

ORDINANCE NO. 2297

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PLEASANTON FINDING AMENDMENTS TO THE ZONING CODE ARE EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT UNDER GUIDELINES SECTION 15061(B)(3) AND APPROVE AMENDMENTS TO CHAPTERS 18.08, 18.20, 18.40, 18.48, 18.84, 18.88, 18.92, AND TABLE 18.44.080 OF THE PLEASANTON MUNICIPAL CODE (PMC) TO: (1) MODIFY THE DEFINITION OF LIGHT INDUSTRIAL; (2) ESTABLISH THE DEFINITION OF AN INNOVATION-BASED BUSINESS (IBB); (3) MODIFY TABLE 18.44.080 TO PERMIT OR CONDITIONALLY PERMIT IBBS IN THE C-R(P), O, I-P, I-G, PUD-C (JOHNSON DRIVE ECONOMIC DEVELOPMENT ZONE ONLY), PUD-C-O, PUD-I, PUD-I/C-O, AND PUD-MU DISTRICTS, AND THE FOLLOWING DISTRICTS OF THE HACIENDA PUD AREA: OGPD, OPD, OMPD, CDP, IPD, MOIPD, MCOIRPD, AND MCOIPD; (4) MODIFY THE DESIGN REVIEW REQUIREMENTS FOR: (A) IBBS CONSTRUCTING NEW AND/OR SIGNIFICANTLY MODIFYING EXISTING BUILDINGS, (B) IBBS LEASING SPACE IN A PREVIOUSLY REVIEWED AND APPROVED BUILDING, AND (C) IBBS THAT ARE PERMITTED BY RIGHT; AND (5) MODIFY SPECIFIC AND RELATED DEVELOPMENT STANDARDS FOR IBBS, AS FILED UNDER CASE NO. P25-0192

WHEREAS, on April 6, 2025, the City of Pleasanton proposed to amend Chapters 18.08, 18.20, 18.40, 18.48, 18.84, 18.88, 18.92, and Table 18.44.080 of the Pleasanton Municipal Code (PMC) to: (1) modify the definition of Light Industrial; (2) establish the definition of an Innovation-Based Business (IBB); (3) modify Table 18.44.080 to permit or conditionally permit IBBS in the C-R(p), O, I-P, I-G, PUD-C (Johnson Drive Economic Development Zone only), PUD-C-O, PUD-I, PUD-I/C-O, and PUD-MU Districts, and the following Districts of the Hacienda PUD Area: OGPD, OPD, OMPD, CDP, IPD, MOIPD, MCOIRPD, and MCOIPD; (4) modify the Design Review requirements for: (a) IBBS constructing new and/or significantly modifying existing buildings, (b) IBBS leasing space in a previously reviewed and approved building, and (c) IBBS that are permitted by right; and (5) modify specific and related development standards for IBBS (hereinafter the "Project"); and

WHEREAS, the subject/affected properties are zoned C-R(p), O, I-P, I-G, PUD-C (Johnson Drive Economic Development Zone only), PUD-C-O, PUD-I, PUD-I/C-O, and PUD-MU Districts, and the following Districts of the Hacienda PUD Area: OGPD, OPD, OMPD, CDP, IPD, MOIPD, MCOIRPD, and MCOIPD Districts; and

WHEREAS, the City of Pleasanton is the lead agency on the Project, and the City Council is the decision-making body for the proposed approval of the Project; and

WHEREAS, on May 28 and July 23, 2025, the Planning Commission held a duly noticed public hearing to consider the Project, all public comments and testimony, and findings; and then recommended approval of the Project to the City Council; and

WHEREAS, on August 19, 2025, the City Council held a duly noticed public meeting to consider the Project, all public comments and testimony, findings, and the Planning Commission recommendation.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PLEASANTON DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1: Prior to taking action on the Project, and at a properly noticed public meeting, the City Council reviewed written and oral staff reports, conducted a public hearing on the Project and took testimony, and received into the record all pertinent documents related to the Project (collectively, the "Record Evidence"). The City Council's determination is based on the Record Evidence, which is incorporated into this Ordinance by reference.

