 Hacienda Drive. (Site 11H)			
<b>NUMBER:</b>	PDR-P15-0468	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	08/24/15
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Application to modify the existing generator yard located at 5667 Gibraltar Drive with new landscaping, outdoor furniture, lighting, and hardscape, including a basketball court and horseshoe pit. (Site 34E)			

<b>NUMBER:</b>	PDR-P15-0526	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	09/21/15
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Application to install two new fuel cells within a new enclosure located at 5805 Owens Drive. (Site 56C)			

<b>NUMBER:</b>	PDR-P15-0559	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	09/30/15
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Application to repaint the Axis Community Health building located at 5925 W. Las Positas Boulevard. (Site 36)			

<b>NUMBER:</b>	PDR-P16-0357	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Application to establish a preschool facility with an outdoor play area at 4807 Hopyard Road. (Site 1D)			

<b>NUMBER:</b>	PDR-P16-0852	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	05/04/16
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Application to modify the inner courtyard landscaping and hardscape, including the removal of four, non-heritage trees located at 5669/5671 and 5673/5675 Gibraltar Drive. (Sites 34G and 34H)			

<b>NUMBER:</b>	PR-97-71	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Preliminary review process for the Shaklee Corporate Headquarters complex. (Site 7D)			

<b>NUMBER:</b>	PR-99-26	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Preliminary review process for a proposed equipment screen at 4460 Rosewood Drive. (Site 59)			

<b>NUMBER:</b>	PREV-1	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION</b>	Preliminary design review application for 4770 Willow Road. (Site 53B)			

<b>NUMBER:</b>	PREV-7	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION</b>	Preliminary design review application to construct an addition to an existing building located at 4160 Hacienda Drive. (Site 16B)			

<b>NUMBER:</b>	PREV-10	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary design review application for 4555 Hopyard Road. (Site 132)		
<b>NUMBER:</b>	PREV-12	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary design review application for five wireless Spectra Link antennas at 5480 Owens Drive. (Site 57)		
<b>NUMBER:</b>	PREV-21	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary design review application for 4400 Rosewood Drive. (Site 59)		
<b>NUMBER:</b>	PREV-31	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary design review application for 5925 W. Las Positas Boulevard. (Site 36)		
<b>NUMBER:</b>	PREV-52	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary design review application for 6001 Gibraltar Drive. (Site 5F)		
<b>NUMBER:</b>	PREV-53	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary design review application for 5676 Stoneridge Drive. (Site 37)		
<b>NUMBER:</b>	PREV-59	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary design review application for 4750 Willow Road. (Site 35B)		
<b>NUMBER:</b>	PREV-62	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary design review application for 5075 Hopyard Road. (Site 1A)		
<b>NUMBER:</b>	PREV-83	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary design review application for 4801 Hopyard Road. (Site 1D)		

<b>NUMBER:</b>	PREV-119	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary design review application for 4440 Rosewood Drive. (Site 59)		
<b>NUMBER:</b>	PREV-127	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary design review application for 5890 Owens Drive. (Site 52)		
<b>NUMBER:</b>	PREV-152	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary design review application for 4430 Willow Road. (Site 31D)		
<b>NUMBER:</b>	PREV-154	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary design review application for 4733 Chabot Drive. (Site 5G)		
<b>NUMBER:</b>	PREV-173	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary design review application for a Metro PCS wireless communication facilities at 5960 Inglewood Drive. (Site 14B)		
<b>NUMBER:</b>	PREV-192	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary design review application for a wireless communications facility for Sprint PCS at 4473 Willow Road. (Site 11B)		
<b>NUMBER:</b>	PREV-203	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary design review application for a remodel and small addition to the existing Lyon's restaurant at 4889 Hopyard Road. (Site 1D)		
<b>NUMBER:</b>	PREV-209	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary design review application for a personal wireless service facility for Nextel Communications at 4141 Hacienda Drive. (Site 171)		
<b>NUMBER:</b>	PREV-217	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary design review application for 5731 W. Las Positas Boulevard. (Site 34B)		

<b>NUMBER:</b>	PREV-219	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary design review application for a personal wireless service facility for Cingular Wireless at 3825 Hopyard Road. (Site 22)		
<b>NUMBER:</b>	PREV-225	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary design review application for parking areas for the properties located at 4430 and 4440 Willow Road. (Sites 31C and 31D)		
<b>NUMBER:</b>	PREV-252	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary design review application for 5720 Stoneridge Drive. (Site 10C)		
<b>NUMBER:</b>	PREV-271	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary design review application for 4825 Hopyard Road. (Site 1D)		
<b>NUMBER:</b>	PREV-278	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary design review application for a 168 unit apartment complex at 5725 W. Las Positas Boulevard. (Site 23B)		
<b>NUMBER:</b>	PREV-279	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary design review application for 5960 Inglewood Drive. (Site 14B)		
<b>NUMBER:</b>	PREV-282	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary design review application for 4460 Hacienda Drive. (Site 55F)		
<b>NUMBER:</b>	PREV-307	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary design review application for 5653 Stoneridge Drive. (Site 25B)		
<b>NUMBER:</b>	PREV-322	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary design review application for an outdoor sale of merchandise in front of the Wal-Mart Store located at 4501 Rosewood Drive for a six week period beginning January 24, 2003. (Site 58A)		

<b>NUMBER:</b>	PREV-326	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary design review application to construct a natural gas powered co-generation facility less than 1 MW in size at 4300 Hacienda Drive. (Site 6)		
<b>NUMBER:</b>	PREV-369	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary design review application for Bay Rock at 5725 W. Las Positas Boulevard. (Site 23B)		
<b>NUMBER:</b>	PREV-378	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary design review application for 5505 Springhouse Drive. (Site 27B)		
<b>NUMBER:</b>	PREV-387	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary design review application for a modification to the Metro 580 shopping center. (Site 58C)		
<b>NUMBER:</b>	PREV-408	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary design review application to construct an addition in the parking area located at 5865 Owens Drive. (Site 51C)		
<b>NUMBER:</b>	PREV-425	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary design review application to construct a 431 unit apartment development on an 8.17 acre portion of the Shaklee property. (Site 7E)		
<b>NUMBER:</b>	PREV-429	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary design review application for 4695 Chabot Drive. (Site 2A)		
<b>NUMBER:</b>	PREV-431	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary design review application for 4555 Rosewood Drive. (Site 58C)		
<b>NUMBER:</b>	PREV-439	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary design review application for 4825 Hopyard Road. (Site 1D)		



<b>NUMBER:</b>	PREV-448	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary design review application for a children activity/daycare center at Hacienda Plaza. (Site 37)		
<b>NUMBER:</b>	PREV-458	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary design review application to convert the existing apartments at Archstone Hacienda into condominiums. (Site 60A)		
<b>NUMBER:</b>	PREV-463	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary design review application for 5956 W. Las Positas Boulevard. (Site 33)		
<b>NUMBER:</b>	PREV-464	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary design review application for 5758 W. Las Positas Boulevard. (Site 18A)		
<b>NUMBER:</b>	PREV-482	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary design review application for 5725 W. Las Positas Boulevard. (Site 23A)		
<b>NUMBER:</b>	PREV-495	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary design review application for 5960 Inglewood Drive. (Site 14B)		
<b>NUMBER:</b>	PREV-523	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary design review application for 5840 Owens Drive. (Site 57)		
<b>NUMBER:</b>	PREV-540	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary design review application for 5840 Owens Drive. (Site 57)		
<b>NUMBER:</b>	PREV-573	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary design review application for 5820 Owens Drive. (Site 57)		

<b>NUMBER:</b>	PREV-601	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary design review application for 4626 Willow Road. (Site 4A)		
<b>NUMBER:</b>	PREV-641	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary design review application for 4473 Willow Road. (Site 11B)		
<b>NUMBER:</b>	PREV-656	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary review application to expand the existing CarrAmerica Corporate Center to include: 1) two 165,000 sq. ft. six-story office building oriented toward I-580; 2) one 150,271 sq. ft. six-story office building orientated toward Owens Drive; 3) an approximately 93,000 sq. ft. 5-story, approximately 130 room hotel with approximately 10,000 sq. ft. retail space on the ground floor, and; 4) three 4 to 5 story parking structures with a building profile of 3 to 4 story (due to parking on the roof deck). (Site 59)		
<b>NUMBER:</b>	PREV-701	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary design review application for 5729 W. Las Positas Boulevard. (Site 23B)		
<b>NUMBER:</b>	PREV-719	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary review application to construct a 240 unit apartment development on an 8.17 acre vacant site located at the northeast corner of Hacienda Drive and Willow Road. (Site 7E)		
<b>NUMBER:</b>	PREV-720	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary review application for the development of a high-density residential project on an approximately 8.2 acre vacant site located at the northwest corner of Owens Drive and Willow Road. The proposal consists of two development products: 1) a 130 market-rate-for-sale townhouse development on an approximately 6.6 acre portion of the site, and 2) a 70-unit Below Market Rate (BMR) complex on the remaining approximately 1.6 acre site. (Site 7G)		
<b>NUMBER:</b>	PREV-810	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary review application to change the Hacienda land use designation for 5724 W. Las Positas Boulevard (Site 18B) from IPD (Research and Development/Light Manufacturing Planning District) to MCOIPD (Mixed Retail/Commercial/Financial, Office, and Research and Development/Light Manufacturing Planning District). (Site 18B)		

<b>NUMBER:</b>	PREV-P11-0650	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary review application for an automated car wash at the rear of the existing Mercedes Benz pre-owned sales building at 5871 Owens Drive. (Site 51F)		
<b>NUMBER:</b>	PREV-P12-1220	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary review application to construct 305 apartment units, a 7,520 sq. ft. retail building, office parking modifications, and related site improvements at the California Center located at 4400-4460 Rosewood Drive. (Site 59)		
<b>NUMBER:</b>	PREV-P12-1706	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary review application to construct 168 apartment units and related site improvements on the Nearon site located at 5729 W. Las Positas Boulevard. (Site 23B)		
<b>NUMBER:</b>	PREV-P12-1790	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary review application to operate a childcare facility for approximately 50 children in grades K-5 with pick-up/drop-off van services at 5627 Gibraltar Drive. (Site 172)		
<b>NUMBER:</b>	PREV-P13-0008	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary review application to operate a private high school and tutoring facility at 5959 W. Las Positas Boulevard. (Site 21B)		
<b>NUMBER:</b>	PREV-P13-1869	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary review application to add a full service restaurant and bar to the existing Summerfield Suites (future Hyatt House). (Site 13G)		
<b>NUMBER:</b>	PREV-P13-1872	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary review application to remove 12 existing parking spaces in order to establish an approximately 1,746 square foot outdoor dining area for a proposed Bayou Bill's Cajun Crab Shack (formerly Coconuts Beach Bar and Seafood Grill). (Site 1D)		

<b>NUMBER:</b>	PREV-P14-0568	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary review for a use determination regarding a proposed business that assists students - including those with special needs 12-18 years of age with tutoring and transitional planning between adolescence and adulthood proposed within suite 102 at the Crossroads Shopping Center at 5980 Stoneridge Drive. (Site 135)		
<b>NUMBER:</b>	PREV-P14-1106	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Signage		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary review to replace the existing monument sign for Hacienda West with a multi-tenant monument sign at the property located at 3825 Hopyard Road. (Site 22)		
<b>NUMBER:</b>	PREV-P14-1273	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary review for the purpose of establishing a new art school at 4430 Willow Road, Suite I. (Site 31D)		
<b>NUMBER:</b>	PREV-P14-1278	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary review to seek approval to operate a sports lounge at the tenant space that was occupied by Hex Southern Grill & Voodoo Room. (Site 1D)		
<b>NUMBER:</b>	PREV-P14-1300	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary review for site modifications at 4400-4460 Rosewood Drive generally consisting of the following items: replacing the existing landscaping with new landscaping; installing sports courts; installing an 18-space parking lot; removing portions of the building arcades; installing new paved plazas and pathways; retrofitting a gas barbeque; installing gas fire pit; installing outdoor furniture; and removing and replacing some of the site lighting. (Site 59)		
<b>NUMBER:</b>	PREV-P15-0627	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION</b>	Preliminary review to operate a preschool/daycare facility with outdoor play yard for approximately 120 children at 4807 Hopyard Road, Building H, in the Gateway Square Shopping Center. (Site 1D)		
<b>NUMBER:</b>	PSDR-6	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	5810 Owens Drive. ( Site 57)		

<b>NUMBER:</b>	PSDR-23	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	05/30/00
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Installation of one approximately 75 square-foot internally illuminated channel letter wall sign for Honey Baked Ham located at 4555 Hopyard Road #11. (Site 13A)			
<b>NUMBER:</b>	PSDR-38	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	08/17/00
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Replace the existing monument sign for the Superior Court of California building located at 5672 Stoneridge Drive, Pleasanton. (Site 34F)			
<b>NUMBER:</b>	PSDR-40	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Application for a new monument sign, wall sign and door signage for Visioneer at 5673 Gibraltar Drive. (Site 34G)			
<b>NUMBER:</b>	PSDR-41	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4473 Willow Road, 4457 Willow Road, 4234 Hacienda Drive and 4256 Hacienda Drive. (Site 11B)			
<b>NUMBER:</b>	PSDR-43	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	5964 W. Las Positas Boulevard. (Site 33)			
<b>NUMBER:</b>	PSDR-48	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	5885 Owens Drive. (Site 51A)			
<b>NUMBER:</b>	PSDR-75	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4234 Hacienda Drive. (Site 11B)			
<b>NUMBER:</b>	PSDR-90	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4420 Rosewood Drive. (Site 59)			

<b>NUMBER:</b>	PSDR-97	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	09/20/01
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Sign approval to install two temporary wall-mounted signs consisting of foam letters with acrylic faces at 4535 Rosewood Drive, Metro 580. (Site 58A)			
<b>NUMBER:</b>	PSDR-104	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4690 Chabot Drive. (Site 1F)			
<b>NUMBER:</b>	PSDR-126	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	06/20/02
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Install two wall-mounted signs for the Bamboo Island Restaurant located at 4889 Hopyard Road. (Site 1D)			
<b>NUMBER:</b>	PSDR-134	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Sign program 5075 Hopyard Road. (Site 1A)			
<b>NUMBER:</b>	PSDR-146	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	5890 Owens Drive. (Site 52)			
<b>NUMBER:</b>	PSDR-166	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	09/12/03
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Modification to the sign program of the Gateway Square Shopping Center to allow a 30-inch tall wall-mounted sign for Kelly-Moore Paints located at 4877 Hopyard Road. (Site 1D)			
<b>NUMBER:</b>	PSDR-168	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	5871 Owens Drive. (Site 51F)			
<b>NUMBER:</b>	PSDR-169	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	10/21/03
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Installation of two building signs for ADP at 4125 Hopyard Road, Pleasanton. (Site 14A)			

<b>NUMBER:</b>	PSDR-182	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	04/16/04
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	05/12/04
			City Council	
<b>DESCRIPTION:</b>	Modification to the sign face of an existing monument sign at 4500 PeopleSoft Parkway. The proposal includes 1) changing the sign verbiage from "Hacienda" to "PeopleSoft", 2) repainting the sign, and 3) removing the arch element that is mounted on top of the existing sign. (Site 56C)			
<b>NUMBER:</b>	PSDR-199	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4301 Hacienda Drive. (Site 9)			
<b>NUMBER:</b>	PSDR-202	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	5667 Gibraltar Drive. (Site 34E)			
<b>NUMBER:</b>	PSDR-203	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4801 Hopyard Road. (Site 1D)			
<b>NUMBER:</b>	PSDR-206	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	5724 W. Las Positas Boulevard. (Site 18B)			
<b>NUMBER:</b>	PSDR-228	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4457 Willow Road. (Site 11B)			
<b>NUMBER:</b>	PSDR-235	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	05/20/05
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Request for a sign design review for the installation of an internally illuminated can sign for "Baci Seafood & Steak" restaurant located at 4889 Hopyard Road. (Site 1D)			
<b>NUMBER:</b>	PSDR-251	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	10/13/05
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Sign design review application to modify the comprehensive sign program for Hacienda Plaza, 5674-5698 Stoneridge Drive, 5677-5681 Gibraltar Drive. (Site 37)			

<b>NUMBER:</b>	PSDR-252	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	5925 W. Las Positas Boulevard. (Site 36)		
<b>NUMBER:</b>	PSDR-259	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Application for sign design review approval for a sign program for Kaiser Permanente facility in the former PeopleSoft buildings located at 4460 and 4480 Hacienda Drive. (Site 55F)		
<b>NUMBER:</b>	PSDR-266	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator 03/30/06
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Design review application to modify the comprehensive sign program for Hacienda Plaza, 5674-5698 Stoneridge Drive, 5677-5681 Gibraltar Drive. (Site 37)		
<b>NUMBER:</b>	PSDR-278	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	5964 W. Las Positas Boulevard. (Site 33)		
<b>NUMBER:</b>	PSDR-294	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	New logo sign 5758 W. Las Positas Boulevard. (Site 18A)		
<b>NUMBER:</b>	PSDR-302	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Monument sign 5667 Gibraltar Drive. (Site 34E)		
<b>NUMBER:</b>	PSDR-312	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	5865 Owens Drive. (Site 51C)		
<b>NUMBER:</b>	PSDR-313	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Sign design review application requesting the approval of a master sign program for building located at 5860, 5880 and 5890 Owens Drive. (Sites 52 and 53A)		



<b>NUMBER:</b>	PSDR-318	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	03/19/07
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Sign design review for Tri-Valley Presbyterian Church, located at 5925 W. Las Positas Boulevard, to install: (1) a wall-mounted sign on the building entrance fascia; (2) an externally illuminated ground-mounted monument sign; and (3) a bulletin board sign at the Willow Road entrance. (Site 36)			
<b>NUMBER:</b>	PSDR-319	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	5115 Hopyard Road. (Site 5A)			
<b>NUMBER:</b>	PSDR-323	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Hyatt Summerfield Suites sign at 4545 Chabot Drive. (Site 13G)			
<b>NUMBER:</b>	PSDR-324	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	05/25/07
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Proposed modification to the approved sign program for Gateway Square shopping located at 4801-4889 Hopyard Road to allow signs on the three existing towers. (Site 1D)			
<b>NUMBER:</b>	PSDR-331	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4747 Hopyard Road. (Site 133)			
<b>NUMBER:</b>	PSDR-339	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	5775 W. Las Positas Boulevard. (Site 173)			
<b>NUMBER:</b>	PSDR-347	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	5568 Gibraltar Drive, 4473 Willow Road, 4457 Willow Road, 4234 Hacienda Drive and 4256 Hacienda Drive. (Site 11B)			
<b>NUMBER:</b>	PSDR-356	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	02/07/08
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Proposal to install a wall mounted, non-illuminated, aluminum channel sign for Ellie Mae Incorporated located at 4155 Hopyard Road. (Site 14A)			

<b>NUMBER:</b>	PSDR-360	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	02/25/08
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Proposal to install one non-illuminated building sign on the north elevation and to reface the existing monument sign on the northwest corner of the Gatan building located at 5794 W. Las Positas Boulevard. (Site 18A)			
<b>NUMBER:</b>	PSDR-362	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	02/21/08
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Proposal to install a freestanding, non-illuminated monument sign for FrontRange Solutions located at 5675 Gibraltar Drive. (Site 34G)			
<b>NUMBER:</b>	PSDR-387	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	DCSS sign 5669 Gibraltar Drive. (Site 34H)			
<b>NUMBER:</b>	PSDR-396	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	11/17/08
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Change building trim color and modify master sign program. (Site 31D)			
<b>NUMBER:</b>	PSDR-405	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Adept sign at 5627 Gibraltar Drive. (Site 172)			
<b>NUMBER:</b>	PSDR-424	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Sign application for 5800 Stoneridge Drive. (Site 6)			
<b>NUMBER:</b>	PSDR-428	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Sign application for Plato's Closet at 4555 Hopyard Road. (Site 132)			
<b>NUMBER:</b>	PSDR-430	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	11/25/09
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Modify the sign program to allow an 18 inch high logo on the sign for Carden West School located at 4576 Willow Road. (Site 12B)			

<b>NUMBER:</b>	PSDR-454	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Wall sign at 4555 Hopyard Road. (Site 132)		
<b>NUMBER:</b>	PSDR-466	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	24 Hour Fitness Signs at 4770 Willow Road. (Site 53B)		
<b>NUMBER:</b>	PSDR-472	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Monument and directional signage for Kaiser at 5810 Owens Drive. (Site 57)		
<b>NUMBER:</b>	PSDR-467	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator 10/13/10
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Proposal to modify the comprehensive sign program for Gateway Square Shopping Center to install two signs for the STATUS Nightclub located at 4825 Hopyard Road. (Site 1D)		
<b>NUMBER:</b>	PSDR-490	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator 05/18/11
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Proposal to modify the comprehensive sign program for 4430 Willow Road. The modification would (1) modify the comprehensive sign program for the subject building to allow each tenant space to have one approximately 12' 8" long by 2' tall by 8" deep, opaque, internally-illuminated aluminum cabinet in Matthews Dark Bronze #41-313 finish with white sign copy; and (2) allow the installation of one approximately 24" tall by 152" long cabinet sign to be attached to an architectural metal louver for "Dental and Orthodontics, Yvonne DeMesa, DDS & Henry Uy, DDS". (Site 31D)		
<b>NUMBER:</b>	PSDR-493	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Chase Bank sign at 4747 Hopyard Road. (Site 133)		
<b>NUMBER:</b>	PSDR-P11-0029	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Sign design review to: 1) modify the existing building mounted signs and 2) modify the monument signs for Walmart at 4501 Rosewood Drive. (Site 58A)		
<b>NUMBER:</b>	PSDR-P11-0940	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator 12/22/11
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Modify the existing Oracle monument sign located near the northwestern corner of the Oracle campus facing Interstate 580. The proposed modifications include the addition of a Kaiser Permanent sign and Hacienda arch, new concrete walls, and new landscaping. (Site 56C)		

