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MAR 08 2019

CITY OF PLEASANTON
PLANNING DIVISION
EXHIBIT B

P18-0225

APPLICATION FOR DEVELOPMENT REVIEW – NARRATIVE

5675 Sunol Boulevard
Pleasanton, CA 94566
File No. P18-0115

1. SUMMARY

On December 22, 2017, Westcore II Sunol, LLC purchased the industrial property located at 5675 Sunol Boulevard in Pleasanton, CA 94566, which is situated on a 11.3436± acre parcel (APN: 947-4-3-4) (the “Industrial Center”). The Industrial Center is located within the I-P (Industrial Park) zone.

▪ DEFINITIONS

- **Premises:** Those certain premises including all improvements therein, including Building A (as defined below) and the exterior parking areas, walkways and landscaped areas, as outlined on Exhibit A attached hereto (“Premises”).
- **Building A:** That certain building located at 5675 Sunol Boulevard, Pleasanton, California, containing approximately 90,629 square feet (“Building A”).
- **Building B:** The small adjacent building to Building A, containing approximately 7,620 square feet (“Building B”).
- **Industrial Center:** The Premises, Buildings A and B, the common areas, and the land upon which they are located, are collectively referred to as the “Industrial Center” and are depicted on Exhibit B attached hereto. The Industrial Center contains approximately 98,249 square feet.

Westcore II Sunol, LLC is requesting a Conditional Use Permit (“CUP”) for a new tenant, T.A.E.C., LLC (“Tenant”), who will be occupying Building A and accessing the entire Premises, as defined above and shown on Exhibit A. Please note that there is joint access to the buildings at the Industrial Center and that Building B is not a part of this application.

The previous use was granted under UP-82-13: a Conditional Use Permit to allow the operation of a warehousing facility specifically for food and other restaurant items that meets other specific criteria contained in the Use Permit. The Tenant shall use and occupy Building A for the purpose of distribution of food, alcohol, supplies and general office space, the same use permitted under UP-82-13. The lease terms entail a commencement date of April 1, 2019, therefore approval for the CUP is extremely urgent.

2. BUILDING A DESCRIPTION

The Tenant has exclusive access to Building A and all components. Building A consists of a ±90,629 square foot industrial building with a refrigerated/cold storage component. The building is constructed with tilt-up concrete and was built in two phases, in 1965 and 1972, and was later renovated in 1982. The warehouse portion of the building has a minimum clear height of 21.5±’ with 24±’ to the roof deck, 18 dock-high loading doors (including 12 insulated doors with levelers and dock seals), 1 grade level loading door and 1 trash compactor door. The building’s square footage is comprised of the following:

- Dry Storage: 34,405 SF
- Freezer: 18,392 SF
- Cooler: 9,967 SF
- Office: 14,925 SF
- Cool Dock: 7,545 SF
- Breezeway/Lockers/Restrooms/Utility Room: 2,867 SF
- Cooler Office: 1,580 SF
- Mechanical Room: 948 SF
- **Total: 90,629 SF**

The Premises consists of 148 total parking spaces, including 112 standard spaces, 2 handicap spaces, 33 tractor trailer spaces, and 1 grade level loading space, of which, the Tenant has exclusive access.

Buildings A and B have recently undergone rehabilitation, which includes an office renovation, repairs and replacements to the refrigeration components, fire life safety improvements and replacements, as well as seismic strengthening to the structural components. There are no plans to construct additional facilities at the Industrial Center. For a complete list of capital improvements completed at the Premises since acquisition, please refer to Exhibit C.

3. PROPOSED APPROVED USES UNDER A CONDITIONAL USE PERMIT

- Warehousing and distribution facilities;
- Outdoor use of parking of 16' box trailers, associated with the Tenant

4. OPERATING PARAMETERS

- Hours of operation: 24 hours a day, 6 days a week (Monday through Saturday)
 - Truck drivers
 - Will leave premises from 4:00 AM to 5:00 AM and will be out for deliveries throughout the morning, returning in the afternoon but no later than 5:00 PM
 - Warehouse employees, 2 shifts
 - 12:00 AM to 9:00 AM, 20 employees
 - 9:00 AM to 5:00 PM, 10 employees
 - Front office staff/administrative
 - 8:00 AM to 6:00 PM
- Approximate number of employees onsite: 80
 - Truck drivers: 30
 - Warehouse employees: 30
 - Front office staff/administrative: 20
- Items that may be stored indoors at the Property:
 - Food and kindred products
- Types/sizes/numbers of shipping/delivery trucks:
 - Commercial trucks (see Exhibit D for example photos):
 - 16' box trailers, 30
 - Light-Duty, Class 1-3
 - 53' trailers, less than 5 onsite per day

- Heavy-Duty, Class 7-8
 - Inbound deliveries only, will not be stored onsite
 - Maximum number of trucks at the Premises at one time: 34
 - There are 15 existing tractor trailer parking spaces, 18 dock high loading doors, and 1 grade level loading door for trucks to park.
 - There is a designated area with the potential for 8 additional tractor trailer parking spaces as shown on the site plan, if needed.
- Where shipping/delivery trucks would be parked: trucks would park at any of the 15 existing tractor trailer parking spaces, 18 dock high loading doors, or the 1 grade level loading door.
 - Trucks will be parked with engines turned off when loading/unloading supplies or when not in use, minimizing any truck idling.
- Shipping/delivery access routes to/from the site: access route to the site is by way of exiting Interstate 680 and heading north on Sunol Boulevard. Access route from the site is by heading south on Sunol Boulevard and merging onto Interstate 680.
- Routes and truck circulation on site: as shown on the site plan.
- Shipping/delivery hours and numbers/frequency:
 - 16' box trailers
 - Not to occur during peak hours
 - Will leave premises from 4:00 AM to 5:00 AM and will be out for deliveries throughout the morning, returning in the afternoon but no later than 5:00 PM
 - Some trucks may take a second trip, departing in the late evening and returning in the early morning
 - Tenant indicates that the reverse "beeping" sounds will be turned off if the trucks are in the yard outside of the 8:00 AM to 6:00 PM timeframe
 - 53' trailers, inbound deliveries only
 - 8 AM to 5 PM, less than 5 deliveries per day
- Onsite generator:
 - An electrical emergency generator is located inside the Mechanical Room in the northeast corner of the warehouse building, as shown on the site plan.
 - The generator supplies emergency power to lighting, fire systems, and various additional functions throughout Building A.
 - The generator was manufactured by Lester Equipment Manufacturing Company, Inc. and provides approximately 75 kilowatts of electrical service.
- Trash generation and trash collection:
 - Generation includes food, paper, glass, metals, plastics, rubber, wood, plant debris, or other materials.
 - Tenant will utilize the Pleasanton Garbage Service for trash, compostable/organics, and recycling collection services.
 - Organics, food scraps, plant debris and compostable paper will be disposed of in a separate organics bin for organics collection.
 - All recyclable materials such as paper, cardboard, glass, plastic and metals will be disposed of in a separate recycling bin for recycling collection.
 - All other non-organic and non-recyclable items will be disposed of in a separate trash bin for trash collection.
 - Collection will occur Monday through Friday with pickups as needed from one to five times each week.