SECTION 2: The Project is consistent with the adopted General Plan and the Economic Development Strategic Plan as it aligns with the applicable land use designations and supports the General Plan's and the Economic Development's Strategic Plan's Programs, Policies, and Goals related to sustainability, community development, industrial, commercial, office, and the economic and fiscal element. As such, the Project complies with the requirements of Government Code Section 65860 regarding zoning consistency with the General Plan.

SECTION 3: The City Council finds the proposed text amendments to Chapter 18 *Zoning* of the Pleasanton Municipal Code are exempt from environmental review under CEQA Guidelines Section 15061(b)(3) in that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Since it can be seen with certainty that there is no possibility that the proposed text amendments will have a significant effect on the environment, no additional environmental review is required. The proposed amendments involve uses that are less intensive than existing industrial uses in the City and do not generate significant impacts to adjacent properties. Any innovation-based businesses that involve the use of hazardous materials or produce hazardous waste are required to follow federal, state, and local regulations. Those regulations impose extensive environmental, health, and safety regulations on such uses. In light of the extensive regulatory requirements, less restrictive local zoning regulations for innovation-based businesses involving hazardous materials or hazardous waste would not result in any new environmental impacts. CEQA review, if any, for future projects may be conducted on a project-by-project basis.

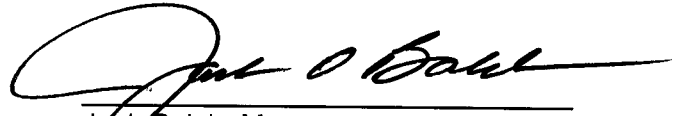
SECTION 4: The City Council has considered the findings made in Planning Commission Resolution No. PC-2025-17 and hereby adopts the same findings by this reference, and based upon the City Council's own independent review and considerations, approves Case No. P25-0192, the application of the City of Pleasanton to amend Chapters 18.08, 18.20, 18.40, 18.48, 18.84, 18.88, 18.92, and Table 18.44.080 of the Pleasanton Municipal Code (PMC) to: (1) modify the definition of Light Industrial; (2) establish the definition of an Innovation-Based Business (IBB); (3) modify Table 18.44.080 to permit or conditionally permit IBBs in the C-R(p), O, I-P, I-G, PUD-C (Johnson Drive Economic Development Zone only), PUD-C-O, PUD-I, PUD-I/C-O, and PUD-MU Districts, and the following Districts of the Hacienda PUD Area: OGPD, OPD, OMPD, CDP, IPD, MOIPD, MCOIRPD, and MCOIPD; (4) modify the Design Review requirements for: (a) IBBs constructing new and/or significantly modifying existing buildings, (b) IBBs leasing space in a previously reviewed and approved building, and (c) IBBs that are permitted by right; and (5) modify specific and related development standards for IBBs, as attached hereto and incorporated herein by reference as Exhibit A.

SECTION 5. 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 6. This ordinance shall be effective thirty (30) days after its passage and adoption.

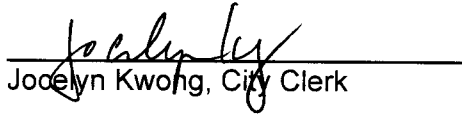
The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Pleasanton on August 19, 2025, and adopted at a regular meeting on September 16, 2025, by the following vote:

Ayes:	Councilmembers Eicher, Gaidos, Nibert, Testa, Mayor Balch
Noes:	None
Absent:	None
Abstain:	None



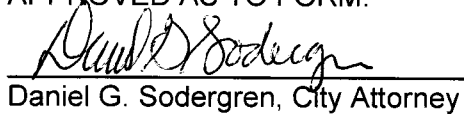
Jack Balch, Mayor

ATTEST:



Jocelyn Kwong, City Clerk

APPROVED AS TO FORM:



Daniel G. Sodergren, City Attorney

EXHIBIT A
AMENDMENTS TO CHAPTERS 18.08, 18.20, 18.40, 18.48, 18.84, 18.88, 18.92, AND TABLE
18.44.080 OF THE PLEASANTON MUNICIPAL CODE (PMC)

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Chapter 18.08 Definitions is hereby amended to read:

§ 18.08.263. Industrial, light.