<b>NUMBER:</b>	PSDR-P12-0052	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	02/24/12
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Install a building wall sign at 5700 Stoneridge Drive with the logo measuring approximately three feet, six inches tall where maximum height of three feet is allowed. (Site 10D)			
<b>NUMBER:</b>	PSDR-P12-0108	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	04/24/12
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Replace the existing signs at the main entrance and the wall mounted and projecting signs on the north elevation of Chili's restaurant located at 4801 Hopyard Road. (Site 1D)			
<b>NUMBER:</b>	PSDR-P12-0271	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	04/25/12
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Reface an existing internally illuminated monument sign to include a 2-foot, 3-inch tall logo for Extended Stay America located at 4555 Chabot Drive. (Site 13H)			
<b>NUMBER:</b>	PSDR-P12-0542	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	05/01/12
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Modify the comprehensive sign program for the California Center at 4400-4460 Rosewood Drive in the Hacienda Business Park to replace the existing freeway pylon sign with a 35-foot tall pylon sign and to replace the monument project and tenant identification signs. (Site 59)			
<b>NUMBER:</b>	PSDR-P12-1794	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	07/10/13
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Modify the existing signage for the Walmart store located at 4501 Rosewood Drive with white-colored store name and yellow-colored "spark" logo. The proposed sign modifications include the following: (1) remove the existing storefront sign and replace with a new internally illuminated channel letters and logo; (2) remove the existing building-mounted signs on the side (Owens Drive) and rear (Hacienda Drive) elevations and replace with a new non-illuminated channel letter sign within the sign area on each elevation; (3) remove the existing secondary signs on the front (Rosewood Drive) elevation and replace with new non-illuminated, secondary channel letter signs; (4) relocate the existing McDonald's logo approximately 20 feet to the south (Owens Drive) without any modifications; and (5) remove the sign on the two existing monument signs and replace with new signs. (Site 58A)			
<b>NUMBER:</b>	PSDR-P13-0825	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	05/01/13
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Install free-standing and wall-mounted signs for Mercedes Benz of Pleasanton located at 5885 Owens Drive. (Site 51G)			
<b>NUMBER:</b>	PSDR-P13-1900	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	07/01/13
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Install a 39-inch tall internally-illuminated channel-lettered sign for Home Life Furniture and Accessories located at 4555 Hopyard Road, Suite C, within the Crossroads Shopping Center, where 30 inches is the maximum height permitted. (Site 132)			

<b>NUMBER:</b>	PSDR-P13-1947	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	07/31/13
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Install window signs for AIS Auto Insurance Specialists located at 4877 Hopyard Road, Suite B. (Site 1D)			
<b>NUMBER:</b>	PSDR-P13-1980	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	07/01/13
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Install one wall-mounted sign and to reface two existing tenant directory monument signs for CooperVision Advanced Development Center located at 5870 Stoneridge Drive. (Site 11G)			
<b>NUMBER:</b>	PSDR-P13-2024	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	07/30/13
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Install eight decorative double-sided banners, four decorative single-sided banners, and three "Welcome" banners mounted to the parking lot light poles located at Gateway Square Shopping Center, at 4801-4889 Hopyard Road. (Site 1D)			
<b>NUMBER:</b>	PSDR-P14-0041	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	03/04/14
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Replace the decorative lighting along the top posts of the patio enclosure with new red circular lights, as well as lettering spelling "EATS" for the Eddie Papas restaurant located at 4889 Hopyard Road. (Site 1D)			
<b>NUMBER:</b>	PSDR-P14-0865	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	06/16/14
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Install a non-illuminated building-mounted sign for Morgan Stanley located at 4309 Hacienda Drive. (Site 9)			
<b>NUMBER:</b>	PSDR-P14-1156	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	09/12/14
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Replace the existing monument sign with a new multi-tenant monument sign for Hacienda West located at 3825 and 3875 Hopyard Road. (Site 22)			
<b>NUMBER:</b>	PSDR-P15-0135	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	06/19/15
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Approval of a Wayfinding Master Sign Program for Rosewood Commons located at 4400-4460 Rosewood Drive. (Site 590-599)			
<b>NUMBER:</b>	PSDR-P15-0154	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	03/19/15
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Install one wall-mounted sign for CooperVision Advanced Development Center located at 4511 Willow Road. (Site 11G)			

<b>NUMBER:</b>	PSDR-P15-0275	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	05/29/15
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Approval of a master sign program for Veeva located at 4280 Hacienda Drive. (Site 11H)			
<b>NUMBER:</b>	PSDR-P15-0292	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	12/22/15
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Application to install two internally-illuminated wall-mounted signs for Pick 6 Sports Lounge located at 4825 Hopyard Road, Suite F. (Site 1D)			
<b>NUMBER:</b>	PSDR-P15-0329	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	05/07/15
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Approval of a master sign program for St. Anton Hacienda at 5729 W. Las Positas Boulevard. (Site 23B)			
<b>NUMBER:</b>	PSDR-P15-0479	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Application to amend the sign provisions within the Hacienda Design Guidelines to permit signage within the common area primary and secondary intersection plazas throughout Hacienda.			
<b>NUMBER:</b>	PSDR-P15-0573	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	12/17/15
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Application to establish a monument and wayfinding master sign program for Diablo Technology Centers located at 5735 W. Las Positas Boulevard and 4511 Willow Road. (Site 11G)			
<b>NUMBER:</b>	PSDR-P15-0570	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	05/06/16
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Application to replace the existing Metro 580 shopping center freeway pylon sign with a new pylon sign located at 4501 Rosewood Drive. (Sites 58A, 58B, 58C)			
<b>NUMBER:</b>	PSDR-P15-0747	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	01/28/16
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Application to install an internally-illuminated channel letter sign for Mavericks Country Lounge on the east elevation of the building located at 4825 Hopyard Road, Suite F. (Site 1D)			
<b>NUMBER:</b>	PSDR-P16-0823	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	05/02/16
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Application to replace four monument signs at Crossroads shopping center located at 4747, 4767, 4501 and 4555 Hopyard Road and 5980-5990 Stoneridge Drive. (Site 137)			

<b>NUMBER:</b>	PSDR-P16-0204	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	04/11/16
<b>APPLICATION:</b>	Zoning		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Application to establish a new sign program for The Galloway at Owens located at 4863 Willow Road and 5850 Owens Drive. (Site 7G)			

<b>NUMBER:</b>	PDRW-2	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Renewal of wireless approval at 4440 Rosewood Drive. (Site 59)		
<b>NUMBER:</b>	PDRW-4	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Renewal of wireless approval at 4420 Rosewood Drive. (Site 59)		
<b>NUMBER:</b>	PDRW-7	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review 10/11/07
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Allow an existing roof-mounted wireless communications facility on the CarrAmerica building located at 4440 Rosewood Drive. This is the five-year review of the facility that was approved in 2002 (PDR-186). (Site 59)		
<b>NUMBER:</b>	PDRW-11	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Five year wireless renewal at 5720 Stoneridge Drive. (Site 10C)		
<b>NUMBER:</b>	PDRW-12	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review 12/02/09
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Replace three antennas and two equipment cabinets located at 5674 Stoneridge Drive and to install three additional antennas. (Site 37)		
<b>NUMBER:</b>	PDRW-15	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review 03/19/09
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Renewal of an approved wireless service facility located at 4626 Willow Road and to lower the existing panel below the roof parapet. (Site 4A)		
<b>NUMBER:</b>	PDRW-18	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Renewal of existing wireless (PDR-191) at 3875 Hopyard Road. (Site 22)		
<b>NUMBER:</b>	PDRW-20	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Extend existing PDR-77 for wireless at 5674 Stoneridge Drive. (Site 37)		



<b>NUMBER:</b>	PDRW-27	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	06/21/10
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Replace eight existing antenna panels and to install one equipment cabinet at the existing wireless communication facility located at 4420 Rosewood Drive. (Site 59)			
<b>NUMBER:</b>	PDRW-34	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	02/24/10
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Continued operation of an existing wireless facility located at 4473 Willow Road without modification. (Site 11B)			
<b>NUMBER:</b>	PDRW-35	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	01/29/10
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Continue the operation of an existing Sprint wireless facility located at 4683 Chabot Drive. (Site 2B)			
<b>NUMBER:</b>	PDRW-37	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	01/28/10
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Install a wireless communication facility on the roof of an existing building located at 4473 Willow Road, which would include three panel antennas, three RF modules, one microwave dish and one equipment cabinet. The proposed facility would be placed behind the existing roof screen. (Site 11B)			
<b>NUMBER:</b>	PDRW-44	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	04/19/10
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Install a roof-top wireless telecommunication facility located at 4305 Hacienda Drive to include: (1) four microwave dishes; (2) three panel antennas; (3) three wall-mounted antennas; (4) one GPS antenna; (5) one equipment cabinet; and (6) expansion of the existing roof-top screen wall to screen the equipment cabinet. (Site 9)			
<b>NUMBER:</b>	PDRW-45	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	06/18/10
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Install a roof-top wireless telecommunication facility located at 4440 Rosewood Drive, to include (1) nine panel antennas (three per sector); (2) three microwave antennas; (3) radio head units; and (4) one equipment cabinet behind the existing screen wall. Two existing equipment cabinets will be relocated behind the screen wall. (Site 59)			
<b>NUMBER:</b>	PDRW-47	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review	06/21/10
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Install a roof-top wireless telecommunication facility at 5934 Gibraltar Drive, to include a two-foot by two-foot microwave dish antenna and an equipment cabinet. (Site 30A)			

<b>NUMBER:</b>	PDRW-49	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	New antenna and cabinet at 3875 Hopyard Road. (Site 22)		
<b>NUMBER:</b>	PDRW-55	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Metro PCS at 4440 Rosewood Drive. (Site 59)		
<b>NUMBER:</b>	PDRW-P11-0030	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review 10/13/11
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Modify the existing roof-top wireless facility located at 4305 Hacienda Drive by replacing three antennas with three new antennas and by installing the following: (1) six remote radio units; (2) one fiber cable; (3) one GPS antenna; and (4) remote electrical tilts. All equipment will be behind the screen wall. (Site 9)		
<b>NUMBER:</b>	PDRW-P11-0513	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review 09/08/11
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Renew the existing wireless telecommunication facility approval and to add the following: (1) three panel antennas; (2) six remote electrical tilts; and (3) six radio remote units to be located behind the roof screen on the existing building at 3875 Hopyard Road. (Site 22)		
<b>NUMBER:</b>	PDRW-P11-0645	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review 09/27/11
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Replace the existing roof-mounted equipment cabinet with a new roof-mounted equipment cabinet for T-Mobile located at 4626 Willow Road. (Site 4A)		
<b>NUMBER:</b>	PDRW-P11-0762	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review 10/28/11
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Modify the existing roof-top wireless facility located at 4683 Chabot Drive by replacing existing panel antennas with new panel antennas and adding six remote radio units behind the existing screen wall. (Site 2B)		
<b>NUMBER:</b>	PDRW-P12-0787	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review 06/14/12
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Renew the approval of an existing Sprint wireless facility (PDRW-2, antenna panels mounted on the equipment penthouse) without modification located at 4440 Rosewood Drive. (Site 59)		
<b>NUMBER:</b>	PDRW-P12-1696	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review 12/14/12
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Modify the existing Sprint wireless facility located at 4473 Willow Road. (Site 11B)		

<b>NUMBER:</b>	PDRW-P13-0022	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review 02/25/13
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Modify the existing T-Mobile wireless facility located at 5674 Stoneridge Drive. (Site 37)		
<b>NUMBER:</b>	PDRW-P13-1784	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review 05/22/13
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Remove and replace six panel antennas and related equipment at 4420 Rosewood Drive. (Site 59)		
<b>NUMBER:</b>	PDRW-P13-2178	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review 10/17/13
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Remove and replace six existing panel antennas with six new panel antennas; install three dual Tower-Mounted Amplifiers (TMAs) on the existing antenna; install six coaxial cables inside a shroud along the exterior of the existing monopole; and install miscellaneous cables for the existing Verizon Wireless facility located at 4440 Willow Road. (Site 31C)		
<b>NUMBER:</b>	PDRW-P14-0217	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review 04/11/14
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Modify an existing roof-top wireless facility located at 4683 Chabot Drive by replacing three panel antennas with three new panel antennas and adding three RRH's (remote radio head) behind the existing screen wall. (Site 02B)		
<b>NUMBER:</b>	PDRW-P14-0422	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review 04/10/14
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Install three new panel antennas and three remote radio heads and associated equipment and cables behind the existing roof screen at an existing two-story office building located at 4473 Willow Road. (Site 11B)		
<b>NUMBER:</b>	PDRW-P15-0421	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review 07/30/15
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Modify the existing wireless facility by: (1) removing three existing panel antennas and replacing with three new panel antennas; (2) install three new panel antennas; (3) install four raycap surge protectors; (4) install six Remote Radio Units (RRUs); and (5) removing three existing Tower Mounted Amplifiers (TMAs) off the existing antenna standoff on the existing monopole for Verizon Wireless at 4440 Willow Road. (Site 31C)		
<b>NUMBER:</b>	PDRW-P15-0515	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review 11/13/15
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Modify the existing wireless facility: (1) replace six existing panel antennas with six new panel antennas; (2) install three dual Tower-Mounted Amplifiers (TMAs) on the existing antenna; and (3) install six coaxial cables inside a shroud along the exterior of the existing monopole for the existing Verizon Wireless facility at 4440 Willow Road. (Site 31C)		

<b>NUMBER:</b>	PDRW-P15-0752	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review 02/04/16
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Modify the existing wireless facility by: (1) removing three existing panel antennas and replacing them with three new panel antennas; (2) installing three new panel antennas; (3) installing four raycap surge protectors; (4) install six Remote Radio Units (RRUs); and (5) removing three existing Tower Mounted Amplifiers (TMAs) off the existing antenna standoff on the existing monopole for Verizon Wireless at 4440 Willow Road. (Site 31C)		

<b>NUMBER:</b>	PDRW-P16-0488	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review 04/01/16
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Modify the existing roof-top wireless facility for Verizon Wireless by replacing three of the existing antennas with three new antennas and installing three new Remote Radio Units (RRUs) behind the screen wall on the roof of the existing building located at 4305 Hacienda Drive. (Site 9)		

## PERMITS

<b>NUMBER:</b>	UP-85-19	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission 08/14/85
			City Council 09/03/85
<b>DESCRIPTION:</b>	Conditional use permit approval to operate an interim heliport for private use on a portion of Site 52 and to allow for regularly scheduled freight delivery flights. (Site 52)		
<b>NUMBER:</b>	UP-87-55	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission 12/09/87
			City Council
<b>DESCRIPTION:</b>	Application for a conditional use permit to establish a delicatessen at 3825 Hopyard Road. (Site 22)		
<b>NUMBER:</b>	UP-87-56	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission 02/10/88
			City Council
<b>DESCRIPTION:</b>	Conditional use permit for Lyon's to serve alcoholic beverages after 10:00 p.m. on the site of an approved restaurant located at 4889 Hopyard Road. (Site 1D)		
<b>NUMBER:</b>	UP-87-60	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission 01/13/88
			City Council
<b>DESCRIPTION:</b>	Application for a use permit to establish a bank facility consisting of the installation of an automatic teller machine to be located at 4626 Willow Road. (Site 4)		
<b>NUMBER:</b>	UP-88-14	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission 05/11/88
			City Council
<b>DESCRIPTION:</b>	Conditional use permit to operate a park-and-ride lot facility to be located on a portion of an approximately 2.3 acre site located at the southeast corner of the intersection of Chabot Drive and Owens Drive. (Site 52)		
<b>NUMBER:</b>	UP-88-46	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission 09/28/88
			City Council
<b>DESCRIPTION:</b>	Conditional use permit for Chili's to serve alcoholic beverages after 10:00 p.m. on the site of a proposed restaurant located at 4801 Hopyard Road. (Site 1D)		
<b>NUMBER:</b>	UP-89-19	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission 04/26/89
			City Council
<b>DESCRIPTION:</b>	Conditional use permit to operate a Wells Fargo branch bank to be located at the southeast corner of the intersection of Hopyard Road and Stoneridge Drive. (Site 13A)		
<b>NUMBER:</b>	UP-89-25	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission 04/26/89
			City Council
<b>DESCRIPTION:</b>	Conditional use permit to operate a gymnasium/health club at an existing office R&D building located at 5860 W. Las Positas Boulevard. (Site 32)		

<b>NUMBER:</b>	UP-89-47	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission 09/13/89
			City Council
<b>DESCRIPTION:</b>	Application for a conditional use permit to operate a branch bank to be located at 4811 Hopyard Road. (Site 1D)		
<b>NUMBER:</b>	UP-90-43	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission 10/10/90
			City Council
<b>DESCRIPTION:</b>	Application for a conditional use permit to operate a dance club, ShBoom, which will serve alcoholic beverages after 10:00 p.m. at a facility proposed to be located at 4825 Hopyard Road. (Site 1D)		
<b>NUMBER:</b>	UP-91-2	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission 02/13/91
			City Council
<b>DESCRIPTION:</b>	Application for a conditional use permit to sell alcoholic beverages after 10:00 pm (bar) at a restaurant, Chevy's, located at 5877 Owens Drive. (Site 51D)		
<b>NUMBER:</b>	UP-91-69	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission 11/20/91
			City Council
<b>DESCRIPTION:</b>	Application to modify an approved conditional use permit to allow the addition of approximately 3,252 sq. ft. to the existing 13,693 sq. ft. lease space for Gold's Gym. (Site 32)		
<b>NUMBER:</b>	UP-91-75	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Application for a conditional use permit to operate a ladies health and fitness center in an existing building at the Gateway Square commercial complex. (Site 1D)		
<b>NUMBER:</b>	UP-93-1	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission 02/10/93
			City Council
<b>DESCRIPTION:</b>	Application for a conditional use permit to allow the sale of alcoholic beverages after 10:00 p.m., at a restaurant, the Fountains Restaurant and Cantina, (classified as a bar) located at the southeast corner of the intersection of Hopyard Road and Gibraltar Drive in Hacienda Business Park. (Site 1A)		
<b>NUMBER:</b>	UP-93-24	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission 05/26/93
			City Council
<b>DESCRIPTION:</b>	Conditional use permit to establish a Gymboree child's gymnasium and recreational facility within an existing mixed-use commercial center. (Site 37)		
<b>NUMBER:</b>	UP-94-45	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission 08/24/94
			City Council 09/06/94
<b>DESCRIPTION:</b>	Application for development plan approval and a conditional use permit to construct and operate a 535,000 sq. ft., single-story regional headquarters and warehouse distribution facility. (Site 10B)		

<b>NUMBER:</b>	UP-95-4	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	02/08/95
			City Council	
<b>DESCRIPTION:</b>	Application for a conditional use permit to operate a professional school for real estate professionals and related trades in a suite of an existing building at 5960 Stoneridge Drive. (Site 13E)			
<b>NUMBER:</b>	UP-95-11	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	04/12/95
			City Council	
<b>DESCRIPTION:</b>	Application for a conditional use permit to operate a post-secondary school in an existing building. (Site 23)			
<b>NUMBER:</b>	UP-95-20	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	05/10/95
			City Council	
<b>DESCRIPTION:</b>	Application for a conditional use permit to establish a dance club and sports bar serving alcohol after 10:00 p.m. for Cadillac Ranch. (Site 13A)			
<b>NUMBER:</b>	UP-95-81	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	01/24/96
			City Council	
<b>DESCRIPTION:</b>	Application to amend an existing conditional use permit to extend the hours of operation for an existing health club facility. (Site 32)			
<b>NUMBER:</b>	UP-96-02	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	02/14/96
			City Council	
<b>DESCRIPTION:</b>	Application for a conditional use permit to allow the construction of a one-story 3,070 sq. ft. Arby's, drive-through and sit-down fast food restaurant on a portion of an existing vacant 2.31 acre site. Zoning for the property is PUD - Industrial, Commercial, and Offices District. (Site 5C)			
<b>NUMBER:</b>	UP-96-82	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	04/09/97
			City Council	
<b>DESCRIPTION:</b>	Application for a conditional use permit to allow music (live bands and recorded DJ) and dancing, and to extend the hours of operations at Pedro's Restaurant and Cantina. (Site 1A)			
<b>NUMBER:</b>	UP-97-49	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	08/27/97
			City Council	
<b>DESCRIPTION:</b>	Application for a conditional use permit to establish a continuing educational facility for health care professionals. (Site 1D)			
<b>NUMBER:</b>	UP-98-41	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	06/30/98
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to locate seven construction trailers for Shaklee Corporation at 4747 Willow Road. (Site 7D)			