EXHIBIT A
PREMISES



EXHIBIT B
INDUSTRIAL CENTER

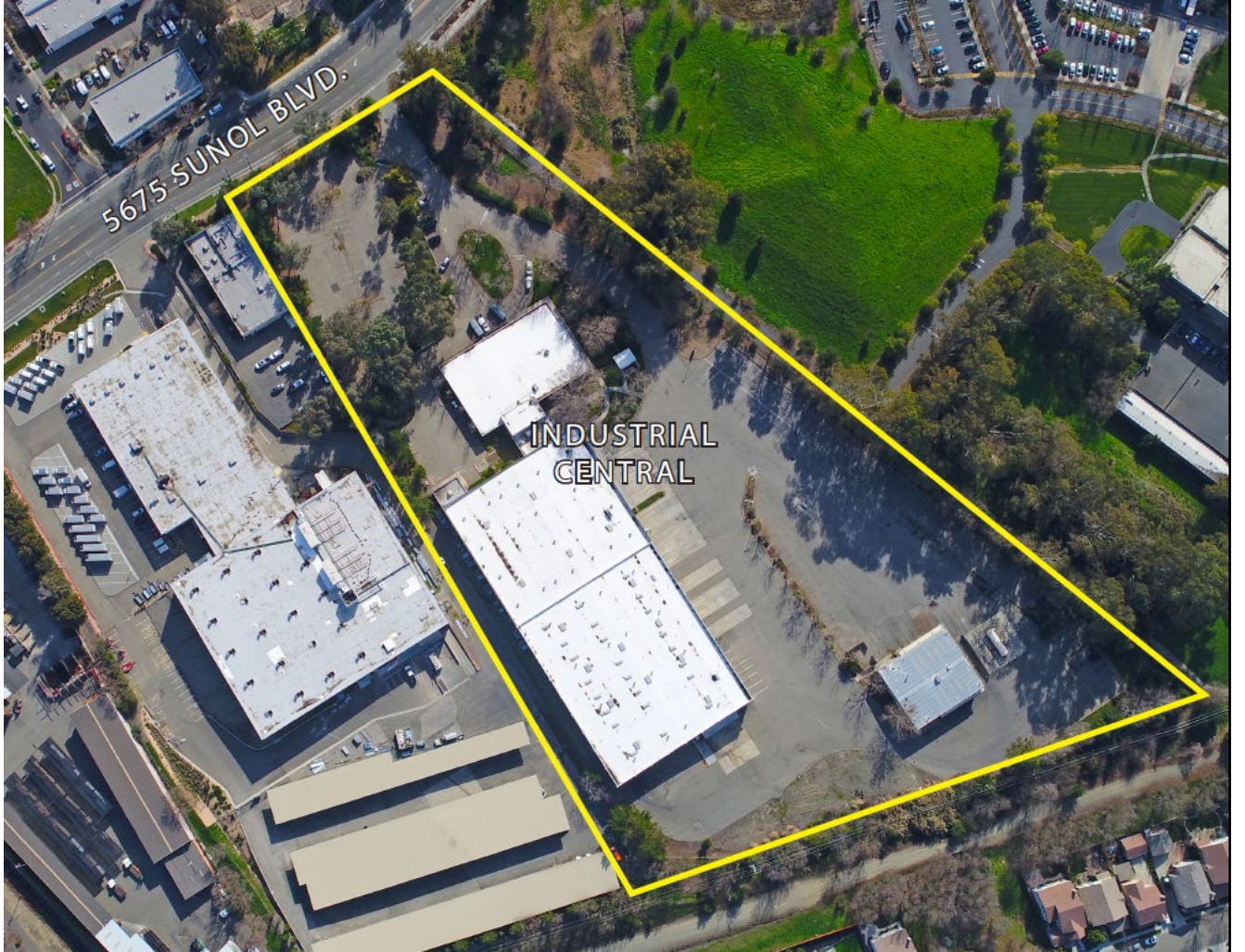


EXHIBIT C

RECENT CAPITAL IMPROVEMENTS

- HVAC replacements and upgrades on chillers (\$80K), complete 5/2018
 - Replace coils on #6, #7 and roof top unit
 - Convert systems from R-22 to R404A
- Install siding to pump house (\$21K), complete 10/2018
- Remove and replace heavily damaged warehouse racking in cooler, both freezers, and the cold dock (\$36K), complete 11/2018
- Miscellaneous door and hardware installation and repair (\$16K), complete 10/2018
- Jockey pump replacement (\$8K), complete 1/2019
- Replace Fire Pump (\$218K), to be complete 4/2019
 - 1500 GPM at 85 psi, 100 BHP, suction pressure at 50 psi, Driver HP: 100, site elevation of 100 feet, site temperature of 100 degrees Fahrenheit, 1700 RPM, 208/3/60 Volts, 125/125# Flanges, Right Hand Rotation
- Replace Dry Pendant Heads (\$183K), to be complete 4/2019
 - Re-pipe and replace approximately 400 dry pendent heads in cold rooms. New heads to be 11.2(k) and design to be .33/1500 sq. ft density. Relocate if less than 100 sq. ft apart.
- Office make lease ready work (\$1.4M), complete 7/2018
 - Permit #'s: B18-1323, B18-0065, B18-0679
 - Office renovations including demolition, carpentry, electrical, and plumbing, HVAC repairs and replacements, lighting upgrades
 - ADA compliant restroom renovations
 - Landscaping
 - Asphalt paving and surfacing
 - Concrete work for ADA compliant entries, sidewalks, ramps
 - Interior and exterior painting
 - Fire life safety upgrades including wet pipe sprinkler modifications to code
- Seismic retrofit and reinforcement in office and warehouse (\$410K), complete 7/2018
 - Permit #: B18-1175
 - Installation of shear walls, roof nailer verifications, wall ties, post-tension cabling and continuity ties, strengthening glulam beams, installation of seismic shutoff valves
 - Cooler retrofit with internal skeleton
- Warehouse make lease ready work (\$82K), complete 5/2018
 - Concrete repairs and replacement, carpentry, replace lighting (T-5 lamps), loading dock replacements, miscellaneous janitorial and repairs to get space into make lease ready condition