"Light industrial" means a category of less intrusive industrial uses that is capable of operation in such a manner as to control the external effects of manufacturing processes, such as smoke, noise, vibration, soot, and odor. It includes, but is not limited to:

- a. Warehousing, storage, wholesaling, logistics, and distribution uses.
- b. Printing, contractors, and business services not generally patronized by the general public.
- c. Food processing, recycling, laundry plants, light assembly and fabrication, and other industrial operations with minimal risk of off-site impacts.
- d. Outdoor storage and construction yard space.
- e. Artist or artisan workspace that involves the production of an applied art or craft strictly using hand tools or small mechanical equipment.

§ 18.08.264. Industrial, Innovation-Based Business.

"Innovation-Based Business" ("IBB") means industrial activities characterized by: (a) use of advanced technology; (b) smaller scale production and/or focus on research & development; (c) operations that are entirely indoors; and (d) industrial processes that may involve higher investment in equipment and utilities compared to light industrial uses but do not generate excessive impacts to adjacent properties. Includes Research & Development (R&D), data centers, pilot production, machinery manufacturing, small-to-medium-scale production facilities focused on scientific research and the design, development, and testing of electrical, electronic, magnetic, optical, pharmaceutical, chemical, and biotechnology components and products, or any other similar uses as determined by the Zoning Administrator or Planning Commission pursuant to Chapter 18.128. Uses may include the handling of some hazardous materials but regulated so as to mitigate the risk of off-site impacts. In any district that permits innovation-based businesses, design review shall be required as prescribed by Chapter 18.20.

Chapter 18.20 Design Review is hereby amended to read:

§ 18.20.010. Projects subject to design review.

In order to preserve and enhance the city's aesthetic values and to ensure the preservation of the public health, safety, and general welfare, the following projects shall be subject to discretionary design review.

- A. The planning commission is empowered to review and make decisions concerning the following classes of projects:
 1. All outdoor uses, new improvements and structures, or expansions thereof, proposed within all zoning districts except the PUD district.
 2. Any matter referred to it by the zoning administrator for decision.
 3. Appeals of items acted upon by the zoning administrator.
- B. The zoning administrator shall review and make decisions concerning the following classes of projects:

1. All accessory structures which exceed 10 feet in height, measured from average ground level to the highest point on the structure.
2. Additions to single-family houses which exceed 10 feet in height, as height is defined in this title.
3. Fences, walls, and hedges greater than six feet in height, as height is defined in this title.
4. All models of single-family projects.
5. All custom single-family homes.
6. All outdoor uses, new improvements, and structures in PUD districts in which the conditions of approval specifically have delegated decision making authority over design issues to the preexisting design review board.
7. All signs.
8. All satellite earth stations and microwave dish antennas, whether located in a residential or nonresidential district.
9. Minor building additions in "straight zoned" (non-PUD) districts. (Minor building additions in PUD districts would continue to be treated as minor modifications, subject to staff approval.)
10. Exterior improvements or expansions to unreinforced masonry buildings, as defined in Section 18.08.580 of this title.
11. Commercial and noncommercial towers, spires, cupolas, chimneys, penthouses, water tanks, fire towers, flagpoles, monuments, scenery lofts, and similar structures.
12. Commercial and noncommercial radio and television antennas and transmission towers, personal wireless service facilities, and receive-only antennas greater than 10 feet in height.
13. All covered front porches that are located in the front yard setback area in the R-1, RM zoning districts and PUD zoned residential properties referencing the R-1/RM development standards of this code.
14. Small electricity generator facilities, and small fuel cell facilities.
15. Additions and exterior modifications/alterations listed below to single-family houses in residential zoning districts within the Downtown Specific Plan Area that are considered historic resources as defined by the Downtown Specific Plan:
 - a. Wall and foundation cladding including, but not limited to, material, finish, shape, orientation, and joinery.

