

Memorandum

Date:	07/13/2020	Project Name:	4225 Hacienda CUP
To:	Steve Otto Senior Planner City of Pleasanton	Project No.:	SNR18-4040-01
Subject:	4225 Hacienda Conditional Use Application	From:	Leticia De Brito Josh Durkee
		Copies To:	James Paxson

Mr. Steve Otto,

We would like to apply for a conditional use permit for an industrial warehouse at the existing 4225 Hacienda building. We understand that while the previous tenant utilized this building in this manner, that the previous approval was only for that tenant and as such we must submit a new application given the current conditions. As there is no current tenant, the request is for a blanket CUP in line with the terms of previous Unisource approval. Per City of Pleasanton and HOA requirements, we are submitting this request to the Hacienda Owner's Association concurrently with city submittal.

Use and Occupancy

The building is currently vacant and part of the building has been leased to OMRON, which is a permitted R&D use. The remaining space is intended to be leased to up to 2 warehouse users with a total of 263,713 SF of warehouse space (S-1), including some office (B). Potential warehouse uses include Third Party Logistics (3PL), e-commerce and warehouse distribution. Materials stored would be one of or a combination of the following: non-hazardous material storage such as paper, wood, metal and glass products, food products, apparel, building materials, furniture, electronic products, fixtures and accessories; and non-hazardous commercial and consumer liquid products. No fuel or flammable liquids will be stored inside the buildings. Outdoor uses would be restricted to storage of pallets in screened areas behind the building as indicated by keynote 31 on plans. Adjacent screening wall varies in height from 8'-0 to 14'-0", maximum material storage height cannot exceed the height of the immediately adjacent screen wall.

Parking

In order to accommodate their parking needs, Dermody Properties proposes to develop the empty land adjacent to the building into additional parking – an additional 311 parking stalls for a total of 653 parking stalls on site. Based on Hacienda Owner's Association recommended R+D parking of 3.33/1.000SF, Omron would require 424 stalls. This would leave approximately 229 stalls for future tenant(s). Dermody will negotiate parking limitations as part of Lease Agreement terms between tenants and Dermody.

Operating Parameters

The future tenant(s) will operate 5am-8pm, 7 days a week, with an anticipated volume of 94 total truck loads per day. Truck loads refers to all truck deliveries of pickups from industrial warehouse user (including both deliveries made to/from warehouse tenants and to/from outside vendors). Anticipated vehicles include semi-trailers such as WB-40, WB-50, W-55, and WB-60, as well as standard and stepper vans. For semi-trailer vehicles, numbers such as WB-40 refer to wheelbase length in feet. Standard

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BUILDING MEASUREMENT

vans are up to 23'-0" long, and stepper vans up to 28'-0" long. We anticipate that volume to be broken out as such: 5-6AM: 20, 6-12PM: 36, 12-6PM: 10, 6-8PM: 28. Access to site is to/from 580 directly via Hacienda Drive. All truck traffic will enter/leave via Hacienda Drive interchange, Stoneridge Dr. cannot be used to access I-680. Trucks shall not be allowed to idle on site for more than 5min. When not being loaded/unloaded, these same vehicle types could be stored either directly in front of dock doors or on the Northern 28' of the enclosed truck court of the building, with a maximum of 50 vehicles. No on-site vehicle maintenance is proposed.

Employees

The future tenant(s) would have a combined total of up to 229 employees.

Based on meeting parking needs, a dense landscaping buffer which will be restored along Gibraltar drive, and the history of industrial use on site we believe this use to be compatible with the property at 4225 Hacienda Drive. We have enclosed our conditional use permit application package for your review and approval.

Warm Regards,

Leticia De Brito
Project Manager
Ware Malcomb

RECEIVED
 July 6, 2020
 P19-0563
 CITY OF PLEASANTON
 PLANNING DIVISION
EXHIBIT B

GENERAL NOTES

THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIGHT ARISE.