EXHIBIT D

EXAMPLE PHOTOS OF COMMERCIAL TRUCKS

16' Box Trailer

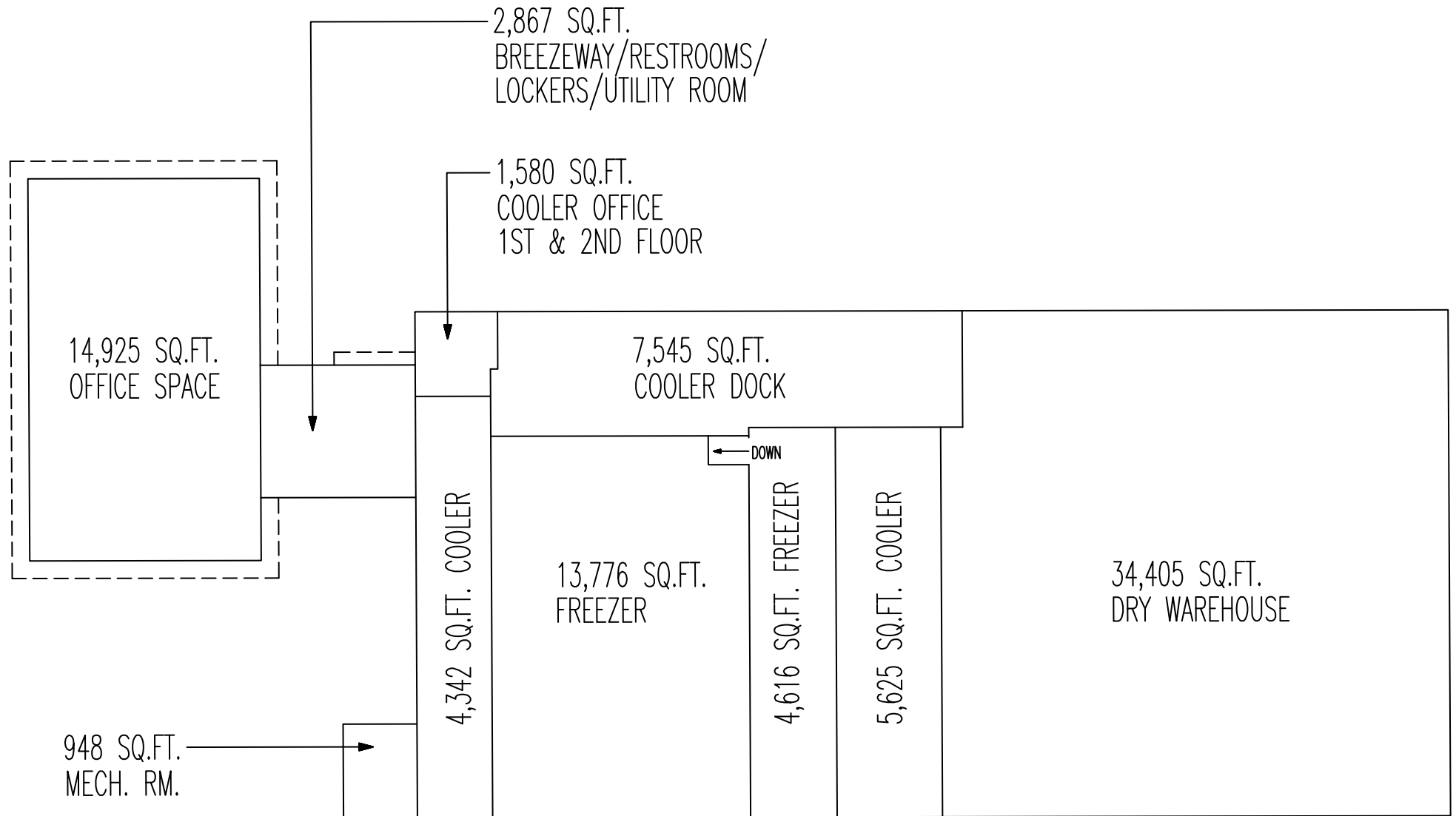


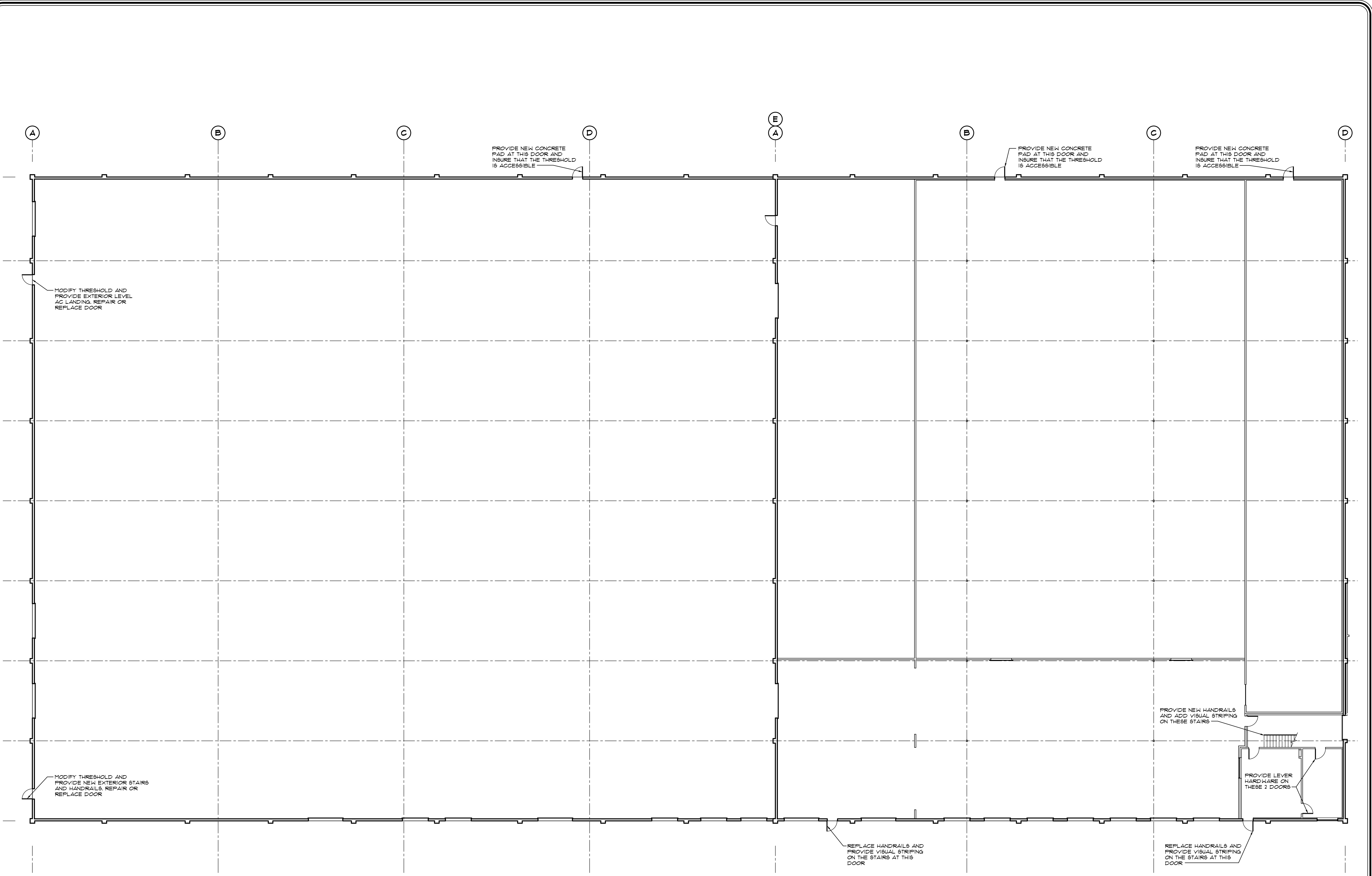
53' Trailer



5675 SUNOL BLVD, PLEASANTON, CA
90,629±5F

FLOOR PLAN - MAIN BUILDING AREA





PARTIAL PRELIMINARY FLOOR PLAN

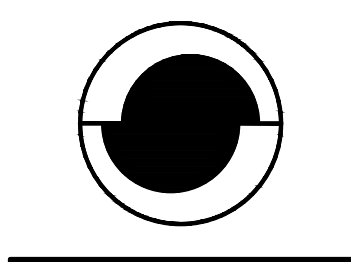
3/32"=1'-0"



NOTE: ALL WORK ON THIS SHEET IS TO BE PROVIDED AS AN ALTERNATE

NO.	DATE	REVISION

THE CHARLES DOERR GROUP