- b. Porches and balconies including, but not limited to, banisters/railings, balusters, posts/supports, and material.
 - c. Windows including, but not limited to, window shape, size, placement, operation, material, trim/surround, mullions/glazing pattern, and recess from the exterior wall.
 - d. Roofs including, but not limited to, roof form, eaves, material, color, and pitch.
 - e. Chimneys including, but not limited to, material, finish, location, size, and shape.
 - f. Front doors.
 - g. Architectural trim and details including, but not limited to, corbels, knee braces, brackets, cornice, dentils, etc.
16. All construction of a new building(s) or significant building addition(s) as determined by the zoning administrator associated with innovation-based businesses prescribed by Chapter 18.08. Innovation-based businesses that are occupying a previously approved building(s) with no exterior changes, minor building addition(s)/modification(s), or site plan only modification(s) as determined by the zoning administrator shall not be subject to design review.

The zoning administrator may refer any of the above items to the planning commission for review and action.

- C. Modifications or deviations from an approved plan, if deemed substantial by the zoning administrator, shall be reviewed in accordance with the procedures for the original use or structure classification.
- D. The zoning administrator may waive review altogether or administratively process an application if a new or modified use or structure shall not be visible from any public street or area held open to the public.

Chapter 18.40 Office District is hereby amended to read:

§ 18.40.055. Service Equipment.

In all applicable O Districts and any district that permits innovation-based businesses, equipment required for building services such as transformers, emergency generators, gas meters, and similar components shall be sited to minimize visual impact from public open spaces and primary pedestrian and vehicular routes, and such equipment shall be screened per the requirements of Chapter 18.84.

Table 18.44.080 Permitted and Conditional Uses is hereby amended to read:

The following uses shall be permitted uses or conditional uses in a commercial, mixed-use, office, or industrial district according to the following legend:

P	Permitted Use	MU-T	Mixed Use Transitional
C	Conditional Use	CR	Regional Commercial District
MCUP	Minor Conditional Use	CS	Service Commercial District
TC	Temporary Conditional Use	CF	Freeway Interchange Commercial District
CN	Neighborhood Commercial District	O	Office District
CC	Central Commercial District	IP	Industrial Park District
MU-D	Mixed Use Downtown	IG	General Industrial District

If a property is zoned PUD, then the PUD shall be consulted for permitted and conditionally permitted uses before consulting this table. Where there is a conflict between Table 18.44.080 and the PUD, the PUD shall govern.

USES	C-N	C-C	C-R (m ¹)	C-R (p ²)	C-S	C-F	O	I-P	I-G	MU-D	MU-T ³⁵
Heavy industrial								C ¹³	C ¹³		
Light industrial ³³					P			P	P		
Innovation-Based Business ^{36, 37, 38}				p ³⁶			MCUP ³⁶	p ³⁶	p ³⁶		
Microbreweries ¹⁶		P	P	P	P			P	P	P	
"Radioactive materials uses" as defined in Section 18.08.445 of this title					C				C ¹³		
Rental yards, including the rental of hand tools, garden tools, power tools, trucks and trailers and other similar equipment					C						
Warehousing, not including storage of fuel or flammable liquids ³³		p ^{11, 17, 18}			MCUP			MCUP	P		
Wineries ¹⁶		P	P	P	P			P	P	P	
Nursery schools ^{4, 5}	C		C	C							
Schools and colleges with more than 20 students in the facility at any one time. This category includes trade schools, business schools, heritage schools, music and art schools, tutoring, but does not include general purpose schools ^{5, 6}	MCUP	MCUP ¹⁸	MCUP	MCUP	MCUP	MCUP	C	MCUP	MCUP	MCUP ¹⁸	C
Offices, including, but not limited to, business, professional and administrative offices	P	p ¹⁸	P	P			P	P	P	p ¹⁸	P
Personal services ^{26, 39}	P	p ¹⁸	P	P			P			p ¹⁸	P
Hotels and motels		P		C		P				MCUP	

Notes:	
1	Uses which are part of a completely enclosed mall complex, except where specifically allowed outside of the mall, all activities take place entirely indoors.
2	Uses on peripheral sites physically separated from a central enclosed mall.
4	State-mandated outdoor play areas shall face new or existing landscaping sufficient to buffer the play area from view, shall be separated from customer parking areas by a heavy wood fence or comparable barrier, shall be isolated from loading docks and associated delivery truck circulation areas, and shall contain landscaping for outdoor children's activities. The standard city noise ordinance applies.