SITE PLAN NOTES

SEE SHEET A0.2 FOR GENERAL NOTES

- 1 PROPERTY LINE, SEE CIVIL DRAWINGS (- - - - -)
- 2 NEW ACCESSIBLE PARKING STALL WITH SIGNAGE.
- 3 NEW VAN ACCESSIBLE PARKING STALL WITH SIGNAGE.
- 4 ACCESSIBLE CURB RAMP WITH TRUNCATED DOMES.
- 5 ACCESSIBLE PATH OF TRAVEL, 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE, SEE CIVIL DRAWINGS (■■■■■)
- 6 STRIPE 5'x20' MINIMUM AREA FOR PASSENGER DROP-OFF AND LOADING ZONE.
- 7 NEW PAINTED PARKING STRIPING PER CITY STANDARDS.
- 8 EXISTING PAINTED PARKING STRIPING TO REMAIN.
- 9 NEW LANDSCAPE AND IRRIGATION AREA.
- 10 EXISTING LANDSCAPE AND IRRIGATION AREA TO REMAIN.
- 11 EXISTING TRASH ENCLOSURE WITH RECYCLE BIN TO REMAIN.
- 12 EXISTING CONCRETE SCREENING WALL TO REMAIN, HEIGHT VARIES FROM 8'-0" TO 14'-0".
- 13 FIRE PUMP HOUSE AS PREVIOUSLY APPROVED.
- 14 EXISTING GATE TO REMAIN.
- 15 NEW CONCRETE SIDEWALK.
- 16 EXISTING LANDSCAPE ALONG GIBRALTAR DRIVE TO BE RESTORED PER PREVIOUSLY APPROVED LANDSCAPE PLANS.
- 17 NEW BIKE RACKS SEE DETAIL 9/A8.1
- 18 NEW DETENTION BASIN, SEE CIVIL DRAWINGS.
- 19 EXISTING CURB TO BE DEMOLISHED.
- 20 EXTENT OF RED PAINTED FIRE LANE CURB. SEE DETAIL 13/A8.1
- 21 NEW FIRE LANE SIGNAGE. SEE DETAIL 8/A8.1
- 22 EXISTING UNAUTHORIZED VEHICLE SIGNAGE TO REMAIN. SEE DETAIL 6/A8.1
- 23 EXISTING CARPOOL/VANPOOL PARKING TO REMAIN. SEE DETAIL 11/A8.1
- 24 NEW SITE LIGHTING. SEE PHOTOMETRIC PLAN.
- 25 EXISTING SITE LIGHTING TO REMAIN. SEE PHOTOMETRIC PLAN.
- 26 NEW FIRE LANE ENTRY SIGNAGE. SEE DETAIL 7/A8.1
- 27 2'-0" PARKING OVERHANG.
- 28 NEW PREFAB METAL AREA OF REFUGE PLATFORM UNDER SEPARATE PERMIT (REF. BP19-2111).
- 29 EXISTING VAN ACCESSIBLE PARKING STALL.
- 30 POTENTIAL DELIVERY TRUCK STORAGE AREA.
- 31 POTENTIAL OUTDOOR STORAGE AREA.

SITE LEGEND

- 1 PARKING STALL COUNT TOTAL.
- FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- P.I.V. WITH TAMPER, SEE FIRE PROTECTION DRAWINGS
- ▨ FIRE LANE (HATCHED)
- ▨ NEW LANDSCAPE & IRRIGATION AREA
- ▨ EXISTING LANDSCAPE TO BE RESTORED.
- CV CARPOOL/VANPOOL ONLY PARKING STALL, PROVIDE STRIPING PER DETAIL 11/A8.1 AND SIGNAGE PER DETAIL 16/A8.1.
- E CARPOOL/VANPOOL ONLY PARKING STALL WITH PROVISIONS FOR FUTURE ELECTRIC VEHICLE CHARGING STATION. PROVIDE STRIPING PER DETAIL 11/A8.1 AND SIGNAGE PER DETAIL 16/A8.1.
- C COMPACT PARKING STALL, 8'-0" x 15'-0" WITH 2'-0" OVERHANG.

SITE DATA

LOT:	974,437 SF (22.37 ACRES)
EXISTING BUILDING AREA:	390,787 SF
BUILDING COVERAGE:	40 %
LANDSCAPE AREA:	203,874 SF
LANDSCAPE COVERAGE:	20.9 %

PARKING REQUIRED:	
LEASED TENANT SPACE:	350 STALLS
FUTURE OFFICE SPACE (16,800 @ 3.33 PER 1000 SF):	56 STALLS
FUTURE WAREHOUSE SPACE (246,913 @ 1 PER 1000 SF):	247 STALLS
PARKING TOTAL:	652 STALLS

PARKING PROVIDED:	
EXISTING STANDARD PARKING:	283 STALLS
PROPOSED STANDARD PARKING:	238 STALLS
EXISTING COMPACT PARKING:	51 STALLS
PROPOSED COMPACT PARKING:	67 STALLS
EXISTING ACCESSIBLE PARKING:	08 STALLS
PROPOSED ACCESSIBLE PARKING:	08 STALLS
PARKING TOTAL:	653 STALLS