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 174 HUDSON STREET, SUITE 34062
 PLEASANTON, CA 94566
 925.274.5967

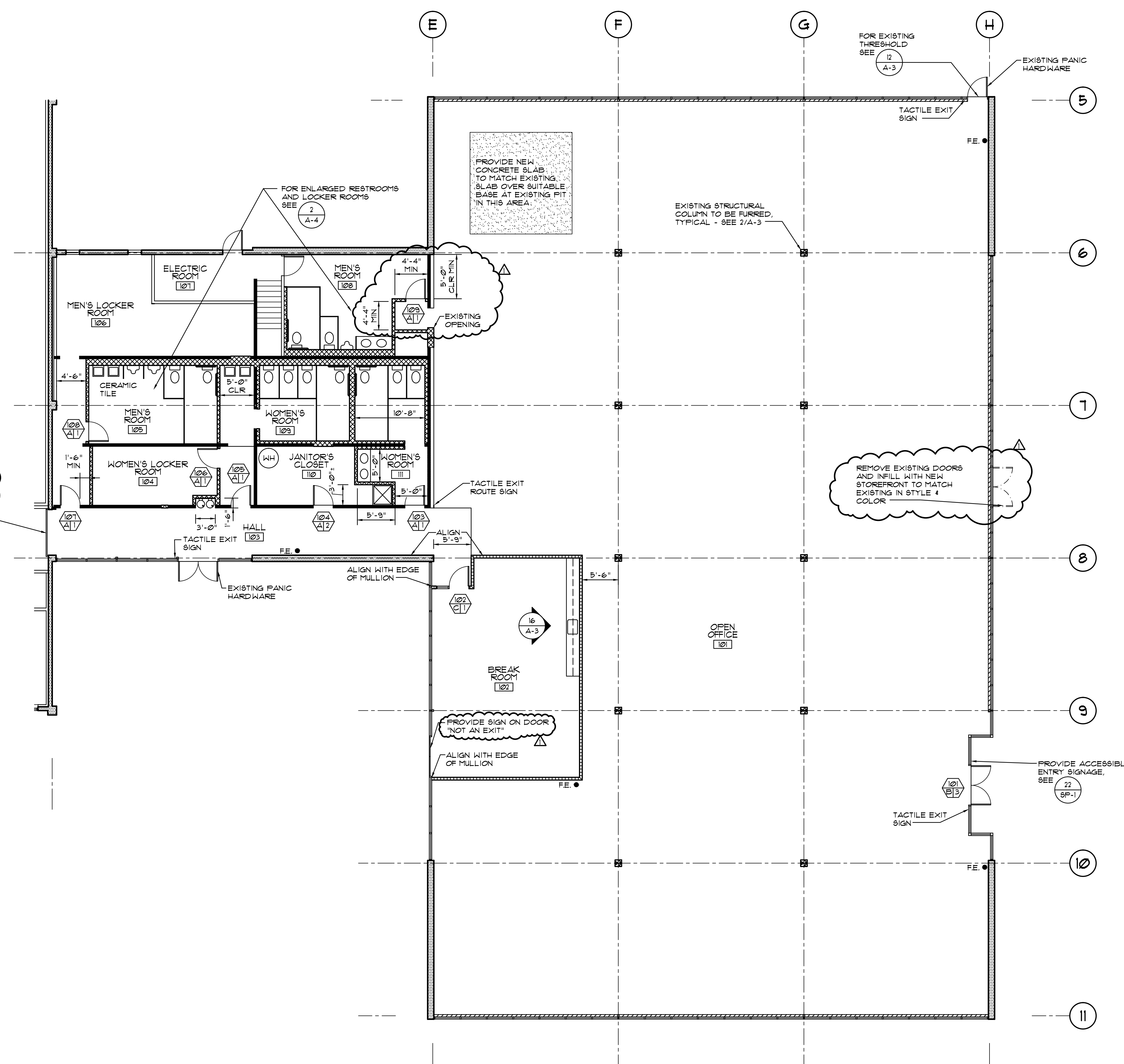


BUILDING ADDRESS
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 PLEASANTON
 CALIFORNIA

GENERAL CONTRACTOR
C&J CONTRACTING, INC.
 331 COMMERCIAL STREET
 SAN JOSE, CALIFORNIA

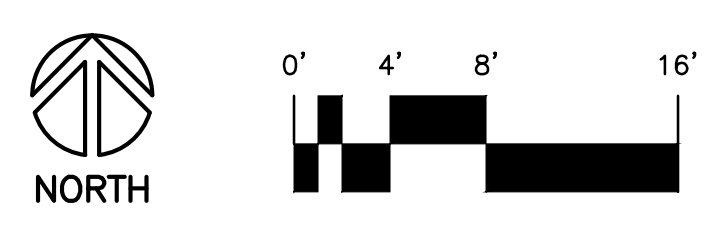
PRELIMINARY
 PARTIAL FLOOR PLAN

BY	CD
JOB	17030
DATE	1/15/18



FLOOR PLAN

1/8"=1'-0"