<b>NUMBER:</b>	UP-98-49	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	07/30/98
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to locate one 24' x 40' temporary modular in the parking lot of 4671 Chabot Drive until December 31, 1998. (Site 28)			

<b>NUMBER:</b>	UP-98-56	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	09/25/98
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to locate construction trailers for the PeopleSoft project at 5805 Owens Drive, Pleasanton. (Site 56C)			

<b>NUMBER:</b>	UP-98-73	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to locate two storage trailers for Wal*Mart at 4501 Rosewood Drive. (Site 58A)			

<b>NUMBER:</b>	UP-99-23	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	05/19/99
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit for a tent for Pacific Bell Wireless at 4420 Rosewood Drive, Pleasanton. (Site 59)			

<b>NUMBER:</b>	PCUP-58	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	5725 W. Las Positas Boulevard. (Site 23A)			

<b>NUMBER:</b>	PCUP-62	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	08/28/02
			City Council	
<b>DESCRIPTION:</b>	Conditional use permit to operate a private school/tutorial services in an existing building located in the Gateway Square Shopping Center. (Site 1D)			

<b>NUMBER:</b>	PCUP-67	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4825 Hopyard Road. (Site 1D)			

<b>NUMBER:</b>	PCUP-70	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	2/26/03
			City Council	
<b>DESCRIPTION:</b>	Conditional use permit to operate a pharmacy technician school within an existing office building. (Site 11B)			



<b>NUMBER:</b>	PCUP-85	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Conditional use permit to allow teen dances from 7:00 pm to 12:00 midnight on Sunday and Tuesday nights during the summer months beginning in June and ending in September, and on Sunday nights on three-day weekends during the school year. (Site 1D)		
<b>NUMBER:</b>	PCUP-96	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission 10/08/03
			City Council
<b>DESCRIPTION:</b>	Conditional use permit to operate a weekend "park-and-sell" car lot on the Pleasanton-Dublin BART station parking lot. (Site 54)		
<b>NUMBER:</b>	PCUP-98	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission 10/08/03
			City Council
<b>DESCRIPTION:</b>	Conditional use permit to operate a ladies fitness facility within an existing building located in the Crossroads Center. (Site 13A)		
<b>NUMBER:</b>	PCUP-102	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission 01/29/04
			City Council
<b>DESCRIPTION:</b>	Conditional use permit to operate a self defense facility within an existing building located at 5724 W. Las Positas Boulevard. (Site 18B)		
<b>NUMBER:</b>	PCUP-103	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission 02/12/04
			City Council
<b>DESCRIPTION:</b>	Conditional use permit to operate a tutoring center within an existing building located at 5980 Stoneridge Drive, Suite 103 in the Crossroads Shopping Center. (Site 13A)		
<b>NUMBER:</b>	PCUP-106	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission 02/26/04
			City Council
<b>DESCRIPTION:</b>	Conditional use permit and design review approvals to operate a pre-owned automobile sales business that includes a showroom, a quick service department and outdoor vehicle display for property located at 5871 Owens Drive. (Site 51F)		
<b>NUMBER:</b>	PCUP-110	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission 04/08/04
			City Council
<b>DESCRIPTION:</b>	Conditional use permit to operate a professional school within an existing building located at 4473 Willow Road, Suite 105. (Site 11B)		

<b>NUMBER:</b>	PCUP-111	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission 05/13/04
			City Council
<b>DESCRIPTION:</b>	Conditional use permit to allow the operation of a private school having a projected enrollment of up to 440 students from preschool to eighth grade in an existing building located at 4576 Willow Road in the Hacienda Park. (Site 12B)		
<b>NUMBER:</b>	PCUP-119	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission 08/11/04
			City Council
<b>DESCRIPTION:</b>	Conditional use permit to operate a children's drop-off and activity center within an existing building located in Hacienda Plaza. (Site 37)		
<b>NUMBER:</b>	PCUP-135	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	4695 Chabot Drive. (Site 2A)		
<b>NUMBER:</b>	PCUP-147	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission 09/29/05
			City Council
<b>DESCRIPTION:</b>	Conditional user permit to operate a trade school in an existing building located at 4234 Hacienda Drive, Suite 165 in Hacienda Lakes. (Site 11B)		
<b>NUMBER:</b>	PCUP-150	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission 03/29/06
			City Council
<b>DESCRIPTION:</b>	Conditional use permit to operate a training center and an administrative office for independent Mary Kay consultants and Directors within an existing building located in Stoneridge Business Center. (Site 25B)		
<b>NUMBER:</b>	PCUP-171	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission 09/29/06
			City Council
<b>DESCRIPTION:</b>	Conditional use permit to operate a church within an existing building located at 5925 W. Las Positas Boulevard, Suite 200. (Site 36)		
<b>NUMBER:</b>	PCUP-183	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	5627 Stoneridge Drive. (Site 25B)		
<b>NUMBER:</b>	PCUP-188	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission 03/02/07
			City Council
<b>DESCRIPTION:</b>	Conditional use permit to operate a martial arts center for children and adults, Monday through Friday from 3:00 pm to 9:00 pm and on Saturday and Sunday from 8:30 am to 9:00 pm in an existing building located at 5682 Stoneridge Drive, Suite B. (Site 37)		

<b>NUMBER:</b>	PCUP-223	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission 11/14/08
			City Council
<b>DESCRIPTION:</b>	Conditional use permit to operate a church and related activities within an existing building. (Site 31D)		
<b>NUMBER:</b>	PCUP-224	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission 01/07/09
			City Council
<b>DESCRIPTION:</b>	Conditional use permit to operate a tutorial school with a maximum of 90 students within an existing building located at 5925 W. Las Positas Boulevard, Suite 200 in the Hacienda Business Park. (Site 36)		
<b>NUMBER:</b>	PCUP-227	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission 08/08/08
			City Council
<b>DESCRIPTION:</b>	Conditional use permit to operate a fitness facility at 4770 Willow Road. (Site 53B)		
<b>NUMBER:</b>	PCUP-235	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission 01/07/09
			City Council
<b>DESCRIPTION:</b>	Conditional use permit to operate a second-hand store within an existing building located at 4555 Hopyard Road, Suite C-26, in the Hacienda Business Park. (Site 132)		
<b>NUMBER:</b>	PCUP-252	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission 09/09/09
			City Council
<b>DESCRIPTION:</b>	Conditional use permit to operate an academic and music tutorial school for grades 6 to 11. (Site 31D)		
<b>NUMBER:</b>	PCUP-269	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission 06/09/10
			City Council
<b>DESCRIPTION:</b>	Conditional use permit to establish a religious facility within a portion of an existing building located at 5724 W. Las Positas Boulevard, Suites 200 and 300. (Site 18B)		
<b>NUMBER:</b>	PCUP-270	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Conditional use permit to operate a tutorial facility with a maximum of 40 students within an existing building. (Site 21D)		
<b>NUMBER:</b>	PCUP-273	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	To modify the approved conditional use permit (UP-90-43) for the operation of Status (formerly Aura Nightclub) to allow an outdoor seating/standing area and to increase the maximum occupancy at the facility. (Site 1D)		

<b>NUMBER:</b>	PCUP-282	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	4430 Willow Road. (Site 31C)		
<b>NUMBER:</b>	PCUP-283	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	4430 Willow Road. (Site 31C)		
<b>NUMBER:</b>	PCUP-289	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Conditional use permit to expand an existing academic tutoring facility located at 4430 Willow Road, Suite C into 4430 Willow Road, Suite B. (Site 31D)		
			04/13/11
<b>NUMBER:</b>	PCUP-295	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Conditional use permit to operate a Career Training Center within an existing building at 5980 Stoneridge Drive, Suites 110 and 112. (Site 136)		
			06/10/11
<b>NUMBER:</b>	PCUP-297	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Conditional use permit to operate a dance studio at 4430 Willow Road, Suite K. (Site 31D)		
			06/24/11
<b>NUMBER:</b>	PCUP-299	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Conditional use permit to conduct a beauty school with more that 20 students at 5653 Stoneridge Drive, Suites 119 and 120. (Site 25B)		
<b>NUMBER:</b>	PCUP-P11-0051	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Conditional use permit to operate a martial arts studio and fitness facility at 4464 Willow Road, Suite 102. (Site 31A)		
			09/09/11
<b>NUMBER:</b>	PCUP-P11-0063	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Conditional use permit to operate a tutoring center at 4160 Hacienda Drive, Suite 200. (Site 16B)		
			08/10/11

<b>NUMBER:</b>	PCUP-P11-0647	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Request to modify PCUP-273 and PCUP-85 to allow under the age of 21 patron activities for Club STATUS at 4825 Hopyard Road. (Site 1D)		
<b>NUMBER:</b>	PCUP-P11-0818	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission 01/27/12
			City Council
<b>DESCRIPTION:</b>	Conditional use permit to operate an animal shelter/animal adoption center/animal rehabilitation center at 4280 Hacienda Drive. (Site 11H)		
<b>NUMBER:</b>	PCUP-P11-0938	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission 03/09/12
			City Council
<b>DESCRIPTION:</b>	Conditional use permit to operate a private heritage school for kindergarten through 8 <sup>th</sup> grade students within an existing building located at 4160 Hacienda Drive. (Site 16B)		
<b>NUMBER:</b>	PCUP-P11-0982	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Conditional use permit to operate a Montessori Tutoring Center in the Hacienda Plaza commercial / office center at 5676, 5684 or 5688 Stoneridge Drive. (Site 37)		
<b>NUMBER:</b>	PCUP-P12-0601	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission 05/25/12
			City Council
<b>DESCRIPTION:</b>	Conditional use permit to operate a pre-school for a total of 120 students within the existing building located at 4160 Hacienda Drive. (Site 16B)		
<b>NUMBER:</b>	PCUP-P12-0718	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission 05/23/12
			City Council
<b>DESCRIPTION:</b>	Conditional use permit to operate a State registered heritage school for Kindergarten through 8 <sup>th</sup> grade students within an existing building located at 5925 W. Las Positas Boulevard, Suite 200. (Site 36)		
<b>NUMBER:</b>	PCUP-P12-0763	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission 06/29/12
			City Council
<b>DESCRIPTION:</b>	Applications for a Planned Unit Development Design Review and Conditional Use Permit for the demolition of the three existing buildings and construction and operation of an approximately 112,345 square foot automobile showroom and service facility for Mercedes-Benz of Pleasanton at 5871, 5877, and 5885 Owens Drive. (Site 51G)		
<b>NUMBER:</b>	PCUP-P12-1701	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Conditional use permit for a Preschool and Childcare Center at 5724 W. Las Positas Boulevard. (Site 18B)		

<b>NUMBER:</b>	PCUP-P12-1702	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	11/30/12
			City Council	
<b>DESCRIPTION:</b>	Conditional use permit to operate a childcare facility for 156 children at 5724 W. Las Positas Boulevard, Suite 200. (Site 18B)			
<b>NUMBER:</b>	PCUP-P12-1755	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	11/30/12
			City Council	
<b>DESCRIPTION:</b>	Application to modify the approved conditional use permit (PCUP-269) for the Muslim Community Center to modify and enlarge the floor area within the building and to adjust the approved activity hours at 5724 W. Las Positas Boulevard, Suites 100 and 300. (Site18B)			
<b>NUMBER:</b>	PCUP-P12-1760	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Conditional use permit for the operation of a Coconuts Beach Bar and Seafood Grill and associated night time activities for various age groups at 4825 Hopyard Road, Suite 4-10. (Site 1D)			
<b>NUMBER:</b>	PCUP-P12-1821	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	02/27/13
			City Council	
<b>DESCRIPTION:</b>	Conditional use permit for the operation of a Coconuts Beach Bar and Seafood Grill and associated night time activities for various age groups at 4825 Hopyard Road, Suite 4-10. (Site 1D)			
<b>NUMBER:</b>	PCUP-P13-0013	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	04/24/13
			City Council	
<b>DESCRIPTION:</b>	Conditional use permit to operate a heritage school for children in Grades K-5 at 5627 Gibraltar Drive, Suite 200. (Site 172)			
<b>NUMBER:</b>	PCUP-P14-0833	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	08/27/14
			City Council	
<b>DESCRIPTION:</b>	Conditional use permit to operate a church in a portion of an existing building located at 5627 Gibraltar Drive, Suite 100. (Site 172)			
<b>NUMBER:</b>	PCUP-P14-0191	<b>APPROVAL:</b>	Application Date	Denied
<b>ORDINANCE:</b>	None		Zoning Administrator	06/24/14
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Application to operate a large family daycare facility for a maximum of 10 children at the existing residence located at 4034 San Giorgio Court at Siena. (Site PCA)			
<b>NUMBER:</b>	PCUP-P14-1022	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	11/19/14
			City Council	
<b>DESCRIPTION:</b>	Application to operate a licensed day care for children age 2 through 6 and an accelerated learning center (Heritage School) for Grades 6 through 12 at 5698 Stoneridge Drive. (Site 37)			

<b>NUMBER:</b>	PCUP-P14-1151	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Application for a conditional use permit to operate a tutoring facility at The Quarry Lane School located at 5959 W. Las Positas Boulevard. (Site 21B)		
<b>NUMBER:</b>	PCUP-P14-1275	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Application to modify an existing Conditional Use Permit (CUP) for a private school at 4576 Willow Road to : (1) expand the number of students from 440 to 546; (2) modify the hours of operation; and (3) eliminate a condition of approval relating to traffic mitigation, dated received on October 21, 2014. (Site 12B)		
<b>NUMBER:</b>	PCUP-P14-1295	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Application for the establishment of an art school at 4430 Willow Road, Suite I. (Site 31D)		
<b>NUMBER:</b>	PCUP-P15-0185	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Application for a Conditional Use Permit amendment to allow for an enrollment expansion for an existing private school from 440 to 600 students at 4576 Willow Road. (Site 12B)		
<b>NUMBER:</b>	PCUP-P15-0223	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Application for a Conditional Use Permit to operate pick 6 Sports Lounge in the existing building located at 4825 Hopyard Road, F4-10. (Site 1D)		
<b>NUMBER:</b>	PCUP-P15-0740	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Application for a Conditional Use Permit to operate a jewelry warehouse with incidental smelting within an existing building located at 5627 Stoneridge Drive, Suite 323. (Site 25B)		
<b>NUMBER:</b>	PCUP-P16-0356	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Application for a Conditional Use Permit to establish a preschool facility with an outdoor play area at 4807 Hopyard Road. (Site 1D)		

<b>NUMBER:</b>	PTUP-1	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	<b>Denied</b>
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Usage of an outdoor storage container for Honey Baked Hams at 4555 Hopyard Road, Suite C11. (Site 13A)			
<b>NUMBER:</b>	PTUP-12	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	02/10/00
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to install a 40' x 40' tent for South Bay Construction located at 5880-5890 Owens Drive for a barbecue. (Site 52)			
<b>NUMBER:</b>	PTUP-18	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4501 Rosewood Drive. (Site 58A)			
<b>NUMBER:</b>	PTUP-22	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4256 Hacienda Drive. (Site 11B)			
<b>NUMBER:</b>	PTUP-24	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	5720 Stoneridge Drive. (Site 10C)			
<b>NUMBER:</b>	PTUP-25	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4440 Rosewood Drive. (Site 59)			
<b>NUMBER:</b>	PTUP-27	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4501 Rosewood Drive. (Site 58A)			
<b>NUMBER:</b>	PTUP-30	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	5720 Stoneridge Drive. (Site 10C)			
<b>NUMBER:</b>	PTUP-31	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4501 Rosewood Drive. (Site 58A)			



<b>NUMBER:</b>	PTUP-32	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4801 Hopyard Road. (Site 1D)			
<b>NUMBER:</b>	PTUP-34	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	08/31/00
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit for PeopleSoft company employees celebration at 4460 Hacienda Drive. (Site 55F)			
<b>NUMBER:</b>	PTUP-39	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	09/18/00
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit for an outdoor barbecue for Network, Inc at 4256 Hacienda Drive. (Site 11B)			
<b>NUMBER:</b>	PTUP-44	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	<b>Denied</b>
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Application to locate 12 temporary storage containers on the Wal*Mart parking lot at 4501 Rosewood Drive. (Site 58A)			
<b>NUMBER:</b>	PTUP-48	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	11/30/00
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit for a special event/tent for Robert Half International at 5720 Stoneridge Drive. (Site 10C)			
<b>NUMBER:</b>	PTUP-55	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4501 Rosewood Drive. (Site 58A)			
<b>NUMBER:</b>	PTUP-56	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4501 Rosewood Drive. (Site 58A)			
<b>NUMBER:</b>	PTUP-58	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to install two tents for a Cingular Wireless employee barbecue at the CarrAmerica Corporate Center parking lot located at 4432 Rosewood Drive. (Site 59)			

<b>NUMBER:</b>	PTUP-60	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	04/16/01
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit for six tents for a child safety event at Metro 580 shopping center at 4535 Rosewood Drive. (Site 58C)			
<b>NUMBER:</b>	PTUP-61	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	04/16/01
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to locate a construction job office trailer, storage boxes, a dumpster, and an enclosed generator trailer for Rancho Santa Fe Technology-MCS, Inc. at 5720 Stoneridge Drive. (Site 10C)			
<b>NUMBER:</b>	PTUP-62	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4301 Hacienda Drive. (Site 9)			
<b>NUMBER:</b>	PTUP-64	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	05/01/01
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to hold a fundraising dinner and auction for the Muscular Dystrophy Association and to install a tent at Goal Line Productions located at 5959 Coronado Lane. (Site 21C)			
<b>NUMBER:</b>	PTUP-66	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	05/15/01
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to conduct a sidewalk sale for Wal*Mart Stores/Metro-580 Shopping Center located at 4501 Rosewood Drive. (Site 58A)			
<b>NUMBER:</b>	PTUP-68	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4501 Rosewood Drive. (Site 58A)			
<b>NUMBER:</b>	PTUP-78	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4501 Rosewood Drive. (Site 58A)			
<b>NUMBER:</b>	PTUP-80	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4501 Hopyard Road. (Site 131)			

<b>NUMBER:</b>	PTUP-83	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	10/09/01
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit for a temporary Christmas tree sales lot to be located in the Walmart Stores/Metro 580 Shopping Center parking lot located at 4501 Rosewood Drive. (Site 58A)			
<b>NUMBER:</b>	PTUP-101	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4501 Rosewood Drive. (Site 58A)			
<b>NUMBER:</b>	PTUP-102	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4420 Rosewood Drive. (Site 59)			
<b>NUMBER:</b>	PTUP-104	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4420 Rosewood Drive. (Site 59)			
<b>NUMBER:</b>	PTUP-105	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4440 Rosewood Drive. (Site 59)			
<b>NUMBER:</b>	PTUP-106	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4480 Hacienda Drive. (Site 55F)			
<b>NUMBER:</b>	PTUP-108	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4501 Rosewood Drive. (Site 58A)			
<b>NUMBER:</b>	PTUP-109	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	06/28/02
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit for a health/wellness fair for PeopleSoft at 4433 Hacienda Drive. (Site 57)			
<b>NUMBER:</b>	PTUP-110	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	5850 W. Las Positas Boulevard. (Site 19)			

<b>NUMBER:</b>	PTUP-111	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	4400 Rosewood Drive. (Site 59)		
<b>NUMBER:</b>	PTUP-113	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator 08/21/02
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Temporary conditional use permit to conduct a sidewalk sale for Wal*Mart/Metro 580 Shopping Center located at 4501 Rosewood Drive. (Site 58A)		
<b>NUMBER:</b>	PTUP-115	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	5850 W. Las Positas Boulevard. (Site 19)		
<b>NUMBER:</b>	PTUP-118	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	4400 Rosewood Drive. (Site 59)		
<b>NUMBER:</b>	PTUP-120	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	4801 Hopyard Road. (Site 1D)		
<b>NUMBER:</b>	PTUP-128	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	4410 Rosewood Drive. (Site 59)		
<b>NUMBER:</b>	PTUP-129	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	4400 Rosewood Drive. (Site 59)		
<b>NUMBER:</b>	PTUP-132	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator 12/10/02
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Temporary conditional use permit to hold an employee party for PeopleSoft located at 4433 Hacienda Drive. (Site 57)		
<b>NUMBER:</b>	PTUP-133	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator 12/10/02
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Temporary conditional use permit to hold an employees party for Sabah International, located at 5925 Stoneridge Drive. (Site 4B)		

<b>NUMBER:</b>	PTUP-135	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	12/27/02
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to locate nine storage containers for construction materials at the Wal*Mart stores parking lot located at 4501 Rosewood Drive. (Site 58A)			
<b>NUMBER:</b>	PTUP-137	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4501 Rosewood Drive. (Site 58A)			
<b>NUMBER:</b>	PTUP-143	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4501 Rosewood Drive. (Site 58A)			
<b>NUMBER:</b>	PTUP-145	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4420 Rosewood Drive. (Site 59)			
<b>NUMBER:</b>	PTUP-146	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4501 Rosewood Drive. (Site 58A)			
<b>NUMBER:</b>	PTUP-149	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	07/01/03
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to hold an employee party for PeopleSoft located at 4460 Hacienda Drive. (Site 57)			
<b>NUMBER:</b>	PTUP-158	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4501 Rosewood Drive. (Site 58A)			
<b>NUMBER:</b>	PTUP-165	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	09/29/03
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to conduct a sidewalk sale for Gateway Square Shopping Center located at 4877 Hopyard Road. (Site 1D)			