COMPACT STALL PERCENTAGE:	18 %
ACCESSIBLE REQUIRED (2%):	14 STALLS
TOTAL ACCESSIBLE PARKING PROPOSED:	14 STALLS

REQUIRED BICYCLE PARKING:	23 STALLS
PROPOSED BICYCLE PARKING:	24 STALLS

ASSESSOR'S PARCEL NO.: 941-2763-29

PREFERENTIAL PARKING

CARPOOL/VANPOOL PARKING REQUIRED(5% OF TOTAL PARKING):	33 STALLS
EXISTING CARPOOL/VANPOOL PARKING:	16 STALLS
PROPOSED CARPOOL/VANPOOL PARKING:	17 STALLS
TOTAL CARPOOL/VANPOOL PARKING:	33 STALLS

ALL PROPOSED PREFERENTIAL PARKING IS RESERVED FOR CARPOOL & VANPOOL USAGE AT THIS TIME. ANY FUTURE CONVERSION TO ELECTRIC VEHICLE CHARGING STATIONS UNDER SEPARATE APPLICATION.

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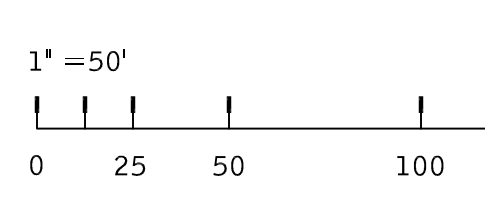
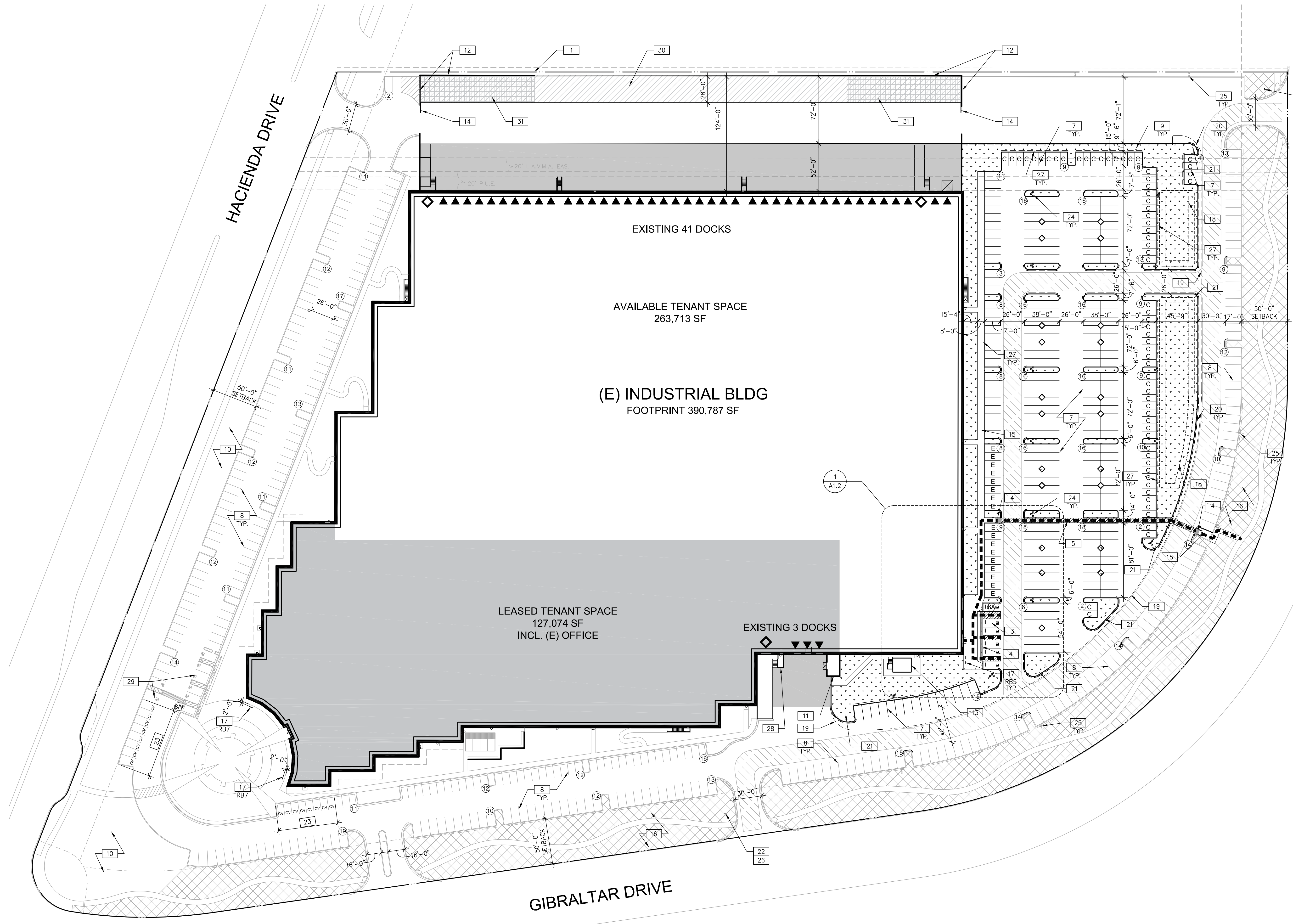
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4225 HACIENDA SITE IMPROVEMENTS
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DATE	REMARKS	DATE	REMARKS
9/1/19	PLANNING SUBMITTAL		
10/7/2019	HOA REVIEW		
11/27/2019	HOA REVIEW		
5/15/2020	CIP RESUBMITTAL		
7/1/2020	CIP COMMENTS #2		