5	The use is subject to the following conditions: (1) The facility shall adhere to all occupancy, ADA, California Building Code, and exiting requirements; (2) The zoning administrator finds that adequate parking is available for the said use, and the proposal has an effective traffic circulation system including pick-up and drop-off for business patrons; (3) The standard city noise ordinance applies; (4) If applicable, an outdoor play area proposed would not cause the ambient noise levels at the property plane to increase by 4 dB Ldn. The zoning administrator may request a noise study or other professional study in order to determine whether the use meets or exceeds this threshold.
6	Music and art schools shall be at least 150 feet from an R district.
11	A conditional use permit shall be required for special downtown accessory entertainment uses, as defined in Chapter 18.08 of this title, and the use does not comply with the hour restrictions and/or conditions required for the use to be a permitted use or a temporary conditional use.
13	The city planning commission shall make a specific finding that the use will conform with each of the required conditions prescribed in Sections 18.48.040 through 18.48.120 of this chapter, in addition to the findings prescribed in Section 18.48.060 .
16	The following conditions shall apply to microbreweries and wineries: (1) The zoning administrator finds that adequate parking is available for said use; (2) If the zoning administrator determines that the use will be or is creating odor problems, an odor abatement device determined to be appropriate by the zoning administrator shall be installed within the exhaust ventilation system to mitigate brewery odors; (3) The applicant is in compliance with all applicable requirements of Chapter 9.04 of this code; (4) If operation of the use results in conflicts pertaining to parking, noise, odors, traffic, or other factors, the zoning administrator may modify or add conditions to mitigate such impacts, or may revoke the zoning certificate for the use.
17	Basement storage as defined in Section 18.08.057 shall be permitted as warehousing in the central commercial (C-C) zoning district, subject to meeting all of the following criteria:
	a. Basement storage shall be limited to the C-C zoning district within the downtown specific plan area and limited to commercial buildings only;
	b. Basement storage shall be limited to nontoxic, nonhazardous materials only. It is the responsibility of the storage space operator to prepare a list of prohibited storage items, to have the list approved by the Livermore-Pleasanton fire department, and to require all storage space users to agree in writing that no items on the list or other hazardous materials will be stored. The storage space shall be used for storage only and no other activities and/or uses are allowed;
	c. Prior to allowing basement storage, the building owner shall contact the building and safety division and fire department to ensure that the basement meets applicable building and fire codes. If required, the building owner and/or responsible party shall secure all applicable permits and/or make any required changes to the basement space to ensure the space meets current code standards for fire, safety, and accessibility;
	d. The hours of access for basement storage use shall be: Monday through Friday from 6:00 a.m. to 10:00 p.m. and Saturday and Sunday from 10:00 a.m. to 6:00 p.m. only;
	e. One parking space per on-site storage employee and one parking space for storage customers. This parking requirement is in addition to the parking required for other uses on-site;
	f. Prior to allowing and/or renting space for basement storage, the property owner and/or responsible party shall submit a zoning certificate application and secure a business license. The zoning certificate application shall be accompanied by a narrative that describes the type of storage proposed, where parking will be allowed, and the use(s) of the building and shall include a site plan and basement storage floor plan that clearly defines, but is not limited to, the following: (1) The defined area(s) and square-footage in which storage will take place; (2) How the individual storage areas will be delineated (e.g., cages, walls, etc.); (3) Access and ADA accessibility.
18	Use is not permitted on the ground floor when the property is also located in the Active Ground-Floor Overlay District, except where an exemption is granted as set forth in Chapter 18.81 .
26	Any use not in conjunction with a medical use that includes massage service of four or more technicians at any one time shall be subject to a minor conditional use permit as prescribed in Chapter 18.124 . Massage establishments shall meet the requirements of Chapter 6.24 .
33	If the subject tenant space exceeds 75,000 gross square feet, the use shall be subject to a conditional use permit as prescribed in Chapter 18.124 . This requirement does not apply to light industrial uses located in Hacienda, an area defined by Ordinance 1325 and as subsequently amended.
35	Any use shall operate only between the hours of 6:00 a.m. and 11:00 p.m.
36	In addition to the Districts identified in Table 18.44.080, innovation-based businesses shall be Permitted uses in the following Districts: <ul style="list-style-type: none"> • PUD-C (Johnson Drive Economic Development Zone Area only), PUD-C-O, PUD-I, PUD-I/C-O, and PUD-MU; and • The following zones within Hacienda PUD Area (OGPD, OPD, OMPD, CDP, IPD, MOIPD, MCOIRPD, and MCOIPD) <p>An MCUP shall be required for any innovation-based business in which controlled hazardous materials are to be used, stored or disposed of on-site</p> <p>An MCUP shall be required for any innovation-based business to be located adjacent to any existing residential use and/or other similar sensitive receptor use as determined by the zoning administrator and shall be subject to the following performance standards:</p> <ul style="list-style-type: none"> • Innovation-based businesses shall be permitted a maximum of two loading docks that can accommodate medium-duty delivery trucks as determined by the zoning administrator • Use of any loading docks and delivery/receiving/shipping hours of operation shall be determined acceptable on a case-by-case basis as determined by the zoning administrator <p>Ancillary uses/equipment including, but not limited to HVAC equipment, transformers, emergency generators, gas meters, backflow devices, storage, etc. shall be sited to minimize noise and visual impacts as determined acceptable by the zoning administrator</p>
37	Innovation-Based Businesses shall not be permitted on any parcel located within the Downtown Specific Plan Area.
38	A CUP and Design Review approval shall be required for any data center use where an innovation-based business is Permitted or Conditionally Permitted
39	In addition to the Districts identified in Table 18.44.080, personal services shall be Permitted uses in the I-P and I-G Districts when included as an ancillary use to an innovation-based business within the same building or clustering of buildings and/or on the same project site.