<b>NUMBER:</b>	PTUP-168	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	10/07/03
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to conduct a Health and Wellness Fair for PeopleSoft located at 4433 PeopleSoft Parkway, Building E and F. (Site 57)			
<b>NUMBER:</b>	PTUP-169	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	10/16/03
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to conduct a Halloween party for PeopleSoft located at 4460 Hacienda Drive. (Site 55F)			
<b>NUMBER:</b>	PTUP-170	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	10/16/03
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to conduct a car sale at SafeAmerica Credit Union parking lot located at 6001 Gibraltar Drive. (Site 5F)			
<b>NUMBER:</b>	PTUP-171	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	10/16/03
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit for a Cingular Wireless employee barbecue lunch in the parking lot at 4420 Rosewood Drive. (Site 59)			
<b>NUMBER:</b>	PTUP-174	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	11/13/03
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to hold a holiday event, "Tech the Halls," for PeopleSoft employees and their families at 4460 Hacienda Drive. (Site 55F)			
<b>NUMBER:</b>	PTUP-175	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	11/14/03
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to conduct a food bank drive for the Twin Valley District Boy Scouts in the parking lot of the Wal*Mart/Metro 580 Shopping Center located at 4501 Rosewood Drive. (Site 58A)			
<b>NUMBER:</b>	PTUP-182	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	04/01/04
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to conduct a three-day sidewalk sale for Wal*Mart Stores/Metro 580 Shopping Center located at 4501 Rosewood Drive. (Site 58A)			
<b>NUMBER:</b>	PTUP-185	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4400 Rosewood Drive. (Site 59)			

<b>NUMBER:</b>	PTUP-188	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	4234 Hacienda Drive. (Site 11B)		
<b>NUMBER:</b>	PTUP-190	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	4515 Rosewood Drive. (Site 58C)		
<b>NUMBER:</b>	PTUP-196	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Temporary conditional use permit to hold an employees party for PeopleSoft located at 4411-4480 Hacienda Drive and 5840 Owens Drive. (Site 57)		
<b>NUMBER:</b>	PTUP-212	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	4501 Rosewood Drive. (Site 58A)		
<b>NUMBER:</b>	PTUP-220	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	4400 Rosewood Drive. (Site 59)		
<b>NUMBER:</b>	PTUP-221	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	4801 Hopyard Road. (Site 1D)		
<b>NUMBER:</b>	PTUP-223	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	5627 Stoneridge Drive. (Site 25B)		
<b>NUMBER:</b>	PTUP-227	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	4410 Rosewood Drive. (Site 59)		
<b>NUMBER:</b>	PTUP-248	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Temporary conditional use permit to conduct a Wold Cup Soccer promotional event in the parking lot at Wal*Mart located at 4501 Rosewood Drive. (Site 58A)		

<b>NUMBER:</b>	PTUP-249	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	4501 Rosewood Drive. (Site 58A)		
<b>NUMBER:</b>	PTUP-251	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	4300 Hacienda Drive. (Site 6)		
<b>NUMBER:</b>	PTUP-257	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	One day outdoor event 4155 Hopyard Road. (Site 14A)		
<b>NUMBER:</b>	PTUP-260	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	4501 Rosewood Drive. (Site 58A)		
<b>NUMBER:</b>	PTUP-263	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	5901 Gibraltar Drive. (Site 35A)		
<b>NUMBER:</b>	PTUP-265	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Temporary conditional user permit to conduct a Motorcycle Test Drive Event to be located in the parking lot at 4450 Rosewood Drive. (Site 59)		
<b>NUMBER:</b>	PTUP-276	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Used car sales 5901 Gibraltar Drive. (Site 35A)		
<b>NUMBER:</b>	PTUP-280	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Temporary conditional use permit to conduct a one-day promotional event for Sport Chalet by allowing an Under Armour interactive (display) truck and trailer to occupy 8 parking spaces in the parking lot at 4555 Rosewood Drive. (Site 58C)		
<b>NUMBER:</b>	PTUP-288	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Use Permit		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Used car sales 5901 Gibraltar Drive. (Site 35A)		



<b>NUMBER:</b>	PTUP-295	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	01/22/09
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to place a storage container near the northeastern corner of the property at 5901 Gibraltar Drive. (Site 35A)			
<b>NUMBER:</b>	PTUP-298	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	03/26/09
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit for a used car sales event at 5901 Gibraltar Drive. (Site 35A)			
<b>NUMBER:</b>	PTUP-299	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	04/03/09
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to locate a construction trailer for Verizon Wireless at 4440 Willow Road. (Site 31C)			
<b>NUMBER:</b>	PTUP-314	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit for a children's fair at 5725 W. Las Positas Boulevard. (Site 23A)			
<b>NUMBER:</b>	PTUP-315	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	08/28/09
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit for a used car sales event at 5901 Gibraltar Drive. (Site 35A)			
<b>NUMBER:</b>	PTUP-316	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	09/09/09
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit for a grand opening event at 5627 Gibraltar Drive. (Site 25B)			
<b>NUMBER:</b>	PTUP-335	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit for 5901 Gibraltar Drive. (Site 35A)			
<b>NUMBER:</b>	PTUP-344	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit for a used car sales event at 5901 Gibraltar Drive. (Site 35A)			
<b>NUMBER:</b>	PTUP-346	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	09/07/10
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to allow a used car sales event in the parking lot of SafeAmerica Credit Union located at 4695 Chabot Drive and 6001 Gibraltar Drive. (Site 5F)			

<b>NUMBER:</b>	PTUP-356	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	12/06/10
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to locate a secured construction site for the placement of a construction trailer, parking for contractor and placement of temporary chillers at 4300 Hacienda Drive to be used for a chiller and mechanical project currently under construction (Building Permit COMT 202036). (Site 6)			
<b>NUMBER:</b>	PTUP-358	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	12/15/10
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to locate a second construction trailer on the construction site covered by PTUP-356 at 4300 Hacienda Drive currently under construction (Building Permit COMT 202036). (Site 6)			
<b>NUMBER:</b>	PTUP-360	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	01/27/11
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to allow a used car sales event in the parking lot of SafeAmerica Credit Union and event banner on the building located at 4695 Chabot Drive and the use of 6001 Gibraltar Drive for attendee parking. (Site 5F)			
<b>NUMBER:</b>	PTUP-367	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	04/12/11
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to locate a construction storage container in the rear parking lot located at 5758 W. Las Positas Boulevard. (Site 18A)			
<b>NUMBER:</b>	PTUP-P11-0026	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	06/23/11
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to conduct an outdoor used car sales event at the 1 <sup>st</sup> United Services Credit Union property located at 5901 Gibraltar Drive. (Site 35A)			
<b>NUMBER:</b>	PTUP-P11-0093	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	07/13/11
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to allow a used car sales event in the parking lot of SafeAmerica Credit Union and event banner on the building located at 4695 Chabot Drive and the use of 6001 Gibraltar Drive for attendee parking. (Site 5F)			
<b>NUMBER:</b>	PTUP-P11-0694	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	08/31/11
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to allow the placement of a temporary MRI trailer in the parking lot area for Tri-Valley Orthopedic located at 4626 Willow Road during the renovation of the Tri-Valley Orthopedic MRI suite. (Site 4A)			

<b>NUMBER:</b>	PTUP-P11-0793	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	09/29/11
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to allow a used car sales event in the parking lot of SafeAmerica Credit Union and event banner on the building located at 4695 Chabot Drive and the use of 6001 Gibraltar Drive for attendee parking. (Site 5F)			
<b>NUMBER:</b>	PTUP-P11-0804	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	10/06/11
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to hold a food truck event with a maximum of 10 food trucks in the southern parking lot area of Wal-Mart located at 4501 Rosewood Drive. (Site 58A)			
<b>NUMBER:</b>	PTUP-P11-0804	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	10/21/11
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Request to modify the temporary conditional use permit to hold food truck event with a maximum of 10 food trucks in the southern parking lot area of Wal-Mart located at 4501 Rosewood Drive. Specifically requesting to hold additional food truck events on Tuesday evenings October 25, 2011, through December 27, 2011, and to utilize a different site layout for the events. (Site 58A)			
<b>NUMBER:</b>	PTUP-P11-0852	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	11/08/11
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to locate six temporary storage trailers in the Wal-Mart parking lot at 4501 Rosewood Drive beginning the first week of November 2011 and to be removed before or by December 26, 2011. (Site 58A)			
<b>NUMBER:</b>	PTUP-P11-0853	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	11/04/11
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to allow a "Mitsubishi i Tour" event at Metro-580 Shopping Center on Rosewood Drive. (Site 58C)			
<b>NUMBER:</b>	PTUP-P12-0053	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	01/31/12
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to allow a used car sales event and event banner for SafeAmerica Credit Union. (Site 5F)			
<b>NUMBER:</b>	PTUP-P12-0631	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	04/12/12
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to install a temporary generator with a temporary six-foot tall chain link fence enclosure in the parking lot to the east of the existing building located at 4658 Willow Road. (Site 29)			

<b>NUMBER:</b>	PTUP-P12-0712	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	04/20/12
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to hold a food truck event with a maximum of 10 food trucks in the southern parking lot area of Walmart located at 4501 Rosewood Drive. (Site 58A)			
<b>NUMBER:</b>	PTUP-P12-1714	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	09/13/12
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to host the Green Scene Fair on Thursday, September 20, 2012 from 10:30 a.m. to 1:30 p.m. located in the courtyard at 3825-3875 Hopyard Road. (Site 22)			
<b>NUMBER:</b>	PTUP-P12-1762	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	11/06/12
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit for Walmart to locate six temporary storage trailers at 4501 Rosewood Drive for holiday merchandise beginning November 7, 2012 and to be removed before or by December 31, 2012. (Site 58A)			
<b>NUMBER:</b>	PTUP-P13-0014	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	01/22/13
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit for a used car sales event for SafeAmerica Credit Union at 6001 Gibraltar Drive. (Site 5F)			
<b>NUMBER:</b>	PTUP-P13-0053	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	03/11/13
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to establish and operate an approximately 1,664 square foot community garden for Roche Molecular Systems employees on a portion of the vacant land located north of the parking lot at 4300 Hacienda Drive. (Site 6)			
<b>NUMBER:</b>	PTUP-P13-0219	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	03/14/13
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit for the Axis April Fools 5K Run/Walk including setup and tear-down from Friday, April 5, 2013 through Sunday, April 7, 2013 from 9:00 am to 3:00 pm at 5925 W. Las Positas Boulevard. (Site 36)			
<b>NUMBER:</b>	PTUP-P13-0854	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	04/04/13
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to allow a storage container for up to three weeks at 5775 W. Las Positas Boulevard for Clarity Medical Systems, Inc. (Site 173)			

<b>NUMBER:</b>	PTUP-P13-1881	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	05/15/13
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to conduct an outdoor used car sales event at the SafeAmerica Credit Union property located at 6001 Gibraltar Drive and the Park Plaza property located at 4695 Chabot Drive (Site 5F and 2A)			
<b>NUMBER:</b>	PTUP-P13-2073	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	07/05/13
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to conduct an outdoor used car sales event at the 1 <sup>st</sup> United Services Credit Union property located at 5901 Gibraltar Drive. (Site 35A)			
<b>NUMBER:</b>	PTUP-P13-2080	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	07/10/13
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to conduct a company employee celebration in the rear parking lot of Xradia, Inc., located at 4385 Hopyard Road, Suite 100. (Site 14A)			
<b>NUMBER:</b>	PTUP-P13-2113	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	07/31/13
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to allow eight storage containers until November 22, 2013 during the remodeling of the Walmart Store located at 4501 Rosewood Drive. (Site 58A)			
<b>NUMBER:</b>	PTUP-P13-2127	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	08/07/13
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit for an employee test-drive event of the Nissan Leaf EV on the Oracle campus at 5805 Owens Drive. (Site 56C)			
<b>NUMBER:</b>	PTUP-P13-2166	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	08/29/13
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary use permit to host a teen night event from 6:00 pm - 9:00 pm on Saturday, August 31, 2013 at Bayou Bill's Cajun Crab Shack (formerly Coconuts Beach Bar and Seafood Grill) located at 4825 Hopyard Road, #F10. This event will replace the Teen Night event that was permitted by Case No. P12-1821 (Conditional Use Permit approval for Coconuts Beach Bar and Seafood Grill) to take place on Sunday, September 1, 2013. (Site 1D)			
<b>NUMBER:</b>	PTUP-P13-2177	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	09/06/13
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to conduct an outdoor used car sales event at the SafeAmerica Credit Union property located at 6001 Gibraltar Drive and the Park Plaza property located at 4695 Chabot Drive. (Site 5F and 2A)			

<b>NUMBER:</b>	PTUP-P14-0016	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	01/22/14
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to conduct an outdoor used car sales event at the SafeAmerica Credit Union property located at 6001 Gibraltar Drive and the Park Plaza property located at 4695 Chabot Drive. (Site 5F and 2A)			
<b>NUMBER:</b>	PTUP-P14-0371	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	03/14/14
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to conduct an outdoor used car sales event at the 1 <sup>st</sup> United Credit Union property located at 5901 Gibraltar Drive and the Park Plaza property located at 4695 Chabot Drive. (Site 35A and 2A)			
<b>NUMBER:</b>	PTUP-P14-0832	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	05/15/14
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to conduct an outdoor used car sales event at the 1 <sup>st</sup> United Credit Union property located at 5901 Gibraltar Drive and the Park Plaza property located at 4695 Chabot Drive. (Site 35A and 2A)			
<b>NUMBER:</b>	PTUP-P14-0834	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	05/27/14
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to conduct an outdoor used car sales event at the SafeAmerica Credit Union property located at 6001 Gibraltar Drive and the Park Plaza property located at 4695 Chabot Drive. (Site 5F and 2A)			
<b>NUMBER:</b>	PTUP-P14-0897	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	06/09/14
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to host a grand opening event for Fahrenheit Wood Fired Pizza restaurant within the existing parking lot located at 4747 Hopyard Road #E5. (Site 133)			
<b>NUMBER:</b>	PTUP-P14-1179	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	09/17/14
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to allow an auto sales event at the SafeAmerica Credit Union property at 6001 Gibraltar Drive and the Park Plaza property located at 4695 Chabot Drive. (Site 5F and 2A)			
<b>NUMBER:</b>	PTUP-P14-1261	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	10/10/14
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to conduct an outdoor used car sales event at the 1 <sup>st</sup> United Credit Union property on Saturday, October 25, 2014 from 9:00 am to 6:00 pm, and Sunday, October 26, 2014 from 9:00 am to 6:00 pm at 5901 Gibraltar Drive and at the Park Plaza property 4695 Chabot Drive. (Site 35A and 2A)			

<b>NUMBER:</b>	PTUP-P14-1317	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	12/09/14
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to operate a toy drive for Sleep Train Foster Kids with a live broadcast by Coast Radio (KKIQ & KKDV) on Friday, December 12, 2014 from 5:00 am to 9:00 pm including setup and tear down in the parking area on the south side of the Walmart located at 4501 Rosewood Drive. (Site 58A)			
<b>NUMBER:</b>	PTUP-P15-0261	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	04/23/15
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to conduct an outdoor used car sales event at the SafeAmerica Credit Union property located at 6001 Gibraltar Drive and the Park Plaza Property located at 4695 Chabot Drive. (Site 5F and 2A)			
<b>NUMBER:</b>	PTUP-P15-0469	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	07/27/15
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to allow an auto sales event in the parking lot of Rosewood Commons located at 4460 Rosewood Drive. (Site 59)			
<b>NUMBER:</b>	PTUP-P15-0554	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	08/31/15
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to conduct an outdoor used car sales event at the SafeAmerica Credit Union property located at 6001 Gibraltar Drive and the Park Plaza property located at 4695 Chabot Drive. (Sites 5Fand 2A)			
<b>NUMBER:</b>	PTUP-P16-0208	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	01/27/16
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to conduct an outdoor used car sales event at the SafeAmerica Credit Union property located at 6001 Gibraltar Drive and the Park Plaza property located at 4695 Chabot Drive. (Sites 5Fand 2A)			
<b>NUMBER:</b>	PTUP-P16-0819	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	03/24/16
<b>APPLICATION:</b>	Use Permit		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Temporary conditional use permit to conduct an outdoor used car sales event at the 1 <sup>st</sup> United Credit Union property on Saturday, April 23, 2016 from 9:00 am to 6:00 pm, and Sunday, April 24, 2016, from 9:00 am to 5:00 pm at 5901 Gibraltar Drive. (Site 35A)			
<b>NUMBER:</b>	PDIN-5	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Outdoor dining at 4515 Rosewood Drive. (Site 58C)			

<b>NUMBER:</b>	PDIN-13	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Outdoor dining at 4501 Hopyard Road. (Site 131)		

<b>NUMBER:</b>	PDIS-27	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Outdoor display at 5698 Stoneridge Drive. (Site37)		



## ZONING

<b>NUMBER:</b>	PRZ-5	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Rezoning of 5990 Stoneridge Drive. (Site 135)		
<b>NUMBER:</b>	PRZ-48	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	1998		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission 09/23/09
			City Council 10/20/09
<b>DESCRIPTION:</b>	Application for Planned Unit Development (PUD) rezoning to allow mixed-use development (including residential at 30 units or more per acre) at: southeast corner of Willow Road and Owens Drive (APN 941-2778-013 and a portion of APN 941-2778-012); north of Gibraltar Drive and Hacienda Drive (APN 941-2778-011) and the southeast corner of Gibraltar Drive and Willow Road (a portion of APN 941-2761-003).		
<b>NUMBER:</b>	PRZ-57	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	2012		Zoning Administrator
<b>APPLICATION:</b>	Development		Design Review Board
			Planning Commission 09/15/10
			City Council 10/19/10
<b>DESCRIPTION:</b>	City of Pleasanton application to amend the zoning for three sites in Hacienda Business Park to remove Section 5 of Ordinance No. 1998 and to allow submittal of development applications consistent with the settlement agreement approved by the City Council on August 17, 2010 in the case of Urban Habitat v. City of Pleasanton. The three sites are: (1) The W.P. Carey site at the southeast corner of Owens Drive and Willow Road (APN 941-2778-013 and a portion of APN 941-2778-012); (2) the BRE site at the north corner of Hacienda Drive and Gibraltar Drive (APN 941-2778-011); and (3) the Roche Molecular Systems site, southeast corner of Gibraltar Drive and Willow Road (a portion of APN 941-2761-003).		
<b>NUMBER:</b>	PRZ-58	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission 11/10/10
			City Council 12/07/10
<b>DESCRIPTION:</b>	City of Pleasanton application to rezone three sites in Hacienda Business Park to require residential development plans meet certain core standards related to density, affordability, and unit mix, consistent with the settlement agreement approved by the City Council on August 17, 2010 in the case of Urban Habitat v. City of Pleasanton. (Sites 6, 7E and 7G)		
<b>NUMBER:</b>	PRZ-P11-0904	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	2026		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council 01/04/12
<b>DESCRIPTION:</b>	City of Pleasanton initiated rezoning of the BART property located at 5859 and 5835 Owens Drive (APN 941-2771-015-00 and APN 941-2778-002-00) from the Planned Unit Development Industrial/Commercial-Office (PUD-I/C-O) District to the Planned Unit Development Mixed Use (PUD-MU) District. (Site 54)		
<b>NUMBER:</b>	PRZ-P11-0919	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	2033		Zoning Administrator
<b>APPLICATION:</b>	Zoning		Design Review Board
			Planning Commission
			City Council 01/04/12
<b>DESCRIPTION:</b>	City of Pleasanton initiated rezoning of the Nearon property located at 5725 W. Las Positas Boulevard (APN 941-2764-015-00) from the Planned Unit Development - Industrial/Commercial - Office (PUD-I/C-O) District to the Planned Unit Development - High Density Residential (PUD-HDR) District. (Site 23B)		

<b>NUMBER:</b>	PRZ-P11-0920	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	2034		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	01/04/12
<b>DESCRIPTION:</b>	City of Pleasanton initiated rezoning of a portion of the CarrAmerica property located at 4452 Rosewood Drive (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. (Site 59)			

<b>NUMBER:</b>	PRZ-P11-0923	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	2030		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	01/04/12
<b>DESCRIPTION:</b>	City of Pleasanton initiated rezoning of the CM Capital Properties located at 5758 and 5850 W. Las Positas Boulevard (APN 941-2762-006-00 and APN 941-2762-011-01) from the Planned Unit Development - Industrial/Commercial-Office (PUD-I/C-O) District to the Planned Unit Development - Mixed Use (PUD-MU) District. (Sites 18A and 19)			

<b>NUMBER:</b>	PRZ-P11-0927-0934	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	City of Pleasanton housing element update - consideration and certification of the supplemental environmental impact report documents for the general plan housing element and climate action plan; approval of general plan amendments, specific plan amendments and rezonings for up to 15 sites, to allow multi-family or single family residential development or mixed-use (including multi-family residential) development.			

