

Save Pleasanton's Hills & Housing Cap

Full Text of Initiative

Purpose

The purpose of this initiative is to protect our city from uncontrolled growth and the impact it has on ridgelines and hillsides, traffic, schools, water supply, and our overall quality of life.

I. Pleasanton General Plan Amendments

Policy 12. Program 12.3 on page II-17 of the City of Pleasanton August 6, 1996 General Plan is added as shown.

Policy 12.3: Ridgelines and hillsides shall be protected. Housing units and structures shall not be placed on slopes of 25 percent or greater, or within 100 vertical feet of a ridgeline. No grading to construct residential or commercial structures shall occur on hillside slopes 25% or greater, or within 100 vertical feet of a ridgeline. Exempt from this policy are housing developments of 10 or fewer housing units on a single property that was, as of January 1, 2007, "legal parcel" pursuant to the California Subdivision Map law. Splitting, dividing, or sub-dividing a "legal parcel" of January 1, 2007 to approve more than 10 housing units is not allowed.

Policy 15 on page II-19 of the City of Pleasanton August 6, 1996 General Plan is added as shown.

Policy 15.3: A housing unit is defined to include any residence that includes a kitchen (sink, cooking device, and refrigerator) and a bathroom (toilet, tub or shower). The City Council shall uphold the housing cap and shall not grant waivers that exclude housing units consistent with this definition.

II. If any portions of this initiative are declared invalid by a court, the remaining portions are to be considered valid.

III. The provisions of this initiative may be amended or repealed only by the voters of the City of Pleasanton at a City general election and overrides any existing General Plan.

Notice of Intent to Circulate Petition

Notice is hereby given by the persons whose names appear hereon of their intention to circulate the petition within the City of Pleasanton for the purpose of amending the August 6, 1996 General Plan. A statement of the reasons of the proposed action as contemplated in the petition is as follows:

- 1) Protect our scenic hills from development that destroys the character of our town.
- 2) To direct development and development speculation away from lands with environmentally sensitive features, lands with primary open space values, and lands difficult to service by existing jurisdictions.
- 3) Exempt 10 or less housing units and supporting infrastructure on ""legal parcels" of January 1, 2007 from hillside development restrictions.
- 4) Pleasanton should be consistent with the U.S. Census Bureau and State of California definitions of a housing unit when calculating the housing cap.
- 5) Remove the loophole that is allowing the city to exclude housing units from our voter imposed housing cap.

Kay Ayala

4515 Gatetree Cr.
Pleasanton, CA 94566

Karla Brown-Belcher

1326 Benedict Court
Pleasanton, CA 94566

SUBMITTED October 16, 2007