Chapter 18.48 I Industrial Districts is hereby amended to read:

§ 18.48.060. Emissions.

Any industrial use with potentially hazardous emissions, as determined by the zoning administrator, shall be regulated in compliance with all applicable Federal, State, and Bay Area Air Quality Management District (BAAQMD) regulations.

§ 18.48.165. Service Equipment.

In all applicable I Districts and any district that permits innovation-based businesses, equipment required for building services such as transformers, emergency generators, gas meters, and similar components shall be sited to minimize visual impact from public open spaces and primary pedestrian and vehicular routes, and such equipment shall be screened per the requirements of Chapter 18.84.

§ 18.48.200. Design Review.

In all applicable I Districts and any district that permits innovation-based businesses, design review shall be required as prescribed by Chapter 18.20.

Chapter 18.84 Site, Yard, Bulk, Usable Open Space And Landscaping Regulations is hereby amended to read:

§ 18.84.150. Height limits—Exceptions.

- A. Architectural building elements such as towers, cupolas, and similar structures, and appurtenances such as spires, chimneys, elevator and stairway enclosures, building-mounted flagpoles, screens for rooftop equipment, and similar structures covering not more than 10 percent of the ground area covered by the structure may be erected to a height of not more than 15 feet above the height limit prescribed by the regulations for the district in which the site is located, with design review approval specified under Chapter 18.20 of this title.
- B. Except as otherwise allowed by this title, subject to design review approval specified under Chapter 18.20 of this title, free-standing appurtenant structures such as water tanks, fire towers, flagpoles, monuments, and similar structures; residential radio and television aerials and antennas; receive-only antennas; may be erected to a height of not more than 65 feet or not more than 25 feet above the height limit prescribed by the regulations for the district in which the site is located, whichever is less.
- C. The height and location of commercial radio and television aerials, antennas, and transmission towers shall be subject to design review approval specified under Chapter 18.20 of this title, and shall be based on a visual analysis demonstrating that views of the aerial/ antenna/tower are minimized or are substantially screened from residential land uses, the I-580 and/or I-680 rights-of-way, or other sensitive land uses such as parks, schools, or major streets, and shall be based on an engineering analysis justifying the height of the proposed aerial/antenna/tower. Any parabolic dish mounted on the aerial/antenna/tower shall be less than two feet in diameter. The base of the aerial/antenna/tower and any switching facility located at the base that is visible to the public shall be architecturally treated and/or screened from view utilizing on-and/or off-site vegetation or other approved screening mechanism.