<b>NUMBER:</b>	PRZ-P14-1309	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	2111		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	01/06/15
<b>DESCRIPTION:</b>	Zoning change for 5758 and 5794 W. Las Positas Boulevard to maintain a MU (Mixed-Use) zoning designation while changing the density from a minimum of 30 residential units per acre to a maximum of 12.5 units per acre. (Site 18A)			

<b>NUMBER:</b>	PRZ-P15-0170	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	2111/2122		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	05/13/15
			City Council	06/16/15
<b>DESCRIPTION:</b>	Major modification to City Council Ordinance 2030 to modify the minimum density requirement of 30 dwelling units/acre for the project site to the proposed density of 15.9 dwelling units/acre. (Site 19)			

<b>NUMBER:</b>	PZC-84	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	12/28/99
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Zoning certificate for AT&T Pioneer Store at 4430 Rosewood Drive, Suite 3109. (Site 59)			

<b>NUMBER:</b>	PZC-2778	<b>APPROVAL:</b>	Application Date	02/19/04
<b>ORDINANCE:</b>	None		Zoning Administrator	05/14/04
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Zoning certificate for ValleyCare Health Systems at 5725 W. Las Positas Boulevard. (Site 23A)			

## LOT MODIFICATIONS

<b>NUMBER:</b>	LLA-98-11	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Lot line adjustment to merge three parcels into one named Site 57. (Site 57A, 57B and 57C)			
<b>NUMBER:</b>	LLA-P12-0764	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	07/02/12
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Lot line adjustment to merge three parcels located at 5871 Owens Drive, 5877 Owens Drive, and 5885 Owens Drive: APN 941-2771-031, 941-2771-030 and 941-2771-023 into one lot. (Site 51G)			
<b>NUMBER:</b>	PLLA-70	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Lot Line Adjustment		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	3525 Baker Drive.			
<b>NUMBER:</b>	MS-88-5	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Application to subdivide an approximately five acre site into two parcels of approximately 1.8 and 3.2 acres each located between Owens Drive and Interstate 580 immediately west of the Chabot Canal. (Site 51C)			
<b>NUMBER:</b>	MS-89-3	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Application to subdivide an approximately 13 acre site into seven lots ranging in size from approximately 9,630 sq. ft. to approximately 401,935 sq. ft. located at the southeast corner of Hopyard Road and Stoneridge Drive. (Site 13A)			
<b>NUMBER:</b>	MS-89-4	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	04/06/89
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Application to subdivide an approximately 11.6 acre site into three parcels ranging in size from approximately 3.5 acres to 4.4 acres located at 5669/5675 Gibraltar Drive and 5674 Stoneridge Drive. (Sites 34G, 34H and 37)			
<b>NUMBER:</b>	MS-95-11	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	08/15/96
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Application to subdivide an approximately 2.31-acre site into two lots located at 5900 Owens Drive. (Site 5C)			

<b>NUMBER:</b>	PMS-27	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	05/28/04
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION</b>	Application to subdivide an approximately 10.5 acre parcel located at 5725 W. Las Positas Boulevard into two lots measuring approximately 5.5 acres and 5.0 acres, respectively. (Site 23)			
<b>NUMBER:</b>	PMS-35	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Application for a minor subdivision of 4695 Chabot Drive, PM 8357. (Site 2A)			
<b>NUMBER:</b>	PMS-38	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	10/08/04
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION</b>	Application for a minor subdivision approval to convert an existing 30,000 square foot office building located at 5890 Stoneridge Drive into 20 office condominiums. (Site 11E)			
<b>NUMBER:</b>	PMS-41	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	12/03/05
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION</b>	Application to subdivide an approximately 33.36 acre lot located at 4300 Hacienda Drive into two parcels, measuring approximately 20.96 acres and 12.4 acres, respectively. (Site 6)			
<b>NUMBER:</b>	PMS-45	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION</b>	Application for a minor subdivision to 5924 Stoneridge Drive. (Site 12A)			
<b>NUMBER:</b>	PMS-50	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION</b>	Application for a minor subdivision to 5925 W. Las Positas Boulevard. (Site 36)			
<b>NUMBER:</b>	PMS-79	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION</b>	Application for a minor subdivision to 4683 Chabot Drive. (Site 2B)			
<b>NUMBER:</b>	PMS-P13-2192	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	02/18/14
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION</b>	Application for a minor subdivision to subdivide an existing approximately 60.896 acre site at the California Center property located at 4400-4460 Rosewood Drive into three parcels measuring approximately 52.454 acres, 7.416 acres, and 1.026 acres. (Site 59)			

<b>NUMBER:</b>	PMS-P14-1182	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	03/30/15
<b>APPLICATION:</b>	Zoning		Design Review Board	
			Planning Commission	
			City Council	
<b>DESCRIPTION</b>	Application for a minor subdivision to subdivide an approximately 52.45 acre portion of the Rosewood Commons property located at 4400-4460 Rosewood Drive into ten parcels. (Site 59_)			

<b>NUMBER:</b>	PMCC-4	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	10/01/07
<b>APPLICATION:</b>	Parcel Map Condominium Conversion		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Subdivide an exiting two story office building into twelve condominium units and common areas located at 5933 Coronado Lane. (Site 21D)			
<b>NUMBER:</b>	PMCC-6	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Parcel Map Condominium Conversion		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4430 Willow Road 11 commercial condominiums. (Site 31D)			
<b>NUMBER:</b>	PMCC-11	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	05/03/10
<b>APPLICATION:</b>	Parcel Map Condominium Conversion		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Subdivide the existing two-story office building located at 4695 Chabot Drive into eight office condominium units and one common parcel. (Site 2A)			
<b>NUMBER:</b>	PMCC-12	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	05/17/10
<b>APPLICATION:</b>	Parcel Map Condominium Conversion		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	Subdivide the existing three-story office building located at 4683 Chabot Drive into 16 office condominium units and one common parcel. (Site 2B)			
<b>NUMBER:</b>	PMCC-13	<b>APPROVAL:</b>	Application Date	
<b>ORDINANCE:</b>	None		Zoning Administrator	
<b>APPLICATION:</b>	Parcel Map Condominium Conversion		Design Review	
			Planning Commission	
			City Council	
<b>DESCRIPTION:</b>	4695 Chabot Drive condominium conversion. (Site 2A)			

## APPEALS

<b>NUMBER:</b>	PAP-14	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Appeal		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	(Site 1A)		
<b>NUMBER:</b>	PAP-15	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Appeal		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Appeal of the Planning Commission's denial of Case PUDD-81-30-84D, the application to construct a 44,250 square foot, two-story office building of the Pedro's restaurant site. (Site 1A)		
<b>NUMBER:</b>	PAP-34	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Appeal		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	(Site 132)		
<b>NUMBER:</b>	PAP-39	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator 11/28/02
<b>APPLICATION:</b>	Appeal		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Appeal of the Zoning Administrator's approval to allow the construction of six wireless communication panel antennas and related equipment on the roof of an existing building located at 3875 Hopyard Road. (Appeal of PDR-191, Cingular Wireless) (Site 22)		
<b>NUMBER:</b>	PAP-55	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Appeal		Design Review Board
			Planning Commission
			City Council
			WITHDRAWN
<b>DESCRIPTION:</b>	Appeal of the Zoning Administrator's approval of an application for design review approval to install a refrigeration condensing unit and masonry screen wall at the rear of the existing WalMart store. (Appeal of PDR-329) (Site 58A)		
<b>NUMBER:</b>	PAP-63	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Appeal		Design Review Board
			Planning Commission
			City Council
			05/27/04
<b>DESCRIPTION:</b>	Appeal of the Planning Commission's approval of a sign design review application to modify the monument base and change the wording from "Hacienda" to "PeopleSoft" on the existing monument sign. (Appeal PSDR-182) (Site 56C)		
<b>NUMBER:</b>	PAP-65	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator 05/13/04
<b>APPLICATION:</b>	Appeal		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Appeal of the Zoning Administrator's approval of a minor subdivision of an approximately 10.5 acre parcel into two lots totaling approximately 5.5 and 5.0 acres each. (Appeal of Case PMS-27) (Site 23)		

<b>NUMBER:</b>	PAP-68	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Appeal		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Appeal of the Planning Commission's approval to construct an approximately 5,264 square foot stockroom addition and an approximately 5,761 square foot garden center expansion to the existing WalMart store in the Metro 580 shopping center. (Appeal of PDR-338) (Site 58A)		
<b>NUMBER:</b>	PAP-131	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Appeal		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Consider an appeal of the Planning Commission's approval of a conditional use permit to allow a tutorial school in an existing building located at 5925 W. Las Positas Boulevard., Suite 200. (Appeal PCUP-224) (Site 36)		
<b>NUMBER:</b>	PAP-P14-0191	<b>APPROVAL:</b>	Application Date
<b>ORDINANCE:</b>	None		Zoning Administrator
<b>APPLICATION:</b>	Appeal		Design Review Board
			Planning Commission
			City Council
<b>DESCRIPTION:</b>	Appeal of the Zoning Administrator's denial of a conditional use permit to operate a large family daycare at the existing residence located at 4034 San Giorgio Court. (Site PCA)		



## **SECTION III Approval Conditions Summary**

Ordinance 1325

Ordinance 1596

Ordinance 1637

Ordinance 1715

Ordinance 2081



CONDITIONS OF APPROVAL	REFERENCE
<p>1. <b>Development Plan.</b> Development of Hacienda Business Park ("Project") shall be substantially as shown in the Development Plan on file with the City of Pleasanton ("City") Planning Division, and as it may be amended.</p>	1
<p>2. <b>Design Guidelines.</b> On-site development shall be guided by the Design Guidelines and Declaration of Covenants, Conditions and Restrictions ("CC&amp;R's") on file with the City Planning Division. Except as site regulations are specifically adopted herein, in reviewing site specific development plans, the City may impose the City's policies and codes in effect for the most similar zoning district if the policies and codes are more restrictive than the regulations included in the Design Guidelines. The following site regulations are specifically adopted for the project:</p>	
<p>A. Summary of Site Development Criteria (Table B-1) contained in the Design Guidelines/Development Plan, dated June, 1987, on file in the City Planning Division, and as it may be amended.</p>	1
<p>B. Summary of Property Line Setbacks (Table B-2).</p>	
<p>C. Landscaping Required Adjacent to Buildings (Table B-3).</p>	
<p>D. Total Gross Floor Area within the Project shall not exceed nine million, eight hundred eighty-nine thousand (9,889,000) square feet, excluding residential development existing as of August, 2013, residential development on the seven sites shown on the attached Exhibit B, child day-care facilities, and transit/public service center facilities.</p>	1,4
<p>i. Notwithstanding the above total square footage, the aggregate Gross Floor Area within lots designated "Mixed O/IPD," "Mixed C/O/IPD" and Lot 1F (as shown on Exhibit "A") shall not exceed four million, six hundred thirty-one thousand fifty-nine (4,631,059) square feet, excluding BART stations and related facilities. Should any lot designated "Mixed C/O/IPD" develop with a commercial use, the Total Gross Floor Area allowed in this subsection shall be reduced by an additional 1.7 square feet for each one square foot of commercial use.</p>	1,2
<p>ii. If BART does not develop a station and related facilities on Lot 54, the Total Gross Floor Area listed in Subsections D and E shall be increased by one hundred eighty thousand (180,000) square feet, or, if a portion of Lot 54 is not used, then by the ratio of one additional square foot of total gross floor area for each 1.67 square feet of lot area not so used.</p>	1
<p>Notwithstanding any regulations in the Design Guidelines and CC&amp;R's to the contrary, for those lots designated "Mixed C/O/I PD" which develop with commercial uses, the site development criteria, property line setbacks, P.S.E.'s, and landscaping requirements shall be determined on an ad hoc basis, with development standards (including landscaping) reasonably equivalent to other retail commercial projects in Pleasanton, such that retail/commercial use visibility, signage, and other reasonable retail/commercial development needs can be met while retaining the spirit of the Design Guidelines Development Plan.</p>	1

3. **Site Plan and Design Approval.** All buildings and site development shall require site plan and design approval by the City Council, following recommendation by the City Planning Commission. Approval shall be by resolution.
4. **Design Standards.** Exterior building design shall reflect a comprehensive design approach, relating the structure to its surrounding landscaping and adjacent buildings. Buildings in the OMPD District shall be designed to minimize the perception of height and mass. All buildings shall adhere to proper orientation for sun and climate control, as well as protections for solar access for adjacent buildings. The integration of active solar systems is encouraged for supplemental heating and cooling as well as for hot water use, and solar energy shall be employed to the maximum extent economically feasible.
5. **I-580 Landscaping.** The Prudential Insurance Company of America ("Developer") shall landscape, in a manner consistent with Caltrans policies, that portion of the southerly I-580 landscape strip between Chabot Court and just east of Old Santa Rita Road. The landscape plan shall be approved by the City Planning Director prior to installation. Developer also shall seek permission from Zone 7 to landscape those portions of the Hewlett and Chabot canals adjacent to I-580; if granted, the landscape plan shall be approved by the City Planning Director.
6. **Fire Safety.** No building shall be constructed which does not allow direct ladder access to the roof with fire apparatus existing or to be in possession of the City Fire Department by the time of building occupancy; provided, however, that buildings providing indirect roof access via fixed ladder configurations not in excess of one story may be constructed if the buildings incorporate internal life safety systems in their construction.
7. **Safety Measures.** Perimeter lighting shall be provided for all buildings, and, if required by the City Police Department, all buildings shall be provided with alarm systems. Perimeter lighting and alarm systems shall be approved by the City Police Department prior to installation. Developer shall provide on-site private security guards if determined necessary by the City Police Department. If required by the City Police Department, buildings shall be equipped with alarm systems approved by the City Police Department and installed prior to final building inspection.
8. **Building and Grounds Maintenance.** Walls, parking, landscaping and building exteriors shall be maintained at all times in good condition.
9. **Street Maintenance.** Developer or the Property Owners' Association shall pay the City an annual fee for the maintenance of public streets within the Project for the first ten (10) years after acceptance of the streets by the City. The amount of this fee shall be determined by the City Engineer and shall be sufficient to cover anticipated City costs during the ten (10) year period. Project streets shall be swept by the Property Owners' Association at least as often as City thoroughfares are swept.
10. **Landscaping and Lighting Maintenance.** All landscaping and lighting within the Common Area, as defined by the CC&R's, shall be maintained by the Property Owners' Association or a maintenance district acceptable to the City.
11. **Uses.** Permitted and conditionally permitted uses on each site in the project shall be governed by the 'Permitted Uses Within Each Planning District,' Section B.4 of the Development Plan. In addition, allowed uses shall be as follows:

A. OGPD, OPD, and OMPD Districts. All permitted and conditionally permitted uses as specified in the O (Office) District, as set forth in Sections 18.40.030 and 18.40.040 of the Pleasanton Municipal Code, and as they may be hereinafter amended.

B. CPD Districts. All permitted and conditionally permitted uses as specified in the C-C (Central Commercial) and C-F (Freeway Commercial) Districts, as set forth in Section 18.44.090 of the Pleasanton Municipal Code, and as it may be hereinafter amended.

C. IPD Districts. All permitted uses as specified in the I-P (Industrial Park) District, as set forth in Section 18.48.140 of the Pleasanton Municipal Code, and as it may be hereinafter amended.

D. Mixed O/I PD Districts - All permitted and conditionally permitted uses as specified in Subsections A and C herein in the O (Office) District, as set forth in Sections 18.40.030 and 18.40.040 of the Pleasanton Municipal Code, and as they may be hereinafter amended, and all permitted uses as set forth in Section 18.48.140 of the Pleasanton Municipal Code, and as it may be hereinafter amended.

E. Mixed C/O/I PD Districts - All permitted and conditionally permitted uses as specified in subsection B if developed for commercial uses or mixed office-commercial uses; all permitted and conditionally permitted uses in subsections A and C herein if developed for office, mixed office-commercial, or industrial uses.

(1) Lots 54 and 56A shall also allow Bay Area Rapid Transit (BART) station or other mass transit station, parking, and transit and related facilities, services, and uses.

(2) The use of Lot 14A for a supermarket-anchored neighborhood shopping center and/or supermarket use shall be a conditionally allowed use, and the City shall retain full discretionary authority to disallow said use if the City is not reasonably satisfied with the viability and/or future uses of the Val Vista Shopping Center.

F. All lots shown in Exhibit A may be used for public or private park or other recreational facilities as permitted uses.

12. **Signs.** All signing for the Project shall be submitted to the City for approval. All permanent building and/or tenant identification signs shall be submitted as a comprehensive sign program for the individual project at the time the project is submitted for approval. Provided that permanent signing meets the criteria imposed by the Design Guidelines, the signing shall be approved by the Director of Planning. Variances may be approved by the Director of Planning or the Design Review Board. Temporary signs conforming to the Design Guidelines and signs conforming to an approved comprehensive sign program for a specific site may be approved administratively by the City Zoning Administrator.

13. **Traffic Conditions.**

A. Restrictions on Full Development. Total development within the Project shall not exceed an aggregate amount of seven million three hundred twenty-five thousand (7,325,000) square feet until both the Stoneridge Drive/I-680 and Hacienda Drive/I-

580 interchanges have received complete final design approvals from all permitting agencies and are under construction.

- B. Traffic Mitigation Measures. When the Level of Service reaches LOS D (equal to or greater than eighty-one percent) (81% of capacity), as defined in the City's Standard Assumptions for Traffic Studies, at any intersection or intersections affected by the Project, Developer shall begin to implement feasible mitigation measures. Affected intersections shall be those located between Valley Avenue on the south and I-580 on the north, I-680 on the west and Santa Rita Road on the east, inclusive, including all interchange intersections (both sides of freeways) but excepting intersections internal to Meyer Center and Pleasanton Park, as shown on the Map on Affected Intersections, dated as of February 24, 1986 and on file with the City Planning Division. Mitigation measures may include roadway improvements and/or transportation systems management programs designed to alleviate the LOS D traffic condition, and shall be implemented on a priority basis, as determined by the City Engineer (appealable to the City Council), beginning with the least stringent and least costly measure. Increasingly more stringent mitigation measures shall be required and implemented by Developer in order to maintain traffic levels at better than LOS E (ninety-one percent) (91% capacity). City agrees that, to the best of its ability, it shall impose the cost of traffic mitigation measures made necessary by the cumulative impact of north Pleasanton development on a pro-rata basis over north Pleasanton properties benefitting therefrom.
- C. Site Specific Traffic Studies. Each site specific project submitted to the City for final design approval shall be accompanied by a traffic study, prepared in accordance with the City's adopted Standard Assumptions for Traffic Studies and satisfactory to the City Engineer, projecting future levels of service at the above-described affected intersections. Future traffic conditions shall include: (i) existing traffic; (ii) projected traffic from the other projects under construction and/or in receipt of final City approvals; and (iii) projected traffic from the project submitted for approval. The street network assumed shall be that existing at the time the site specific project is submitted for approval and as it will exist as a result of roadway improvements either under construction or in receipt of necessary final governmental approvals.
- (i) If the traffic study analysis shows that any affected intersection or intersections would exceed LOS D (equal to or greater than ninety-one percent) (91% of capacity), but can be mitigated so as to be no greater than mid-LOS D (eighty-six percent) (86% of capacity) after mitigation measures, the City shall condition approval upon implementation of those mitigation measures. No building permit may be issued until the mitigation measures either are under construction or, for site-specific or occupant-specific mitigation measures which are not construction-related (such as transportation systems management) the implementation programs are established. If the City Engineer finds that completion of a particular improvement not yet under construction reasonably will be completed prior to occupancy of a project building, that the improvement has received all approvals necessary from all appropriate agencies and that funding is bonded for or otherwise assured, a building permit may be issued in advance of the start of construction of the mitigation measure.
- (ii) If the traffic study analysis shows that any affected intersection or

intersections would exceed LOS D (equal to or greater than ninety-one percent) (91% of capacity), and indicated also that there are no mitigation measures Developer can implement to improve that intersection(s) to mid-LOS D (eighty-six percent) (86% of capacity) then the City shall not approve the site specific project application.

- D. Notwithstanding Subsection 13.A. - 13.C. for the duration of the Development Agreements dated December 6, 1983 and April 22, 1986, as amended, development of lots shown in Exhibit A may proceed without site-specific traffic studies or off-site traffic mitigation measures except as may be specified in that Development Agreement.

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14. **Groundwater Test Wells.** Should the City determine that a particular use in Hacienda has the possibility of negatively impacting the groundwater basin, the City may require additional site specific groundwater monitoring. The details of the additional groundwater monitoring shall be determined by the City Engineer prior to the use being approved. All wells which are to be abandoned shall be done so pursuant to the requirements of Zone 7. Prior to the abandonment of any well, the applicant will assist Zone 7 in identifying wells which are to be taken over by Zone 7. The Hacienda Owners Association shall help coordinate all abandonment activities with Zone 7.
15. **Air Quality Analysis.** Should the City determine that a particular use in Hacienda has the possibility of negatively impacting air quality, the City may require additional air quality analysis and monitoring for the particular use. The details and scope of the additional analysis shall be determined by the Planning Director prior to the use being approved.
16. **Noise Analysis.** Should the City determine that a particular use in Hacienda has the possibility of negatively impacting the existing and projected noise levels, the City may require additional noise monitoring to ascertain the potential specific noise impacts. Should the resulting negative impacts exceed General Plan standards, the use shall not be allowed unless adequate mitigation measures are implemented to reduce said impacts to comply with the applicable General Plan standards.
17. **Truck Traffic.** Until the Hacienda Drive interchange is constructed, all truck traffic generated by the Project, including trucks used in construction activities, shall be directed northward on internal tract streets to Gibraltar Drive, and, hence, northward on Hopyard Road to I-680 so that no trucks shall use existing City streets other than Hopyard Road north of Gibraltar Drive. After the Hacienda Drive interchange is constructed, all truck traffic shall be directed to use solely internal tract streets and the Hacienda Drive interchange. The CC&R's shall include this restriction.
18. **Environmental Police Power Regulations.** The Project shall comply with all applicable provisions of the Transportation Systems Management Ordinance, the Hazardous Materials Ordinance, City Fire and Building Codes and all other similar local, state and federal regulations.
19. **Archaeological Resources.** If human remains, artifacts or other archaeological or historical materials are encountered during construction activities on any site within the Project, the activities shall be halted until an evaluation by a qualified archaeologist can be made and a method for protecting and/or removing the materials is accomplished. Except under exceptional circumstances, construction shall be halted for no longer than four (4) weeks.