ACCESSIBILITY NOTES

ALL NEW SWITCHES/CONTROLS/THERMOSTATS ETC. TO BE INSTALLED AT A MAX OF 48" AFF. TO THE TOP OF THE BOX
 ALL NEW RECEPTACLE OUTLETS TO BE INSTALLED AT LEAST 15" AFF. TO THE BOTTOM OF THE BOX
 ACCESSIBLE COUNTERS/TABLES ARE TO BE A MAXIMUM HEIGHT OF 2'-10"

INSULATION NOTE

PROVIDE R-13 INSULATION IN EXTERIOR WALL WINDOW SILL FRAMING AND FROM THE TOP OF ALL WINDOWS TO THE ROOF. ALSO AT ALL EXTERIOR WALLS AND ALL WALLS BETWEEN CONDITIONED AND NON-CONDITIONED SPACES. PROVIDE R-19 INSULATION AT ENTIRE ROOF OF OFFICE AND RESTROOM AREAS AS WELL AS AT THE UNDERSIDE OF THE MEZZANINE. ALL INSULATION TO BE INSTALLED TO CREATE A COMPLETE ENCLOSURE.

LEGEND

- EXISTING STRUCTURAL WALL TO REMAIN
- NEW HALL TO 6 INCHES ABOVE CEILING SEE DETAIL 11A-3
- NEW HALL TO UNDERSIDE OF STRUCTURE ABOVE, (OR OPENING INFILL) SEE 11A-3 AT PLUMBING WALLS USE 6" STUDS AND AT RESTROOM AREA FURRED WALLS PROVIDE G.B. ON ROOM SIDE ONLY
- WINDOW SILL WALL, SEE 3/A-3
- EXISTING WALL TO REMAIN
- EXISTING EXTERIOR WALL TO REMAIN
- DOOR NUMBER
- HARDWARE GROUP - SEE 20/A-3
- DOOR TYPE - SEE 20/A-3
- DOORS WITHOUT SYMBOLS ARE EXISTING TO REMAIN WITH NO CHANGES.
- REUSE EXISTING DOORS IF POSSIBLE
- ROOM NUMBER - SEE ROOM FINISH SCHEDULE 5/A-3
- F.E. ● FIRE EXTINGUISHER (SUGGESTED LOCATIONS) LOCATE EXTINGUISHERS AS DIRECTED BY FIRE DEPARTMENT