- D. Wire-carrying power distribution poles and transmission towers and communication poles located in any zoning district shall not be subject to the height limits prescribed in the district regulations.
- E. For innovation-based businesses in the C-R(p), O, I-P, I-G, PUD-C (Johnson Drive Economic Development Zone Area only), PUD-C-O, PUD-I, PUD-I/C-O, and PUD-MU Districts, the maximum height for new buildings shall be:
 - a. 85 feet for uses located in the C-R(p) District and PUD-C District (Johnson Drive Economic Development Zone only).
 - b. 55 feet for uses located in the O, I-P, I-G, PUD-C-O, PUD-I, PUD-I/C-O, and PUD-MU Districts.
 - c. An additional 15 feet of building height shall be permitted to accommodate screening of all roof-mounted building systems, antennae, and any other non-architectural roof features.
 - d. For buildings over 40 feet in height, the development of a pedestrian scale shall be required through the manipulation of building mass, detailing of the building façade(s), and landscape planting to the satisfaction of the zoning administrator.
 - e. For buildings over 40 feet in height that are adjacent to or within proximity to existing residential and/or other similar sensitive receptor uses, all levels beyond the second level on the sides of the building facing or adjacent to the existing residential and/or other similar sensitive receptor uses shall be setback from the wall planes of the lower levels to the satisfaction of the zoning administrator.
- F. For innovation-based businesses in the Hacienda PUD Area, the maximum height for new buildings shall be:
 - a. 85 feet, five inches on those parcels in which this maximum height is already allowed by the PUD.
 - b. 45 feet on those parcels in which this maximum height is already allowed by the PUD.
 - c. 55 feet on those parcels in which this maximum height is already allowed by the PUD.
 - d. Additional building height shall be permitted on a case-by-case basis to accommodate screening of all roof-mounted building systems, antennae, and any other non-architectural roof features as determined by the zoning administrator.
 - e. For buildings over 40 feet in height, the development of a pedestrian scale shall be required through the manipulation of building mass, detailing of the building façade(s), and landscape planting to the satisfaction of the zoning administrator.
 - f. For buildings over 40 feet in height that are adjacent to or within proximity to existing residential and/or other similar sensitive receptor uses, all levels beyond the second level on the sides of the building facing or adjacent to the existing residential and/or other similar sensitive receptor uses shall be setback from the wall planes of the lower levels to the satisfaction of the zoning administrator.

Chapter 18.88 Off-Street Parking Facilities is hereby amended to read:

§ 18.88.030. Schedule of off-street parking space requirements.

C. Office, Commercial and Industrial Uses not in the C-N or C-R District.

13. Unless subject to more limited parking requirements established by State law or local policies and regulations with respect to sites within specified distance of major transit stops such as BART, manufacturing plants and other industrial uses, innovation-based businesses, warehouses, storage buildings, and storage facilities combined with commercial or industrial uses—one space for each employee on the maximum shift, or one space for each 300 square feet of gross floor area.

Chapter 18.92 Off-Street Loading Facilities is hereby amended to read:

§ 18.92.030. Schedule of off-street loading berth requirements.

E. Manufacturing plants, other industrial uses:

Gross Floor Area	Minimum Number of Berths	Dimension of Berth
0—3,999 sq. ft.	0	—
4,000—29,999 sq. ft.	1	12 x 45
30,000—69,999 sq. ft.	2	12 x 45
70,000—120,000 sq. ft.	3	12 x 45
One berth for each additional 100,000 sq. ft.		12 x 45

*Alternative off-street-loading facilities requirements may be considered and granted on a case-by-case basis by the zoning administrator.