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20. **Sewer Capacity.** Except as may be provided by reservation agreement, presale purchase agreement, or Development Agreement, Developer acknowledges that the City, by its approval of the Project, does not guarantee the availability of sufficient sewer capacity to serve the Project, and Developer agrees and acknowledges that building permits may be withheld if sewer capacity is found by the City not to be available.
21. **Bicycle Storage.** Each development within the Project shall provide bicycle storage facilities adequate to meet anticipated demand.
22. **Building Noise Levels.** All commercial and office structures located within Hacienda Business Park shall be designed so that interior noise levels shall not be higher than 55 dBA Leq during business hours. If a hotel is built within the Project, the hotel shall be designed so that the interior noise levels shall not be higher than 45 dBA Leq.
23. **Equipment Noise Levels.** All mechanical equipment shall be constructed so that noise emanating from the equipment will not be perceptible at or beyond the property plane of any site, and so that the noise shall not exceed the level permissible for a normal environment for that zoning district.
24. **Newspaper Dispensers.** Only modular newspaper dispensers accommodating more than one (1) newspaper shall be permitted to be located outside of buildings within the Project. The design of these dispensers shall be approved by the City Planning Division.
25. **Seismic Safety.** Building design shall comply with then-current seismic requirements of the City. Pile foundations shall be used for mid-rise buildings unless a compensating design satisfactory to the City is found to be feasible. The minimum setback from the top of the stream channel edge shall be one hundred (100) feet.
26. **Parks and Recreation.** Developer shall participate in the provision of parks and recreation facilities in a manner to be determined by the City following a study of the reasonable parks and recreation needs of employees of north Pleasanton business parks. Participation by the Developer shall be equal to the pro-rata share of the capital cost of acquiring and developing the parks and recreation facilities determined to be necessary as a result of the impact of that portion of the Project shown on Exhibit C attached hereto and made a part hereof. The manner of the participation, whether through development fees, assessment districts or some other manner, shall be determined upon City review of the aforementioned study, and shall take into consideration parks and recreation needs at present and in the future by phasing necessary improvements as appropriate. Developer shall cooperate with the City in providing the parks and recreation facilities by making this obligation run with the land shown on Exhibit C and by cooperating in its personal capacity as an owner of property elsewhere in the Project. The City agrees to use its best efforts to assess all north Pleasanton business park developers and employers on a pro-rata basis for the parks and recreation facilities made necessary by north Pleasanton development, and the City shall explore methods to accomplish this as part of the aforementioned study.
27. **Short-Term Agricultural Uses.** Developer shall utilize dry-farmed grains or other short-term agricultural uses on vacant sites so long as practicable and consistent with fire safety requirements.
28. **Overhead Transmission Lines.** Developer and the City shall cooperate to work with PG&E to have placed underground the high voltage power transmission lines within the I-580 scenic corridor and, if feasible, along the old S.P.R.R. right-of-way.



29. **Visual Barriers.** No materials, supplies or equipment, including company-owned or operated trucks and motor vehicles, shall be stored in any area on a site except inside or behind a solid visual barrier, at least six (6) feet in height, separating that area from surrounding properties and public streets.

30. **Prior Approved Site-Specific Plans.** The prior approved site plans for Lots 7E (PUD-81-30-48-D), 30B (PUD-81-30-31-D), 34C (PUD-81-30-29-D) and Lot 1F (PUD-81-30-46D) shall remain in effect following approval of PUD-85-30-11M; however, should a new application be made for a different plan for one or more of these lots, the site development criteria contained in the revised Table B-1 shall be applicable, and these sites may develop under the revised standards.

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Amendments to Conditions of Approval Subsequent to Adoption of Ordinance 1325

Reference	Date	Item
1	6/15/93	As per Ordinance 1596
2	9/20/94	As per Ordinance 1637
3	7/01/97	As per Ordinance 1715
4	9/17/13	As per Ordinance 2081

## **SECTION IV Development Standards Summary**

Ordinance 1325

Ordinance 1596

Ordinance 1637

PUD Modifications







TABLE B-1  
SUMMARY OF SITE DEVELOPMENT CRITERIA





LOT	PARCELS	USE	HEIGHT	MAXIMUM FLOOR AREA RATIO (1)	MAXIMUM HEIGHT (2)	MINIMUM LANDSCAPE RATIO (3)	MINIMUM PARKING RATIO(4)	REFERENCE
1	1A	CPD	(3 STORY)	SEE NOTE 5	55'	25%	SEE NOTE 5	
	1C	CPD	(3 STORY)	SEE NOTE 5	55'	25%	SEE NOTE 5	
	1D	CPD	(2 STORY)	25%	45'	25%	SEE NOTE 5	
	1E	CPD	(3 STORY)	SEE NOTE 5	55'	25%	SEE NOTE 5	13
	1F	CPD	(3 STORY)	SEE NOTE 5	55'	25%	SEE NOTE 5	13
2	2A	OGPD	(2 STORY)	40%	55'	25%	1 PER 250 SQ FT	42
		OGPD	(3 STORY)	45%	55'	25%	1 PER 250 SQ FT	
	2B	OGPD	(2 STORY)	40%	55'	25%	1 PER 250 SQ FT	42
		OGPD	(3 STORY)	45%	55'	25%	1 PER 250 SQ FT	
3		OGPD	(2 STORY)	40%	55'	25%	1 PER 250 SQ FT	
			(3 STORY)	45%	55'	25%	1 PER 250 SQ FT	
4	4A	IPD	(1 STORY)	35%	45'	20%	1 PER 250 SQ FT	26
			(2 STORY)	40%	45'	20%	1 PER 250 SQ FT	
	4B	IPD	(1 STORY)	35%	45'	20%	1 PER 250 SQ FT	26
			(2 STORY)	40%	45'	20%	1 PER 250 SQ FT	
5	5A	CPD	(3 STORY)	SEE NOTE 5	55'	25%	SEE NOTE 5	5,6
	5B	CPD	(3 STORY)	SEE NOTE 5	55'	25%	SEE NOTE 5	5, 6, 7
	5D	CPD	(3 STORY)	SEE NOTE 5	55'	25%	SEE NOTE 5	34
	5E	CPD	(3 STORY)	SEE NOTE 5	55'	25%	SEE NOTE 5	34
	5F	MOIPD	SEE NOTE 7	SEE NOTE 7	55'	SEE NOTE 7	SEE NOTE 7	39
	5G	MOIPD	SEE NOTE 7	SEE NOTE 7	55'	SEE NOTE 7	SEE NOTE 7	39
6		MOIPD	SEE NOTE 7	SEE NOTE 7	85.5'	SEE NOTE 7	SEE NOTE 7	46
		MCOIRPD	SEE NOTE 7/9	SEE NOTE 7/9	85.5'	SEE NOTE 7/9	SEE NOTE 7/9	
7	7E	MCOIRPD	SEE NOTE 7/9	SEE NOTE 7/9	85.5'/SEE NOTE 9	SEE NOTE 7/9	SEE NOTE 7/9	30, 44, 46
	7F	MOIPD	SEE NOTE 7	SEE NOTE 7	85.5'	SEE NOTE 7	SEE NOTE 7	30, 44
	7G	MCOIRPD	SEE NOTE 7/9	SEE NOTE 7/9	85.5'/SEE NOTE 9	SEE NOTE 7/9	SEE NOTE 7/9	30, 44, 46
8	PCA,PCB,PCC	HDR		SEE NOTE 6	N/A	N/A	N/A	2, 23, 24
9		OMPD	(5 STORY)	50%	72'	25%	1 PER 250 SQ FT	
10	10B	MOIPD	SEE NOTE 7	SEE NOTE 7	55'	SEE NOTE 7	SEE NOTE 7	
	10C	MOIPD	SEE NOTE 7	SEE NOTE 7	55'	SEE NOTE 7	SEE NOTE 7	27
	10D	MOIPD	SEE NOTE 7	SEE NOTE 7	55'	SEE NOTE 7	SEE NOTE 7	27
11	11B	IPD	(1 STORY)	35%	45'	20%	1 PER 250 SQ FT	
			(2 STORY)	40%	45'	20%	1 PER 250 SQ FT	
	11E	IPD	(1 STORY)	35%	45'	20%	1 PER 250 SQ FT	12, 17
			(2 STORY)	40%	45'	20%	1 PER 250 SQ FT	
	11G	IPD	(1 STORY)	35%	45'	20%	1 PER 250 SQ FT	12, 17, 22
			(2 STORY)	40%	45'	20%	1 PER 250 SQ FT	
	11H	IPD	(1 STORY)	35%	45'	20%	1 PER 250 SQ FT	12, 21
			(2 STORY)	40%	45'	20%	1 PER 250 SQ FT	
12	12A	IPD	(1 STORY)	35%	45'	20%	1 PER 250 SQ FT	
			(2 STORY)	40%	45'	20%	1 PER 250 SQ FT	
	12B	IPD	(1 STORY)	35%	45'	20%	1 PER 250 SQ FT	
			(2 STORY)	40%	45'	20%	1 PER 250 SQ FT	
13	131-137	CPD	(2 STORY)	SEE NOTE 5	45'	25%	SEE NOTE 5	11
	13E	OGPD	(2 STORY)	40%	45'	25%	1 PER 250 SQ FT	9, 18
	13G	MCOIPD	SEE NOTE 8	SEE NOTE 8	55'	SEE NOTE 8	SEE NOTE 8	19, 29, 32
	13H	MCOIPD	SEE NOTE 8	SEE NOTE 8	55'	SEE NOTE 8	SEE NOTE 8	19, 29, 32

LOT	PARCELS	USE	HEIGHT	MAXIMUM FLOOR AREA RATIO (1)	MAXIMUM HEIGHT (2)	MINIMUM LANDSCAPE RATIO (3)	MINIMUM PARKING RATIO(4)	REFERENCE
14	14A 14B	MCOIPD OPD	SEE NOTE 8 (2 STORY) (3 STORY)	SEE NOTE 8 40% 40%	45' 55' 55'	SEE NOTE 8 25% 25%	SEE NOTE 8 1 PER 250 SQ FT 1 PER 250 SQ FT	
15		IPD	(1 STORY) (2 STORY)	35% 40%	45' 45'	20% 20%	1 PER 250 SQ FT 1 PER 250 SQ FT	
16	16A 16B	MOIPD IPD	SEE NOTE 7 (1 STORY) (2 STORY)	SEE NOTE 7 35% 40%	55' 45' 45'	SEE NOTE 7 20% 20%	SEE NOTE 7 1 PER 250 SQ FT 1 PER 250 SQ FT	
17	171-174	IPD	(1 STORY) (2 STORY)	35% 40%	45' 45'	20% 20%	1 PER 250 SQ FT 1 PER 250 SQ FT	20
18	18A  18B	MCOIRPD  IPD	(1 STORY) (2 STORY) SEE NOTE 10 (1 STORY) (2 STORY)	35% 40% SEE NOTE 10 35% 40%	45' 45' SEE NOTE 10 45' 45'	20% 20% SEE NOTE 10 20% 20%	1 PER 250 SQ FT 1 PER 250 SQ FT SEE NOTE 10 1 PER 250 SQ FT 1 PER 250 SQ FT	50
19		MCOIRPD	(1 STORY) (2 STORY) SEE NOTE 10	35% 40% SEE NOTE 10	45' 45' SEE NOTE 10	20% 20% SEE NOTE 10	1 PER 250 SQ FT 1 PER 250 SQ FT SEE NOTE 10	50
20		OGPD	(2 STORY)	40%	45'	25%	1 PER 250 SQ FT	
21	21B  21C 21D	OGPD  MOIPD OGPD	(2 STORY) (3 STORY) SEE NOTE 7 (2 STORY)	40% 45% SEE NOTE 7 40%	55' 55' 45' 45'	25% 25% SEE NOTE 7 25%	1 PER 250 SQ FT 1 PER 250 SQ FT SEE NOTE 7 1 PER 250 SQ FT	
22		OPD	(2 STORY) (3 STORY)	40% 45%	55' 55'	25% 25%	1 PER 250 SQ FT 1 PER 250 SQ FT	
23	23A  23B	IPD  HDR	(1 STORY) (2 STORY) SEE NOTE 10	35% 40% SEE NOTE 10	45' 45' SEE NOTE 10	20% 20% SEE NOTE 10	1 PER 250 SQ FT 1 PER 250 SQ FT SEE NOTE 10	40 40, 49
24	24A	HDR		SEE NOTE 6	N/A	N/A	N/A	10
25	25A 25B  PARCEL F	MOIPD IPD  MOIPD	SEE NOTE 7 (1 STORY) (2 STORY) SEE NOTE 7	SEE NOTE 7 35% 40% SEE NOTE 7	45' 45' 45' 45'	SEE NOTE 7 20% 20% SEE NOTE 7	SEE NOTE 7 1 PER 250 SQ FT 1 PER 250 SQ FT SEE NOTE 7	
26	PCA,PCB,PCC	HDR		SEE NOTE 6	N/A	N/A	N/A	23, 24
27	27B	HDR		SEE NOTE 6	N/A	N/A	N/A	
28		OGPD	(1 STORY)	N/A	N/A	N/A	1 PER 250 SQ FT	
29		IPD	(1 STORY) (2 STORY)	35% 40%	45' 45'	20% 20%	1 PER 250 SQ FT 1 PER 250 SQ FT	
30	30A  30B	IPD  MOIPD	(1 STORY) (2 STORY) SEE NOTE 7	35% 40% SEE NOTE 7	45' 45' 55'	20% 20% SEE NOTE 7	1 PER 300 SQ FT 1 PER 300 SQ FT SEE NOTE 7	1, 47

LOT	PARCELS	USE	HEIGHT	MAXIMUM FLOOR AREA RATIO (1)	MAXIMUM HEIGHT (2)	MINIMUM LANDSCAPE RATIO (3)	MINIMUM PARKING RATIO(4)	REFERENCE
31	31A	IPD	(1 STORY) (2 STORY)	35% 40%	45' 45'	20% 20%	1 PER 250 SQ FT 1 PER 250 SQ FT	
	31C	IPD	(1 STORY) (2 STORY)	35% 40%	45' 45'	20% 20%	1 PER 250 SQ FT 1 PER 250 SQ FT	41
	31D	IPD	(1 STORY) (2 STORY)	35% 40%	45' 45'	20% 20%	1 PER 250 SQ FT 1 PER 250 SQ FT	41
32		IPD	(1 STORY) (2 STORY)	35% 40%	45' 45'	20% 20%	1 PER 250 SQ FT 1 PER 250 SQ FT	3
33		IPD	(1 STORY) (2 STORY)	35% 40%	45' 45'	20% 20%	1 PER 300 SQ FT 1 PER 300 SQ FT	4, 43
34	34B	IPD	(1 STORY) (2 STORY)	35% 40%	45' 45'	20% 20%	1 PER 300 SQ FT 1 PER 300 SQ FT	47
	34C	MOIPD	SEE NOTE 7	SEE NOTE 7	55'	SEE NOTE 7	SEE NOTE 7	
	34D	IPD	(1 STORY) (2 STORY)	35% 40%	45' 45'	20% 20%	1 PER 250 SQ FT 1 PER 250 SQ FT	
	34E	IPD	(1 STORY) (2 STORY)	35% 40%	45' 45'	20% 20%	1 PER 300 SQ FT 1 PER 300 SQ FT	47
	34F	IPD	(1 STORY) (2 STORY)	35% 40%	45' 45'	20% 20%	1 PER 250 SQ FT 1 PER 250 SQ FT	14
	34G	IPD	(1 STORY) (2 STORY)	35% 40%	45' 45'	20% 20%	1 PER 300 SQ FT 1 PER 300 SQ FT	14, 47
	34H	IPD	(1 STORY) (2 STORY)	35% 40%	45' 45'	20% 20%	1 PER 300 SQ FT 1 PER 300 SQ FT	14, 47
35	35A	MOIPD	SEE NOTE 7	SEE NOTE 7	55'	SEE NOTE 7	SEE NOTE 7	35
	35B	MCOIPD	SEE NOTE 8	SEE NOTE 8	55'	SEE NOTE 8	SEE NOTE 8	35, 38
36		IPD	(1 STORY) (2 STORY)	35% 40%	45' 45'	20% 20%	1 PER 250 SQ FT 1 PER 250 SQ FT	
37		CPD	(3 STORY)	SEE NOTE 5	55'	25%	SEE NOTE 5	47
51	51C	CPD	(3 STORY)	SEE NOTE 5	55'	25%	SEE NOTE 5	8
	51G	CPD	(3 STORY)	SEE NOTE 5	55'	25%	SEE NOTE 5	28, 48
52		MCOIPD	SEE NOTE 8	SEE NOTE 8	85.5'	SEE NOTE 8	SEE NOTE 8	
53	53A	MCOIPD	SEE NOTE 8	SEE NOTE 8	85.5'	SEE NOTE 8	SEE NOTE 8	
	53B	IPD	(4 STORY)	50%	72'	30%	1 PER 250 SQ FT	
54		MCOIRPD	SEE NOTE 10	SEE NOTE 10	SEE NOTE 10	SEE NOTE 10	SEE NOTE 10	51
55	55F	MOIPD	SEE NOTE 7	SEE NOTE 7	85.5'	SEE NOTE 7	SEE NOTE 7	31
56	56B	MCOIRPD	SEE NOTE 10	SEE NOTE 10	SEE NOTE 10	SEE NOTE 10	SEE NOTE 10	49
	56C	MCOIPD	SEE NOTE 8	SEE NOTE 8	85.5'	SEE NOTE 8	SEE NOTE 8	15
57		MCOIPD	SEE NOTE 8	SEE NOTE 8	85.5'	SEE NOTE 8	SEE NOTE 8	37
58	58A	MCOIPD	SEE NOTE 8	SEE NOTE 8	85.5'	SEE NOTE 8	SEE NOTE 8	16, 25
	58B	MCOIPD	SEE NOTE 8	SEE NOTE 8	85.5'	SEE NOTE 8	SEE NOTE 8	25
	58C	MCOIPD	SEE NOTE 8	SEE NOTE 8	85.5'	SEE NOTE 8	SEE NOTE 8	25
59		OMPD HDR	(6 STORY) SEE NOTE 10	40% SEE NOTE 10	85.5' SEE NOTE 10	30% SEE NOTE 10	1 PER 250 SQ FT SEE NOTE 10	52
60	60A	HDR		SEE NOTE 6	N/A	N/A	N/A	36
	60B	HDR		SEE NOTE 6	N/A	N/A	N/A	36

NOTES

REFERENCE

A.

CPD = Retail/Commercial/Financial; OGPD = Garden Office; OMPD = Midrise R&D Office; OPD = General Office; IPD = Research & Development/Light Manufacturing; MOIPD = Mixed Office, Research & Development/Light Manufacturing; MCOIPD = Mixed Retail/Commercial/Financial, Office, and Research & Development/Light Manufacturing; and MCOIRPD = Mixed Retail/Commercial/Financial, Office, Research & Development/Light Manufacturing and Residential. The number of stories listed is the maximum number of usable floors, above ground, which any building, or portion of a building, may include.

1.

a.

"Maximum Floor Area Ratio" is the maximum permitted ratio of the Gross Square Footage of a building or buildings on a Parcel to the total Parcel area. The Gross Square Footage of a building or buildings shall be the sum of the area of each floor, excluding mechanical penthouses and subgrade basements, measured horizontally to the outside faces of the exterior walls.

b.

Any Parcel containing a single structure that combines differing story height elements shall have a Maximum Floor Area Ratio equal to that ratio indicated for the highest number of stories.

c.

Any Parcel upon which separate structures of differing story height elements are constructed shall have a Maximum Floor Area Ratio equal to a weighted average of Minimum Floor Area Ratio for each type of structure; such average shall be computed using as weights the actual number of square feet contained in each structure as specified in the formula below:

Let X = square footage of one-story structure

Let Y = square footage of two-story structure

Let Z = square footage of three-story structure

Let W = square footage of four-story structure

Let 35%, 40%, 45%, and 50% be the Maximum Floor Area Ratio for one-story, two-story, three-story, and four-story structures, respectively-

Then

X

Y

Z

W

.35

.40

.45

.50

+

+

+

+

Must be less than or equal to the total square footage of the Parcel

2.

"Maximum Height" is the vertical distance by which any part of an Improvement rises above the top of the highest street curb on or immediately adjacent to the Parcel, or the vertical distance from the top of the building pad to the top of the highest point of any improvement, whichever is greater.

3.

"Minimum Landscape Ratio" is the minimum permitted ratio of the square footage of the total landscape area to the total Parcel area. See also the Landscape Requirements, Table B-3. Landscape Area shall include all planting, walks, and plaza areas located on the grounds but not those on structures.

4.