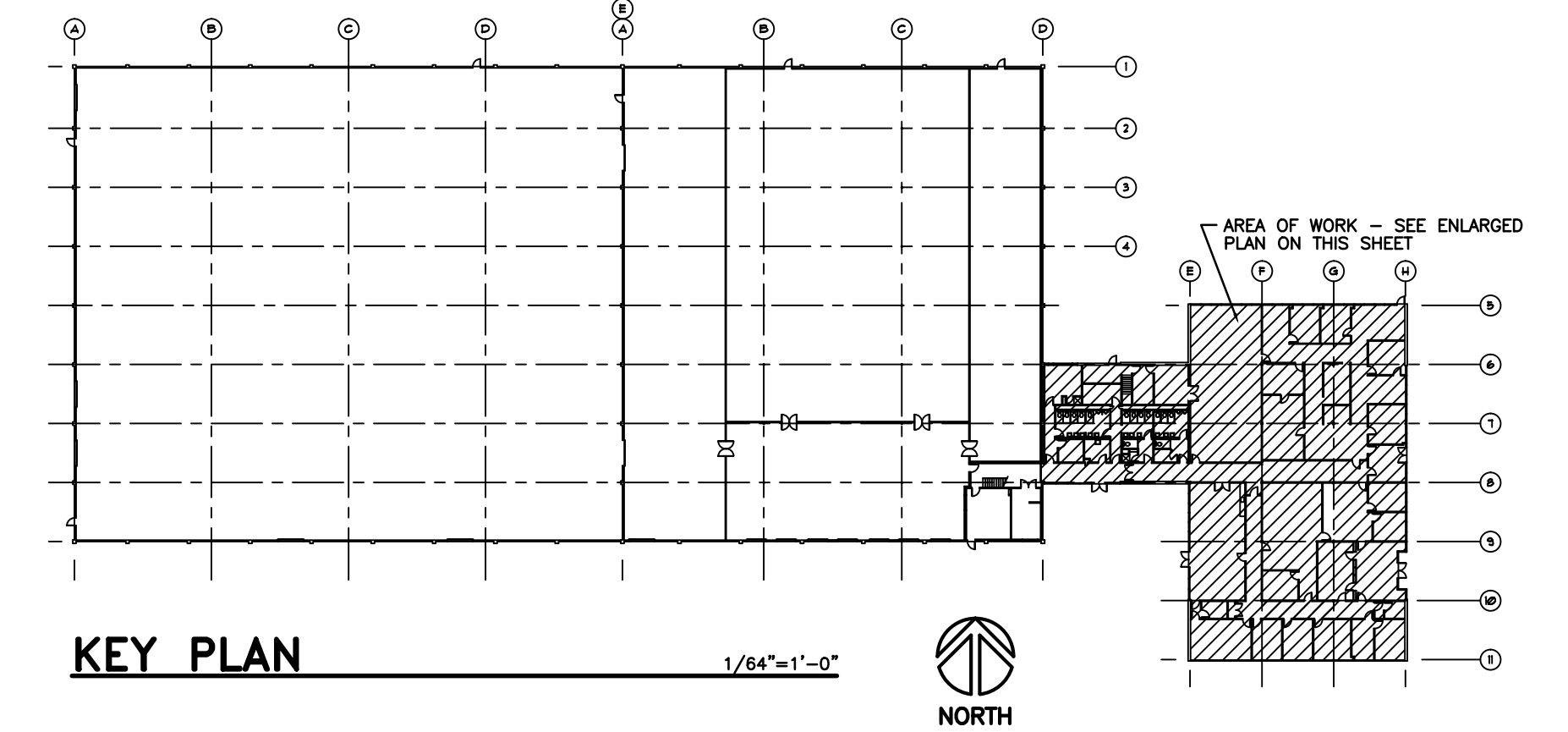
GENERAL NOTES

ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES IN EFFECT IN THE AREA OF CONSTRUCTION.
 IF NOT ALREADY PRESENT, PROVIDE SIGN ABOVE STOREFRONT DOOR # MAIN ENTRANCE WITH 1" HIGH LETTERS ON A CONTRASTING BACKGROUND TO STATE 'THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED'.
 PROVIDE 2#10BC SURFACE MOUNTED FIRE EXTINGUISHERS AND PLACE PER FIRE DEPARTMENT REQUIREMENTS.
 METAL STUD CONSTRUCTION:
 ALL METAL STUD PARTITIONS SHALL BE APPROVED BY L.C.C. OR OTHER APPROVED AGENCY AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
 ALL GROUND & FLOOR SURFACES ALONG ALL ACCESSIBLE ROUTES AND IN ACCESSIBLE ROOMS & SPACES, INCLUDING FLOORS, WALKS AND CURB RAMPS SHALL BE STABLE, FIRM & SLIP RESISTANT.
 EXIT DOORS SHALL HAVE LATCHING HARDWARE THAT IS OVENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT EXCEPT THAT THE MAIN ENTRY DOOR MAY HAVE KEY LOCKING HARDWARE ON THE INSIDE IF A SIGN STATING 'THIS DOOR MUST REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED' IS ON OR ADJACENT TO THE DOOR.
 REFER TO DETAILS 12/A-3 AND 15/A-3 FOR DOOR THRESHOLDS AND LEVEL LANDINGS AND CLEARANCES AT ALL NEW AND EXISTING DOORS.
 PROVIDE MINIMUM EXIT ACCESS AISLES OF 44" BETWEEN ALL EQUIPMENT & FURNITURE.

TACTILE SIGNS

LETTERS ON SIGNS ARE RAISED 1/32", SAN SERIF, UPPERCASE CHARACTERS AND ARE ACCOMPANIED BY GRADE 3 BRAILLE. RAISED CHARACTERS ARE BETWEEN 5/8" AND 2" HIGH. BRAILLE DOTS ARE 1/10" ON CENTER IN EACH CELL WITH 2/10" SPACE BETWEEN CELLS, MEASURED FROM THE SECOND COLUMN OF DOTS IN THE FIRST CELL TO THE FIRST COLUMN OF DOTS IN THE SECOND CELL. BRAILLE DOTS ARE RAISED A MIN OF 1/16" ABOVE THE BACKGROUND. CHARACTERS AND BACKGROUND OF SIGNS IS EGGSHELL, MATTE OR OTHER NON-GLARE FINISH. CHARACTERS CONTRAST WITH THEIR BACKGROUND. LETTERS ON SIGNS HAVE A WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10. SIGNS ARE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR AT DOUBLE LEAF DOORS AND WHEN THERE IS NO WALL SPACE AT THE LATCH SIDE, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL. MOUNTING HEIGHT IS TO BE 48 INCHES MIN. AFF. OR GROUND SURFACE MEASURED FROM THE BASELINE OR THE LOWEST BRAILLE CELLS AND 60 INCHES MAX. AFF. OR GROUND SURFACE MEASURED FROM THE BASELINE OF THE HIGHEST LINE OF RAISED CHARACTERS. MOUNTING LOCATION SHALL ALLOW A PERSON TO APPROACH WITHIN 3' OF THE SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF THE DOOR.
 TACTILE EXIT SIGNS SHALL COMPLY WITH CBC SECTIONS 1013.4, 11B-103.1, 11B-103.2, 11B-103.3 & 11B-103.5

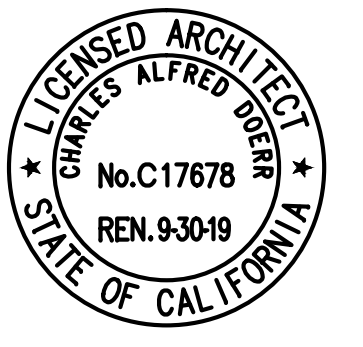
THERE IS NO CHANGE OF OCCUPANCY PROPOSED



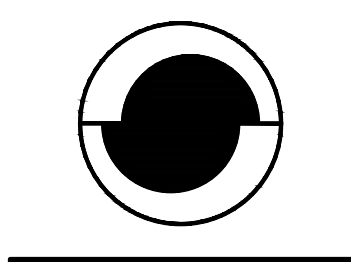
KEY PLAN

1/24"=1'-0"

NO.	DATE	REVISION
	4/7/18	PER PLAN CHECK



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 SAN JOSE, CA 94102
 408.274.5907



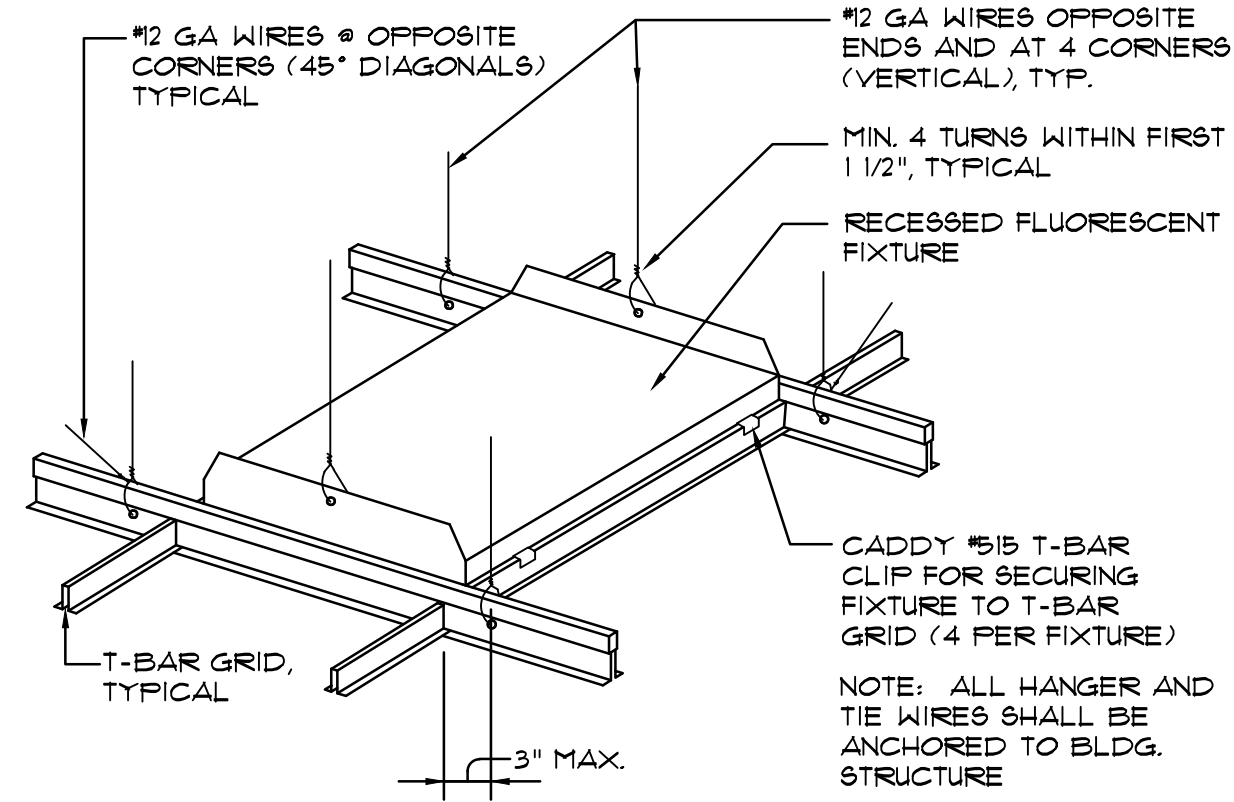
5675 SUNOL BOULEVARD
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 CALIFORNIA