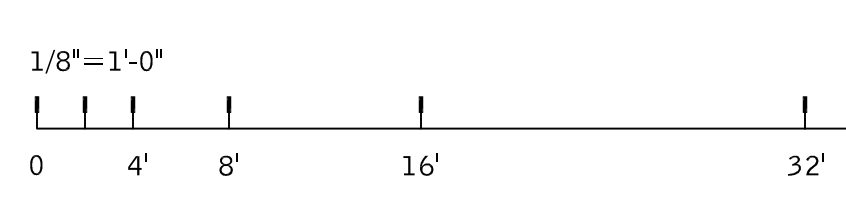
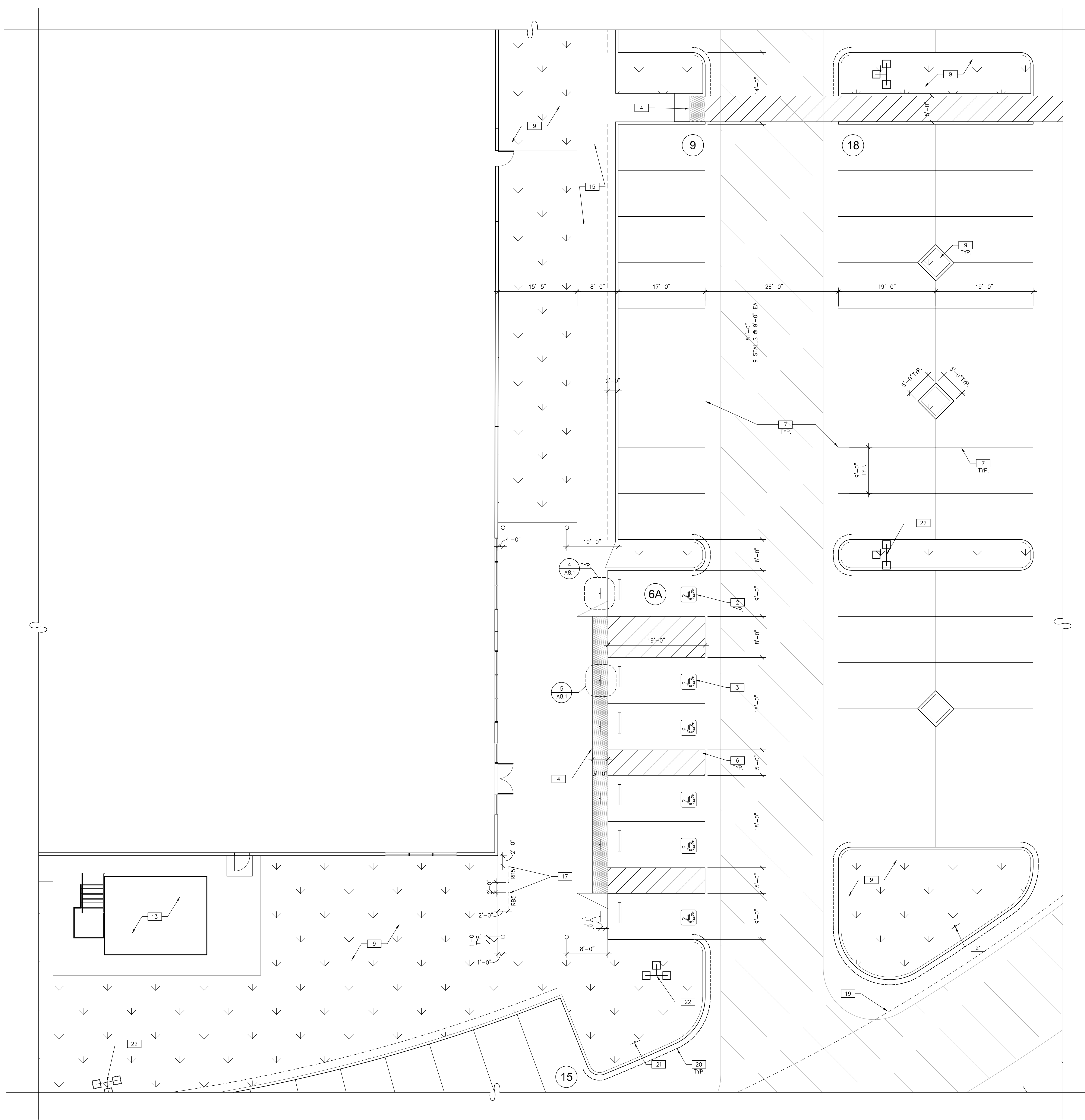
PA / PM: LDEBRITO
 DRAWN BY: JD
 JOB NO.: SNR18-4040-01