"Minimum Parking Ratio" is the minimum permitted ratio of the number of parking spaces on a Parcel to the Gross Square Footage of a building or buildings on a Parcel. Prior to the issuance of a business license, zoning certification and/or a building permit, the applicant for any medical occupancy must submit written documentation of current use, square footage and available parking for the subject site demonstrating the availability of 4.00 parking spaces/1,000 square feet of gross floor area for that portion of the site devoted to medical use.

5.

The Maximum Floor Area Ratio and Minimum Parking Ratio for all buildings within the CPD District shall be limited as follows:

Use

Maximum Floor Area Ratio

Minimum Parking Ratio

Free Standing Restaurant

12.5%

1 per 150 sq. ft.

Hotel/Motel

40.0% except  
60.0% on site 56A

1 per room plus 1 per employee at maximum shift

Garden Office

40.0%

1 per 250 sq. ft./1 per 300 sq. ft. (Site 37)

Commercial/Retail

30.0%

1 per 200 sq. ft.

Hotel/Motel uses combined with restaurant uses on a single Parcel shall provide parking equal to the requirements for hotel/motel use plus the restaurant use, treating each individually. Specialized commercial land uses such as auto sales shall be reviewed on a case by case basis with regard to variances to the above criteria.

45

47

6. Residential land uses shall be subject to individual site plan approval; site plan shall respect the spirit of the Design Guidelines and shall be subject to approval by the City.

7. Development standards for MOIPD uses shall be determined by the use proposed for the site. These standards shall be based on the number of floors proposed in the tallest proposed building on the site and shall be as follows:

33

<u>Number Of Stories</u>	<u>Maximum Floor Area Ratio</u>	<u>Minimum Landscape Ratio</u>	<u>Minimum Parking Ratio</u>
One	35%	20%	1 per 300 sq. ft.
Two	40%	25%	1 per 300 sq. ft.
Three	45% *	25%	1 per 300 sq. ft.
Four	50%	25%	1 per 300 sq. ft.
Five	60%	30%	1 per 300 sq. ft.
Six	60%	30%	1 per 300 sq. ft.

\* A FAR up to 50% may be permitted at the City's discretion if it is found that the building's design and massing are done in a manner that minimizes the additional building area (over 45%) and sufficient landscaping would be provided to mitigate the increased building coverage.

Parking ratios shall be designed to provide adequate off-street parking for a building's intended uses. Ratios less than 1 per 300 sq. ft. shall only be approved if both the applicant and the City agree to such a standard. Ratios between 1 per 300 sq. ft. and 1 per 250 sq. ft. shall be approved by the City if requested by the applicant. Ratios higher than 1 per 250 sq. ft. require mutual approval by the applicant and the City.

Notwithstanding the number of stories of a proposed building on a site and the corresponding Maximum Floor Area Ratios set forth in this Note 7, if a warehouse use is a proposed use for a significant portion, or the whole, of a building on a site, the Maximum Floor Area Ratio for the building wherein the warehouse use is proposed to be located shall be increased to 60%. Whether the portion of the building proposed for warehouse use is significant shall be determined on a case-by-case basis during the design review process for individual projects within the Hacienda Business Park. In addition, minimum landscaping and parking requirements shall be modified as appropriate, generally consistent with other warehouse projects in Pleasanton.

8. Development standards for MCOIPD uses shall be determined by the use proposed for the site. These standards shall be based on the use and the number of floors proposed. If a warehouse, office or industrial use in proposed, the development standards shall be based on those standards described in Note 7 above. If a commercial use is proposed, the development standards shall be as follows:

<u>Uses</u>	<u>Maximum Floor Area Ratio</u>	<u>Minimum Landscape Ratio</u>	<u>Minimum Parking Ratio</u>
Free-Standing Restaurant	12.5%	25%	1 per 150 sq. ft.
Hotel/Motel	60%	30%	1 per room plus 1 per employee at maximum shift
Commercial/Retail	30%	25%	1 per 200 sq. ft.

Other specialized commercial land uses shall be reviewed on a case by case basis, and modifications to the above standards may be approved. Combined retail/office uses on a Parcel shall follow the development standards for office use, except that parking shall be provided for each use, treating each individually.

9. Development standards for applicable portions of this site as per Hacienda TOD Standards and Design Guidelines (March 1, 2011).
10. Development standards for applicable portions of this site as per Housing Site Development Standards and Design Guidelines (August 21, 2012).

# Amendments to Table B-1 Subsequent to Adoption of Ordinance 1637

Reference	Date	Item
1		Restore missing portion of historical site development information
2		Site 8B was never formed
3		Site 32A was never formed
4		Sites 33A and 33B were never formed
5	10/13/83	Site 5 split into Sites 5A and 5B as per PM 4064A
6	02/13/86	Site 5A split into Sites 5A and 5B as per PM 4552A
7	04/16/86	Site 5B became Site 5C as per PM4756
8	05/03/88	Site 51B split into Sites 51C and 51D as per PM 5258
9	05/26/88	Site 13B split into Sites 13C and 13D as per PM 5283
10	02/21/89	Site 24 became Site 24A as per PM 3937A
11	06/26/89	Site 13A split into Sites 131-137 as per PM 5519
12	10/24/89	Site 11A split into Sites 11C and 11D as per PM 5566
13	11/17/89	Site 1B split into Sites 1E and 1F as per PM 5782
14	12/15/89	Site 34A split into Sites 34F, 34G and 34H as per PM 5629
15	02/13/90	Site 56A became Site 56C as per LL 89-10
16	06/29/90	Site 58 became 58A as per LL 89-10
17	08/24/90	Site 11C split into Sites 11E and 11F as per PM 6020
18	12/31/90	Site 13C became Site 13E as per LL 90-12
19	12/31/90	Site 13D became Site 13F as per LL 90-12
20	02/28/92	Site 17 split into Sites 171-174 as per PM 6109
21	08/18/92	Site 11D became Site 11H as per LL 92-3
22	08/18/92	Site 11F became Site 11G as per LL 92-3
23	05/05/94	Site 8A was combined with Site 26A and renamed as PCA, PCB and PCC as per PM 6687
24	05/05/94	Site 26A was combined with Site 8A and renamed as PCA, PCB and PCC as per PM 6687
25	09/15/94	Site 58A split into Sites 58A, 58B and 58C as per PM 6720
26	06/30/95	Site 4 split into Sites 4A and 4B as per PM 6791
27	09/20/95	Site 10A split into Sites 10C and 10D as per PM 6874
28	07/29/96	Site 51D split into Sites 51E and 51F as per PM 6960
29	11/19/96	Site development standards modified as per PUD 81-30-34M
30	12/31/96	Sites 7A, 7B, 7C consolidated into Site 7D as per PM 7105
31	12/31/96	Sites 55A, 55B, 55C, 55D, 55E consolidated into Site 55F as per PM 7105
32	09/03/97	Site 13F split into Sites 13G and 13H as per PM 7110

Reference	Date	Item
33	11/14/97	FAR modification for three-story buildings as per PUD 81-30-39M
34	11/20/97	Site 5C split into Sites 5D and 5E as per PM 6946A
35	12/10/97	Site 35 split into Sites 35A and 35B as per PM 7215
36	12/26/97	Site 60 split into Sites 60A and 60B as per PM 7202
37	08/1998	Sites 57A, 57B and 57C consolidated into Site 57 as per LM 8/1998
38	10/16/98	Site development standards modified as per PUD 81-30-41M
39	11/08/00	Site 5B split into Sites 5F and 5G as per PM 7606
40	08/04/04	Site 23 split into Sites 23A and 23B as per PM 8356
41	11/23/04	Site 31B split into Site 31C and 31D as per PM 6678
42	07/11/05	Site 2 split into Sites 2A and 2B as per PM 8357
43	01/06/06	Site development standards modified as per PUD 81-30-43M
44	02/05/07	Site 7D split into Sites 7E, 7F and 7G as per PM 8062
45		Medical parking ratio modification as per PUD 81-30-44M / PUD 85-8-18M
46	03/01/11	Site development standards modified as per PUD 81-30-48M / PUD 85-8-21M
47	12/30/11	Site development standards modified as per PUD 81-30-52M
48		Sites 51A, 51E and 51F consolidated into Site 51G as per LLA
49	09/04/12	Site development standards modified as per PUD 81-30-53M
50	09/04/12	Site development standards modified as per PUD 81-30-54M
51	09/04/12	Site development standards modified as per PUD 85-8-22M
52	09/04/12	Site development standards modified as per PUD 85-8-26M





TABLE B-2  
SUMMARY OF PROPERTY LINE SETBACKS



STREETS	FRONT YARD SETBACKS		SIDE YARD SETBACKS		REAR YARD SETBACKS		REFERENCE
Hopyard Road,	(B)	75'	(B)	25'	(B)	25'	
Stoneridge Drive <sup>9</sup> ,	(P)	50'	(P)	5'	(P)	5'	
Hacienda Drive <sup>7</sup> , Owens Drive <sup>1</sup> , and Rosewood Drive	(D)	50'	(D)	25'	(D)	15'	
Stoneridge Drive <sup>10</sup> ,	(B)	50'	(B)	25'	(B)	25'	
Hacienda Drive <sup>8</sup> ,	(P)	33'	(P)	5'	(P)	5'	
West Las Positas Boulevard, and Owens Drive <sup>2</sup>	(D)	33'	(D)	25'	(D)	15'	
Willow Road <sup>3</sup> ,	(B)	75'	(B)	25'	(B)	25'	
Gibraltar Drive North, and	(P)	50'	(P)	5'	(P)	5'	
Gibraltar Drive South <sup>4</sup> ("Inner Loop Road")	(D)	50'	(D)	25'	(D)	15'	
Willow Road <sup>5</sup> ,	(B)	50'	(B)	25'	(B)	25'	
Gibraltar Drive North,	(P)	33'	(P)	5'	(P)	5'	
Gibraltar Drive South <sup>6</sup> , and all other streets	(D)	33'	(D)	25'	(D)	15'	
Interstate 580	(B)	40'	(B)	25'	(B)	N.A.	
	(P)	15'	(P)	5'	(P)	N.A.	
	(D)	15'	(D)	25'	(D)	N.A.	

NOTES	REFERENCE
<p>Setbacks are minimum permitted distances between a Property Line and an Improvement such as a building or a parking area; provided that if (i) there are no parking areas constructed between a building facade and a Front Property Line, and (ii) the building facade is not parallel to the Front Property Line, a building corner may intrude not more than 12 feet into a 75 foot setback and 6 feet into a 50 foot setback, measured perpendicular to the building facade, so long as the additional minimum landscaping adjacent to the building facade meets the requirements of Note 1 in Table B-3. Setbacks and applicable driveway medians shall be landscaped as provided in the Design Guidelines and this Declaration.</p>	
<p>(B) A building setback (includes multi-level parking structures.)</p>	
<p>(P) A parking setback.</p>	
<p>(D) A single level parking deck setback.</p>	
<p>1. The north side of Owens Drive between Rosewood Drive and Tassajara Creek and the south side of Owens Drive between Hopyard Road and Chabot Drive.</p>	1
<p>2. The north side of Owens Drive between Chabot Drive and Rosewood Drive and the south side of Owens Drive between Chabot Drive and Tassajara Creek.</p>	1
<p>3. That portion of the east side of Willow Road within the Inner Loop Road.</p>	
<p>4. Those portions of Gibraltar Drive North and Gibraltar Drive South within the Inner Loop Road.</p>	
<p>5. All of Willow Road within the Property excluding that portion described in Note 3.</p>	
<p>6. All other portions of Gibraltar Drive North and Gibraltar Drive South within the Property excluding those portions described in Note 4.</p>	
<p>7. All of Hacienda Drive within the Property excluding that portion described in Note 8.</p>	
<p>8. The southeast side of Hacienda Drive between Gibraltar Drive and Owens Drive.</p>	
<p>9. All of Stoneridge Drive within the Property excluding that portion described in Note 10.</p>	
<p>10. The north side of Stoneridge Drive between Gibraltar Drive and Tassajara Creek and all of Stoneridge Drive Extension south of West Las Positas Boulevard.</p>	

Amendments to Table B-2 Subsequent to Adoption of Design Guidelines May, 1994

Reference	Date	Item
1	06/26/98	Site development standards modified as per PUD 81-30-40M / PUD 85-8-17M



TABLE B-3  
LANDSCAPING REQUIRED ADJACENT TO THE BUILDING





In addition to the landscaping required in the Public Service Easement ("PSE") on each Parcel fronting a Street within or adjacent to the Property, in landscape easements, and in the side and rear yards, each Parcel shall contain additional minimum landscaping adjacent to each building in accordance with the Design Guidelines, as summarized below. No additional landscaping is required at the rear of a building.

ADDITIONAL MINIMUM LANDSCAPING<sup>1,2</sup>

STREET	AT FRONT OF BUILDING	AT SIDE OF BUILDING	REFERENCE
Hopyard Road, Stoneridge Drive,	(P) 15'	(P) 9'	
Hacienda Drive, Owens Drive <sup>3</sup> , and Rosewood Drive	(NP) 25'	(NP) 20'	
West Las Positas Boulevard	(P) 15'	(P) 9'	
and Owens Drive <sup>4</sup>	(NP) 17'	(NP) 20'	
Willow Road <sup>5</sup> , Gibraltar Drive North,	(P) 15'	(P) 9'	
and Gibraltar Drive South <sup>6</sup> ("Inner Loop Road")	(NP) 25'	(NP) 20'	
Willow Road <sup>7</sup> , Gibraltar Drive North,	(P) 15'	(P) 9'	
Gibraltar Drive South <sup>8</sup> , and all other streets	(NP) 17'	(NP) 20'	
Interstate 580	(P) 15'	(P) 9'	
	(NP) 25'	(NP) 20'	
<b>NOTES:</b>			
(P)	If surface parking area is located to the front or side (whichever is applicable) of the building.		
(NP)	If surface parking area is not located to the front or side (whichever is applicable) of the building.		
1.	The depth of the additional minimum landscaping adjacent to a building facade may vary, provided that (i) the shortest distance between the building facade and the front of the additional minimum landscaping shall be no less than six feet, (ii) the area of the additional minimum landscaping equals or exceeds the area that would result from a uniform depth of the amount shown in this Table B3 above, and (iii) the landscaping extends the length of the facade.		
2.	For buildings constructed for retail and commercial uses in the CPD planning district, no additional landscaping shall be required immediately adjacent to the front and side of such buildings if a twelve (12) foot covered sidewalk is constructed immediately adjacent to the front and side of such buildings, and parking is permitted immediately adjacent to such sidewalk. On Parcels sharing a common driveway, landscaping is not required adjacent to the Side Property Line where the common driveway is located.		
3.	The north side of Owens Drive between Rosewood Drive and Tassajara Creek and the south side of Owens Drive between Hopyard Road and Chabot Drive.		1
4.	The north side of Owens Drive between Chabot Drive and Rosewood Drive and the south side of Owens Drive between Chabot Drive and Tassajara Creek.		1
5.	That portion of the east side of Willow Road within the Inner Loop Road.		
6.	Those portions of Gibraltar Drive North and Gibraltar Drive South within Loop Road.		
7.	All of Willow Road within the Property excluding the portion described in Note 5.		
8.	All portions of Gibraltar Drive North and Gibraltar Drive South within the Property excluding the portion described in Note 6.		

Amendments to Table B-3 Subsequent to Adoption of Design Guidelines May, 1994

Reference	Date	Item
1	06/26/98	Site development standards modified as per PUD 81-30-40M / PUD 85-8-17M

TABLE B-4  
PERMITTED USES WITHIN EACH PLANNING DISTRICT  
RESTRICTIONS ON OPERATION AND USE



PERMITTED USES	REFERENCE
<p>1.0 <b>Permitted Uses.</b> The use of every Parcel shall be in compliance with the provisions of this Section and with the lawful use of said Parcel. Where either the lawful use or the use otherwise permitted by this Section is more restrictive than the other, the more restrictive shall apply. One or more of the uses set forth below is subject to the City's conditional use permit or permitted use procedures under C-F, C-C, C-N, O, or I-P zoning. The permitted uses are set forth by planning district for the referenced Lots, and such permitted uses shall govern every portion of such Lot, even if the Lot is subdivided into smaller Parcels. The permitted uses for each planning district are as follows:</p>	1
<p>1.1 <b>Retail/Commercial and Financial Planning District.</b> The permitted uses for the Retail/Commercial and Financial Planning District ("CPD") are:</p> <ul style="list-style-type: none"> <li>(a) Appliance stores;</li> <li>(b) Art galleries and artist and engineering supply stores;</li> <li>(c) Arts and Crafts schools;</li> <li>(d) Automobile supply stores;</li> <li>(e) Bakeries, including baking for sale on premises only;</li> <li>(f) Barbershops and beauty shops;</li> <li>(g) Bars, including entertainment and dancing;</li> <li>(h) Bicycle shops;</li> <li>(i) Blueprint and photostat shops;</li> <li>(j) Bookstores and rental libraries;</li> <li>(k) Candy stores;</li> <li>(l) Carpet, drapery and floor covering stores;</li> <li>(m) Catering establishments;</li> <li>(n) Charitable institutions;</li> <li>(o) Clothing and costume rental establishments;</li> <li>(p) Clothing, shoe and accessory store;</li> <li>(q) Delicatessen stores;</li> <li>(r) Department stores;</li> <li>(s) Drug stores and prescription pharmacies;</li> <li>(t) Dry good stores;</li> <li>(u) Electrical appliance repair and sales;</li> <li>(v) Employment agencies;</li> <li>(w) Financial institutions, including banks, savings and loan offices, finance companies, credit unions and related services;</li> <li>(x) Florists;</li> <li>(y) Food stores and supermarkets;</li> <li>(z) Fun shops;</li> <li>(aa) Furniture stores;</li> <li>(bb) Gift shops;</li> <li>(cc) Glass replacement and repair shops;</li> <li>(dd) Gymnasiums and health clubs;</li> <li>(ee) Hardware stores;</li> <li>(ff) Hobby shops;</li> <li>(gg) Hospital equipment sales and rental establishments;</li> <li>(hh) Hotels and motels, but only on Parcel 1C, Parcel 5A, Parcel 13F, Parcel 35B and Parcel 56A. Hotels/motels are conditional uses on Parcel 52 and Parcel 53A;</li> <li>(ii) Household appliances;</li> <li>(jj) Ice cream sales stores;</li> <li>(kk) Interior decorating shops;</li> <li>(ll) Janitorial services and supplies establishments;</li> <li>(mm) Jewelry stores;</li> <li>(nn) Laboratories;</li> <li>(oo) Laundries and dry cleaners where service is provided;</li> <li>(pp) Leather goods and luggage stores;</li> <li>(qq) Liquor stores;</li> <li>(rr) Locksmiths;</li> <li>(ss) Medical and dental clinics;</li> <li>(tt) Medical and orthopedic appliance stores;</li> <li>(uu) Men's furnishing stores;</li> <li>(vv) Millinery shops;</li> <li>(ww) Music stores, including record sales;</li> <li>(xx) Newsstands;</li> <li>(yy) Nursery and garden supply stores;</li> </ul>	5

- (zz) Office supply, furniture and business machine stores;
- (aaa) Offices, including but not limited to business, professional, and administrative offices;
- (bbb) Optical and optometrical shops;
- (ccc) Paint, glass, and wallpaper shops;
- (ddd) Pet and bird stores;
- (eee) Photographic supply stores;
- (fff) Picture framing shops;
- (ggg) Plant shops;
- (hhh) Plumbing, heating, and ventilating equipment showrooms with storage of floor samples only;
- (iii) Political, Philanthropic campaign headquarters;
- (jjj) Post offices;
- (kkk) Printing establishments, including lithographing and engraving and other reproduction services;
- (lll) Radio and television broadcasting studios;
- (mmm) Realtors and real estate offices;
- (nnn) Restaurants and soda fountains, including drive-in food establishments;
- (ooo) Scientific instrument shops;
- (ppp) Shoe repair shops;
- (qqq) Shoe stores;
- (rrr) Sign painting shops;
- (sss) Sporting good stores;
- (ttt) Stamp and coin shops;
- (uuu) Stationery stores;
- (vvv) Swimming pool sales and service;
- (www) Tailor or dressmaking shops;
- (xxx) Television and radio sales and repair shops;
- (yyy) Theaters and auditoriums;
- (zzz) Ticket agencies;
- (aaaa) Tobacco stores;
- (bbbb) Toy shops;
- (cccc) Travel agencies and bureaus;
- (dddd) Variety stores;
- (eeee) Watch and clock repair shops;
- (ffff) Women's apparel and accessory stores;
- (gggg) Automobile dealerships but only on Lot 51; and
- (hhhh) Any other use determined by the Association and the City of Pleasanton to be substantially similar to any of the above permitted uses.

**1.2 General Office Planning District.** The permitted use for the General Office Planning District ("OPD") are:

- (a) Administration, executive, and business offices;
- (b) Business service offices, including employment agencies, accountants, notaries, stenographic, addressing, computing, and related services;
- (c) Business consultant offices;
- (d) Design professions offices (engineering, architectural, drafting, etc.);
- (e) Research development, analytical, and scientific offices;
- (f) Manufacturers' representatives and sales offices;
- (g) Headquarters or region-wide finance, insurance, and real estate offices;
- (h) Travel agencies; and
- (i) Any other use determined by the Association and the City of Pleasanton to be substantially similar to any of the above permitted uses.