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 SAN JOSE, CALIFORNIA

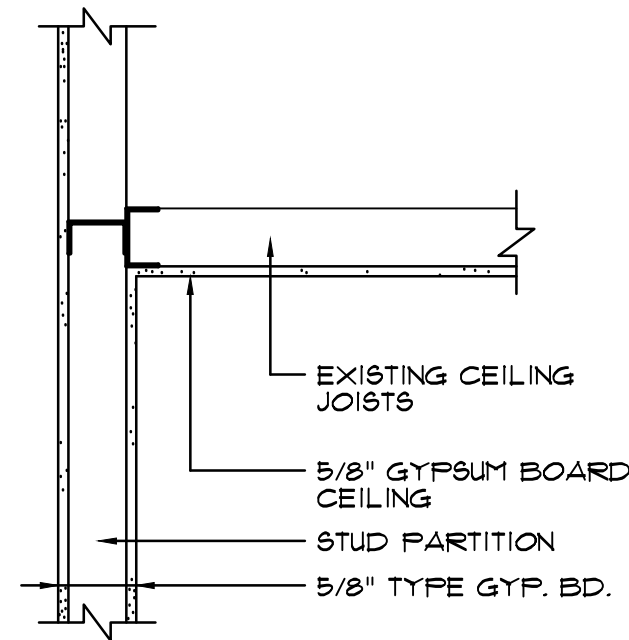
FLOOR PLAN

BY	CD
JOB	17030
DATE	2/26/18

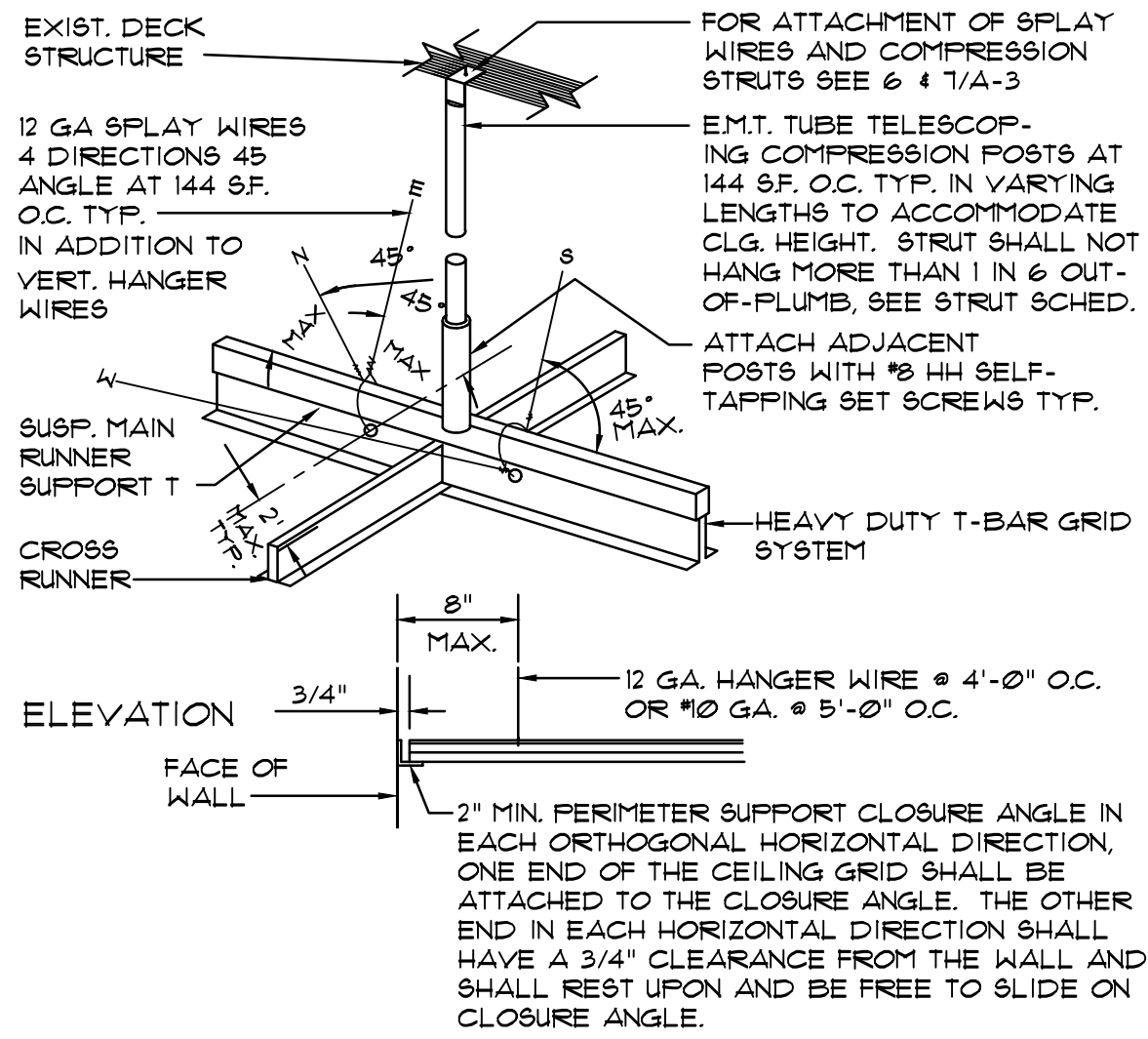
A-1



LIGHT FIXTURE BRACING N.T.S. **21**



GYP BD CEILING DETAIL 1"=1'-0" **22**



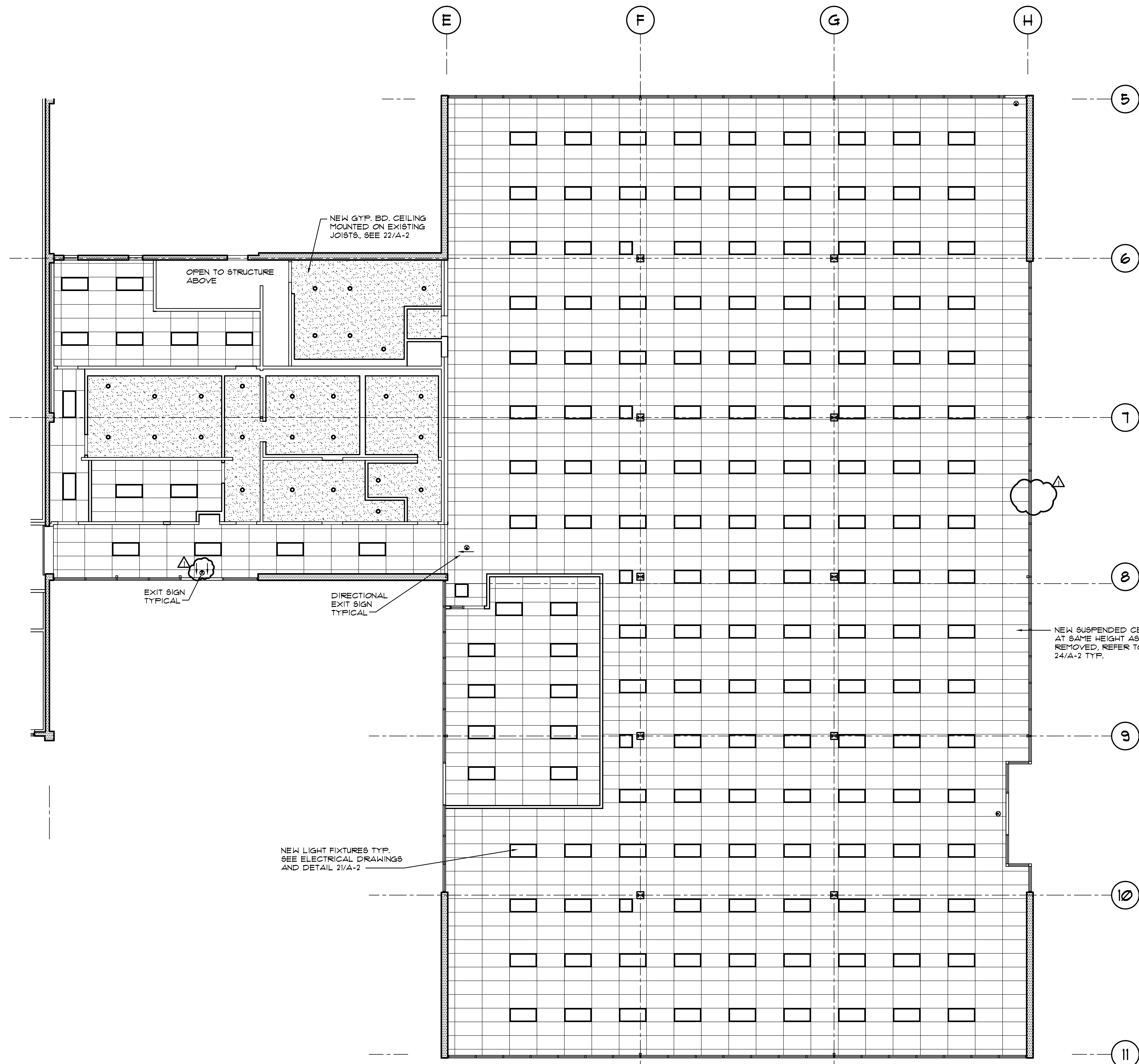
COMPRESSION STRUT SCHEDULE

SIZE	ALLOWABLE LENGTH	UPPER SMALLER POST SHALL BE SIZED PER SCHEDULE BASED ON THE FULL POST LENGTH MEASURED FROM CEILING TO STRUCTURE ABOVE
1/2" EMT	L ≤ 2'-8"	
3/4" EMT	L ≤ 4'-4"	
1 1/4" EMT	L ≤ 10'-5"	
DOUBLE 3 5/8" 20 GA. METAL STUDS (2" WIDE) 8'-0" < L ≤ 17'-0"		

1/4" MIN. 1 1/2 SHEET METAL SCREW @ 16" O.C.

(E) SUSP. CEILING SYSTEM SHALL BE UPGRADED AS REQUIRED. LATERAL FORCE BRACING MEMBERS SHALL BE SPACED MIN. OF 6" FROM ALL HORIZ. PIPING OR DUCT WORK THAT IS NOT PROVIDED WITH BRACING RESTRAINTS FOR HORIZ. FORCES. BRACING WIRES SHALL BE ATTACHED TO THE GRID AND TO THE STRUCTURE IN SUCH A WAY THAT THEY CAN SAFELY SUPPORT A DESIGN LOAD OF NOT LESS THAN 