**1.3 Garden Office Planning District.** The permitted uses for the Garden Office Planning District ("OGPD") are:

- (a) Administrative, executive, and business offices;
- (b) Business service offices, including employment agencies, accountants, notaries, stenographic, addressing, computing, and related services;
- (c) Business consultant offices;
- (d) Design professions offices (engineering, architectural, drafting, etc.);
- (e) Research, development, analytical, and scientific offices;
- (f) Manufacturers' representatives and sales offices;
- (g) Headquarters or region-wide finance, insurance, and real estate offices;
- (h) Medical/dental clinics and related health maintenance organizations, not including manufacture, fabrication, or sale of any article or commodity other than those incidental to the services provided;
- (i) Licensed child care facilities, with the consent of the Design Review Committee;
- (j) Travel agencies;

- (k) Heliport and parking facility, conditionally permitted on Lot 52 only;
- (l) Prescription pharmacies, provided that at least eighty percent (80%) of the interior display area shall be used for the preparation and sale of prescription or trade drugs; and
- (m) Any other use determined by the Association and the City of Pleasanton to be substantially similar to any of the above permitted uses.

**1.4 Mid-Rise Planning District.** The permitted uses for the Mid-Rise Planning District ("OMPD") are:

- (a) Administrative, executive, and business offices;
- (b) Barbershops;
- (c) Business service offices, including employment agencies, accountants, notaries, stenographic, addressing, computing, and related services;
- (d) Business consultant offices;
- (e) Design professions offices (engineering, architectural, drafting, etc.);
- (f) Research development, analytical, and scientific offices;
- (g) Manufacturers' representatives and sales office;
- (h) Headquarters or region-wide finance, insurance, and real estate offices;
- (i) Medical/dental clinics and related health maintenance organizations, not including manufacture, fabrication, or sale of any article or commodity other than those incidental to the services provided;
- (j) Travel agencies;
- (k) Prescription pharmacies, provided that at least eighty percent (80%) of the interior display area shall be used for the preparation and sale of prescription or trade drugs;
- (l) Restaurants, including on-sale liquor; and
- (m) Any other use determined by the Association and the City of Pleasanton to be substantially similar to any of the above permitted uses.

**1.5 Research and Development/Light Manufacturing Planning District.** The permitted uses for the Research and Development/Light Manufacturing Planning District ("IPD") are:

- (a) Manufacture and assembly of business machines, including electronic data processing equipment, accounting machines, calculators, typewriters and related equipment, and communications and testing equipment;
- (b) Manufacture and assembly of electrical supplies, such as coils, condensers, crystal holders, insulation, lamps, switches, and wire cable assembly, provided no noxious or offensive fumes or odors are produced;
- (c) Manufacture of scientific, medical, dental and drafting instruments, orthopedic and medical appliances, optical goods, watches and clocks, electronics equipment, precision instruments, musical instruments, and camera and photographic equipment except film;
- (d) Assembly of small electric appliances such as lighting fixtures, irons, fans, toasters, and electric toys, but not including refrigerators, washing machines, dryers, dishwashers, and similar home appliances;
- (e) Assembly of electrical equipment such as radio and television receivers, phonographs and home motion picture equipment, but not including electrical machinery;
- (f) Laboratories, including commercial, testing, research, experimental, or other laboratories, including pilot plants;
- (g) General office uses (including computer centers) where no office user shall have less than two thousand (2,000) square feet of usable space;
- (h) Photographic processing;
- (i) Printing, lithographing and engraving;
- (j) Publishing;
- (k) Industrial support and service facilities to include activities limited to the servicing of businesses on the Parcel or servicing of products produced on the Parcel, such as: repair and maintenance of appliances or component parts, tooling, printers, testing shops, small machine shops, copying, photo engraving, etc.;
- (l) Accessory uses and structures when related to and incidental to a permitted use;
- (m) Manufacturing or combining processes of pharmaceutical products, provided no noxious or offensive fumes or odors are produced;
- (n) Manufacturing or combining processes of biological products, provided no noxious or offensive fumes or odors are produced;
- (o) Sales at wholesale, manufacturers' representatives and sales office, or sales to the ultimate consumer of products made to the customers' orders;
- (p) Engineering drafting and design facilities;
- (q) Research and development facilities;
- (r) Manufacture of prototype;
- (s) Any research and development use listed above may be operated in conjunction with any allowed light industrial use or office use;
- (t) All typical uses associated with research and development and light manufacturing for the electronics and semiconductor industries;

- (u) Painting, enameling, and lacquering shops;
- (v) Public utility equipment buildings and public service pumping stations;
- (w) Sheet metal shops;
- (x) Storage of raw materials, work in process, and finished goods inventories;
- (y) Warehouse use;
- (z) Public Parks, Playgrounds, and other Recreational Facilities;
- (aa) Banks, savings and loans, and credit unions with all of said uses only applicable to Site 25B; 6
- (bb) Private schools and colleges c(conditional use); 4
- (cc) Animal shelter, animal adoption center, animal rehabilitation center, and similar uses including outdoor operations with all of said uses only applicable to Parcel 11H; and 3
- (dd) Any other use determined by the Association and the City of Pleasanton to be substantially similar to any of the above permitted uses. 8

1.6 **Public and Institutional Planning Districts.** The permitted uses for the Public and Institutional Planning District ("P&ID") shall be as follows:

- (a) Licensed child care facilities.

1.7 **Mixed Office, Research and Development/Light Manufacturing Planning District.** The permitted uses for the Mixed Office, Research and Development/Light Manufacturing Planning District ("MO/IPD") are:

- (a) Those permitted uses listed in subsections 1.2, 1.3, 1.4, and 1.5.

1.8 **Mixed Retail/Commercial/Financial, Office, and Research and Development/Light Manufacturing Planning District.** The permitted uses for the Mixed Retail/Commercial/Financial, Office, and Research and Development/Light Manufacturing Planning District ("MC/O/IPD") are:

- (a) Those permitted uses listed in subsections 1.1, 1.2, 1.3, 1.4, and 1.5.

2.0 **Conduct of Permitted Uses.** All uses shall be performed or carried out entirely within a building designated and constructed for that use. Activities which cannot be carried on within a building may be permitted, but only if the Design Review Committee consents in writing to said use to the location for such activity, and if said use is permitted by the then existing zoning or other applicable land use regulations and said use is not specifically prohibited by Section 3.0; provided, however, that such use shall be permitted only if (i) such activity is screened so as not to be Visible from Neighboring Property or Streets, and (ii) all lighting required for such use is shielded from adjacent streets.

3.0 **Prohibited Uses.** The following operations and uses shall not be permitted on any Parcel:

- (a) Hotel/Motel/Motor Inn, except on Parcel 1C, Parcel 5A, Parcel 13F, Parcel 35B, Parcel 52, Parcel 53A and Parcel 56A; 4
- (b) Residential use of any type, except on Lots 8A, 8B, 24A, 26A, 27B, and 60;
- (c) Trailer courts, mobile home parks, or recreation vehicle camp grounds;
- (d) Junk yards or recycling facilities;
- (e) Drilling for and/or the removal of oil, gas or other hydrocarbon substances (except that this provision shall not be deemed to prohibit entry to the Property below a depth of five hundred (500) feet for such purposes);
- (f) Commercial excavation except in the course of approved construction;
- (g) Distillation of bones;
- (h) Dumping, disposal, incineration, or reduction of garbage, sewer, offal, dead animals or refuse;
- (i) Fat rendering;
- (j) Stockyard or slaughter of animals;
- (k) Cemeteries;
- (l) Refining of petroleum or its products;
- (m) Smelting of iron, tin, zinc, or other ores;
- (n) Jail or honor farms;
- (o) Labor or migrant worker camps;
- (p) Truck or bus terminals;
- (q) Petroleum storage yards;
- (r) Automobile or truck dealerships (except on Lot 51), wrecking, auto or truck repair, or painting;
- (s) Storage of radioactive materials;
- (t) Construction yards.



4.0 **Conditional Uses.** The following are conditionally permitted uses on any Parcel except those designated solely as High Density Residential:

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- (a) State licensed childcare facilities
- (b) State registered Heritage Schools

# Amendments to Table B-4 Subsequent to Adoption of Ordinance 1637

Reference	Date	Item
1		Added O and I-P Districts for completeness.
2		The word "addressing" was added to maintain consistency with prior versions
3	11/01/94	Site development standards modified as per PUD 85-8-12M and Ordinance 1641
4	04/07/95	Site development standards modified as per PUD 81-30-30M / PUD 85-8-12M
5	10/06/98	Site development standards modified as per PUD 81-30-41M and Ordinance 1762
6	07/18/00	Site development standards modified as per PUD 81-30-25D-5M
7	08/26/11	Site development standards modified as per PUD 81-30-49M / PUD 85-8-23M
8	01/11/12	Site development standards modified as per PUD 81-30-51M

## SECTION V Additional Ordinances Affecting Hacienda



Ordinance 1113	Ordinance approving development agreements between the City of Pleasanton and the Prudential Insurance Company of America and between the City of Pleasanton and Callahan-Pentz Properties, Pleasanton.
Ordinance 1134	Ordinance revising Hacienda Business Park PUD-81-30-1M enlarging and rezoning portions.
Ordinance 1154	Amendment to Title II of the ordinance code of the City of Pleasanton adding Chapter 17 (Transportation Systems Management).
Ordinance 1202	Approving major modification to Hacienda Business Park changing land use designations to 15 sites in Phase I (PUD-81-30-8M).
Ordinance 1223	An ordinance regulating hours of operation of sprinkler systems along major streets.
Ordinance 1247	Ordinance approving development agreement between the City of Pleasanton and the Prudential Insurance Company of America for Hacienda Business Park Phase II.
Ordinance 1262	Smoking regulation in public and work places.
Ordinance 1281	An ordinance approving a major modification to PUD-85-8 allowing a change in land use on two sites in Hacienda Business Park Phase II.
Ordinance 1342	Skateboarding
Ordinance 1356	Amendment to noise ordinance regulating operation of leaf blowers.
Ordinance 1456	Ordinance approving the application of Prudential Insurance Company of America as filed under cases PUD-81-30-23M and PUD-81-30-50D.
Ordinance 1492	An ordinance amending sections 18.96.030, 18.96.040, 18.96.050, and 18.96.060 of the Pleasanton Municipal Code, amending sections 3 and 4 of Ordinance No. 1162 and sections 18.96.100 and 18.96.150 of the Pleasanton Municipal Code, and amending section 1 (part) of Ordinance No. 1225, as amended, and section 18.74.130 of the Pleasanton Municipal Code concerning real estate signs.
Ordinance 1511	An ordinance amending sections 18.96.060K and 18.116.040 of the Pleasanton Municipal Code regarding hot/cold air balloons (RZ-91-2).
Ordinance 1527	An ordinance approving the application of Prudential Insurance Company for a major modification to an approved PUD development plan to modify the parking standard for industrial and office uses as filed under case PUD-85-8-7M/PUD-81-30-24M.
Ordinance 1529	Cigarette vending machine
Ordinance 1533	An ordinance approving a major modification to change the land use designations on the 79 acre site in Hacienda Business Park from

"OMPD" and "CPD" to "HDR" (minimum 8 units per acre) and to reduce commercial floor area in the business park by approximately 1.4 million square feet, as filed under case PUD-81-30-24M.

Ordinance 1534	An ordinance approving the application of Prudential Insurance Company and Robertson Homes for development plan approval for an 878 unit apartment complex, as filed under case PUD-81-30-53D (Spanish Oaks).
Ordinance 1597	An ordinance approving the first amendment to the Phase I and Phase II development agreements between the City of Pleasanton and Prudential Insurance Company governing 280.5 acres of the Hacienda Business Park.
Ordinance 1600	An ordinance amending sections 18.20.101, 18.84.150, 18.112.020 of the Pleasanton Municipal Code concerning height limits for telecommunications facilities and development standards for satellite earth stations.
Ordinance 1609	An ordinance of the City of Pleasanton amending chapter 9.24 of the Pleasanton Municipal code concerning smoking in public and work places.
Ordinance 1612	An ordinance of the City of Pleasanton amending Chapter 18.20 (Sections 18.20.010 through 18.20.070) of the Pleasanton Municipal Code (Design Review)
Ordinance 1621	An ordinance approving the application of Hacienda Owners Association for a major modification to an approved planned unit development for a comprehensive revision of the Hacienda Design Guidelines (PUD-81-30-28M/PUD-85-8-10M).
Ordinance 1625	An ordinance amending the Pleasanton Municipal Code section 17.24 to incorporate the requirements of the Bay Area Air Quality Management District's Trip Reduction Rules (Regulation 3, Rule 1).
Ordinance 1638	An ordinance approving second amendment to the Phase I and Phase II development agreements between The City of Pleasanton and Prudential Insurance Company governing the Hacienda Business Park.
Ordinance 1641	An ordinance approving the application of The City of Pleasanton for a modification to an approved PUD Development plan to allow public parks to be located within the Hacienda Business Park, as filed under case PUD-85-8-12M.
Ordinance 1676	An ordinance of the City of Pleasanton adding Chapters 13.16 and 2.39 to the Pleasanton Municipal Code concerning art in public places and establishing a civic arts commission.
Ordinance 1698	An ordinance approving the application of Summerfield Suites Development Company, Inc. for a planned unit development modifications, as filed under case PUD-81-30-34M.

Ordinance 1707	An ordinance approving the application of The Prudential Insurance Company for a major modification of the Hacienda Business Park PUD as filed under case PUD-81-30-35M/PUD-85-8-16M.
Ordinance 1708	An ordinance of the City of Pleasanton repealing Ordinance 1625 and Chapter 17.24 of the Pleasanton Municipal Code and adding a revised Chapter 17.24 to the Pleasanton Municipal Code concerning a transportation systems management program.
Ordinance 1713	An ordinance of the City of Pleasanton declaring graffiti a public nuisance and providing for the abatement of graffiti and recovery of expenses of abatement of graffiti by adding Chapter 9.34 to the Pleasanton Municipal Code.
Ordinance 1715	An ordinance approving the application of Hacienda Owners Association for a major modification to the Hacienda PUD Conditions of Approval, as filed under case PUD-81-30-38M and PUD-85-8-15M.
Ordinance 1730	An ordinance amending Section 11.52.060 of the Pleasanton Municipal Code and Section 1 (part) of Ordinance 1342, as amended, and Section 11.54.010 of the Pleasanton Municipal Code concerning general restrictions as to places where bicycles, skateboards and in-line skates may be used.
Ordinance 1734	An ordinance repealing Chapter 9.16 and 9.18 of the Pleasanton Municipal Code and reenacting Chapter 9.16 of the Pleasanton Municipal Code, to authorize the City of Pleasanton to implement state law as the certified unified program agency (CUPA) and to amend the uniform fire code to add Article 89, a toxic gas ordinance applicable to businesses who handle, store or use toxic gases.
Ordinance 1737	An ordinance amending Chapter 17.16 (tree preservation) of the Pleasanton Municipal Code.
Ordinance 1738	An ordinance amending Chapters 18.08 (definitions), 18.28 (agricultural district), 18.32 (one-family residential districts), 18.36 (multi-family residential districts), 18.40 (office district), 18.44 (commercial districts), 18.48 (industrial districts), 18.52 (rock, sand and gravel extraction district), 18.56 (public and institutional district) and 18.104 (home occupations) of the Pleasanton Municipal Code to add regulations for firearm sales, to change the regulations for gunsmiths, and to change the minimum office space regulations for office uses in the industrial park district.
Ordinance 1743	An ordinance amending the Pleasanton Municipal Code to add a new Chapter 18.110 regarding personal wireless service facilities.
Ordinance 1762	An ordinance approving the application of Prudential Insurance Company of America for Major Modifications to an approved Planned Unit Development, as filed under case PUD-81-30-41M.

Ordinance 1821	An ordinance amending Chapters 18.44 and 18.48 of the Pleasanton Municipal Code, regarding commercial radio and television antennas, as filed under case PRZ-05.
Ordinance 1842	An ordinance amending the Pleasanton Municipal Code by adding Chapter 6.30 shopping cart regulations.
Ordinance 1950	An ordinance amending Chapter 18.40 (O-Office District), Chapter 18.44 (C-Commercial District), and Chapter 18.48 (I-Industrial District) of the Pleasanton Municipal Code, as filed under case PRZ-37 to allow schools and tutoring and recreational facilities in various districts.
Ordinance 1951	An ordinance amending Chapter 17.08 flood damage prevention of the Pleasanton Municipal Code.
Ordinance 1992	An ordinance adding Chapter 9.21 to the Pleasanton Municipal Code regarding construction and demolition debris.
Ordinance 2010	An ordinance of the City Council of the City of Pleasanton amending the zoning of three sites in Hacienda Business Park, as filed under Case PRZ-57.
Ordinance 2018	An ordinance of the City Council of the City of Pleasanton modifying the Hacienda Planned Unit Development (PUD) and design guidelines to incorporate the Hacienda Transit Oriented Development (TOD) standards and Design Guidelines (PUD-81-30-48/PUD-85-82-1M).
Ordinance 2026	An ordinance of the City Council of the City of Pleasanton approving the City initiated rezoning of the BART property (5835 and 5859 Owens Drive), as filed under case P11-0904.
Ordinance 2030	An ordinance of the City Council of the City of Pleasanton approving the City initiated rezoning of the CM Capital Properties site (5758 and 5850 W. Las Positas Boulevard), as filed under case P11-0923.
Ordinance 2033	An ordinance of the City Council of the City of Pleasanton approving the City initiated rezoning of the Nearon property (5725 W. Las Positas Boulevard), as filed under case P11-0919.
Ordinance 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.
Ordinance 2037	An ordinance of the City Council of the City of Pleasanton approving an amendment to the Phase I and Phase II development agreements between the City of Pleasanton and Prudential Insurance Company of America to: (A) extend the term of the development agreement to five years from the date of approval of the two development plans filed under Case Nos PUD-85-08-12D and PUD-81-30-86D; and (B) incorporate approval of the development standards and design guidelines of the Hacienda Transit Oriented Development (TOD) standards and guidelines (P11-0856).



Ordinance 2054	An ordinance of the City Council of the City of Pleasanton amending Pleasanton Municipal Code Chapter 17.36 establishing a revised growth management program.
Ordinance 2064	An ordinance of the City Council of the City of Pleasanton requiring the use of recyclable or compostable material and prohibiting the use of expanded polystyrene products by food vendors for the transport of prepared food.
Ordinance 2067	An ordinance of the City of Pleasanton approving the application of Pleasant Partners LLC for planned unit development (PUD) major modification and development plan approval, as filed under case PUD-85-08-1D-4M.
Ordinance 2068	An ordinance of the City of Pleasanton approving a development agreement between the City of Pleasanton and Pleasant Partners LLC.
Ordinance 2071	An ordinance of the City of Pleasanton approving the application of St. Anton Partners for planned unit development (PUD) development plan approval as filed under case PUD-81-30-87D.
Ordinance 2074	An ordinance of the City of Pleasanton approving a development agreement between the City of Pleasanton and Hacienda Pleasanton L.P., as filed under Case P13-1944.
Ordinance 2086	An ordinance of the City Council of the City of Pleasanton amending the municipal code title 18 (Zoning) to modify Chapter 18.110 (Personal Wireless Service Facilities); and Sections 18.28.040 (Agricultural District), 18.32.050 (R-1 One-Family Residential Districts); 18.36.030 (RM Multi-Family Residential Districts); 18.36.040 (RM Multi-Family Residential Districts); 18.40.030 (O Office District); 18.40.040 (O Office District); 18.44.090 (C Commercial Districts); and 18.56.040 (P Public and Institutional District). These amendments modify the existing code for cellular antennas and equipment including the locational, design, and processing standards. The amendments also remove the locational restrictions currently imposed on other uses seeking to locate within 300 feet of an existing facility, e.g., nursing homes, assisted living facilities, private schools, and childcare centers.
Ordinance 2111	An ordinance approving the city initiated rezoning of the CM Capital 2 site (5758 and 5794 W. Las Positas Boulevard), as filed under Case P14-1309.
Ordinance 2112	An ordinance of the City Council of the City of Pleasanton amending Pleasanton Municipal Code Chapter 17.36 establishing a revised growth management program.
Ordinance 2115	An ordinance of the City Council of the City of Pleasanton adding to the Municipal Code Chapter 14.06 regulation of recycled water use.

Ordinance 2116	An ordinance of the City Council of the City of Pleasanton adding to the Municipal Code Chapter 14.20 recycled water use for landscape irrigation.
Ordinance 2121	An ordinance of the City Council of the City of Pleasanton approving the application of SHAC Las Positas Apartments LLC for planned unit development (PUD) plan approval as filed under case PUD-81-89D.
Ordinance 2122	An ordinance of the City Council of the City of Pleasanton approving the application of SHAC Las Positas Apartments LLC for a PUD major modification as filed under case P15-0170.
Ordinance 2123	An ordinance of the City Council of the City of Pleasanton approving the application of SHAC Las Positas Apartments LLC for a PUD major modification to amend the housing site development standards and design guidelines for site #9 to specifically change the minimum and maximum density from the required 30 dwelling units/acre to 15.9 dwelling units/acre for the 5.9 acre site located at 5850 W. Las Positas Boulevard, as filed under PUD-81-30-55M.
Ordinance 2124	An ordinance of the City Council of the City of Pleasanton approving the application of SHAC Las Positas Apartments LLC for the first amendment to the development agreement, as file under case no. P15-0169.
Ordinance 2144	An ordinance of the City Council of the City of Pleasanton amending Chapters 18.68, 19.04, 19.20 and 19.22 of the Pleasanton Municipal Code, as filed under case P16-0826.