200 LBS. OR THE ACTUAL LOAD WHICHEVER IS GREATER, WITH A SAFETY FACTOR OF 2. COMPRESSION POST SPACING SHALL BEGIN NOT FURTHER THAN 6'-0" FROM WALLS. CABLE TRAYS AND ELECTRICAL CONDUITS MUST BE INDEPENDENTLY BRACED AND SUPPORTED. EXCEPT WHERE RIGID BRACES ARE USED TO LIMIT LATERAL DEFLECTIONS, SPRINKLER HEADS & OTHER PENETRATION SHALL HAVE A 2" OVERSIZED RING, SLEEVES OR ADAPTER THROUGH THE CEILING TILE TO ALLOW FOR FREE MOVEMENT OF AT LEAST 1" IN ALL HORIZONTAL DIRECTIONS.

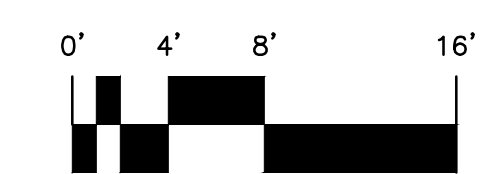
SUSPENDED CEILING BRACING N.T.S. **24**



REFLECTED CEILING PLAN

PROVIDE SEISMIC SEPARATION JOINTS IN AREAS OF SUSPENDED CEILING EXCEEDING 2500 SF WITH A RATIO OF LONG TO SHORT NOT GREATER THAN 4:1. USE MANUFACTURERS ICC APPROVED SEISMIC SEPARATION JOINT AND INSTALL PER APPROVED INSTALLATION REQUIREMENTS.

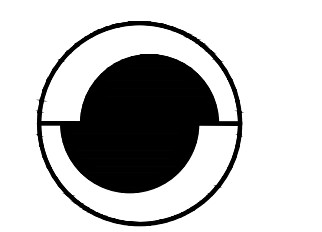
1/8"=1'-0"



NO.	DATE	REVISION
	4/7/18	



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REFLECTED CEILING PLAN

BY CD
JOB 17030
DATE 2/26/18