SHEET
A1.1



OVERALL SITE PLAN
 SCALE: 1"=50'-0"

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ENLARGED SITE PLAN
SCALE: 1/8"=1'-0"

GENERAL NOTES

• THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIGHT ARISE.

SITE PLAN NOTES

SEE SHEET A0.2 FOR GENERAL NOTES

- 1 NOT USED.
- 2 NEW ACCESSIBLE PARKING STALL WITH SIGNAGE.
- 3 NEW VAN ACCESSIBLE PARKING STALL WITH SIGNAGE.
- 4 ACCESSIBLE CURB RAMP WITH TRUNCATED DOMES.
- 5 NOT USED.
- 6 STRIPE 5'x20' MINIMUM AREA FOR PASSENGER DROP-OFF AND LOADING ZONE.
- 7 NEW PAINTED PARKING STRIPING PER CITY STANDARDS.
- 8 NOT USED.
- 9 NEW LANDSCAPE AND IRRIGATION AREA.
- 10 NOT USED.
- 11 NOT USED.
- 12 NOT USED.
- 13 FIRE PUMP HOUSE AS PREVIOUSLY APPROVED.
- 14 NOT USED.
- 15 NEW CONCRETE SIDEWALK.
- 16 NOT USED.
- 17 NEW BIKE RACKS. SEE DETAIL 9/A8.1.
- 18 NOT USED.
- 19 EXISTING CURB TO BE DEMOLISHED.
- 20 EXTENT OF RED PAINTED FIRE LANE CURB. SEE DETAIL 13/A8.1.
- 21 NEW FIRE LANE SIGNAGE. SEE DETAIL 8/A8.1.
- 22 NEW SITE LIGHTING. SEE PHOTOMETRIC PLAN.

SITE LEGEND

- ① PARKING STALL COUNT TOTAL.
- FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- P.I.V. WITH TAMPER, SEE FIRE PROTECTION DRAWINGS
- ▨ FIRE LANE (HATCHED)
- - - NEW LANDSCAPE & IRRIGATION AREA

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ENLARGED SITE PLAN		REMARKS	DATE	REMARKS
DATE	REVISION	REMARKS	DATE	REMARKS
9/1/19	PLANNING SUBMITTAL			
10/7/2019	HOA REVIEW			
11/27/2019	HOA REVIEW			
5/15/2020	CIP RESUBMITTAL			

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DRAWN BY:	FS
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A1.2
Thu, 14 May 2020

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FLOOR PLAN NOTES
SEE SHEET A0.2 FOR GENERAL NOTES

- 1 EXISTING 2-STORY OFFICE BUILD OUT TO REMAIN (2,196 SF GROUND FLOOR AND 1,127 SF SECOND FLOOR)
- 2 EXISTING ADDITIONAL WAREHOUSE SPACE BUILD OUT TO REMAIN (2,553 SF)
- 3 EXISTING INDUSTRIAL WAREHOUSE SPACE REQUESTING CONDITIONAL USE PERMIT

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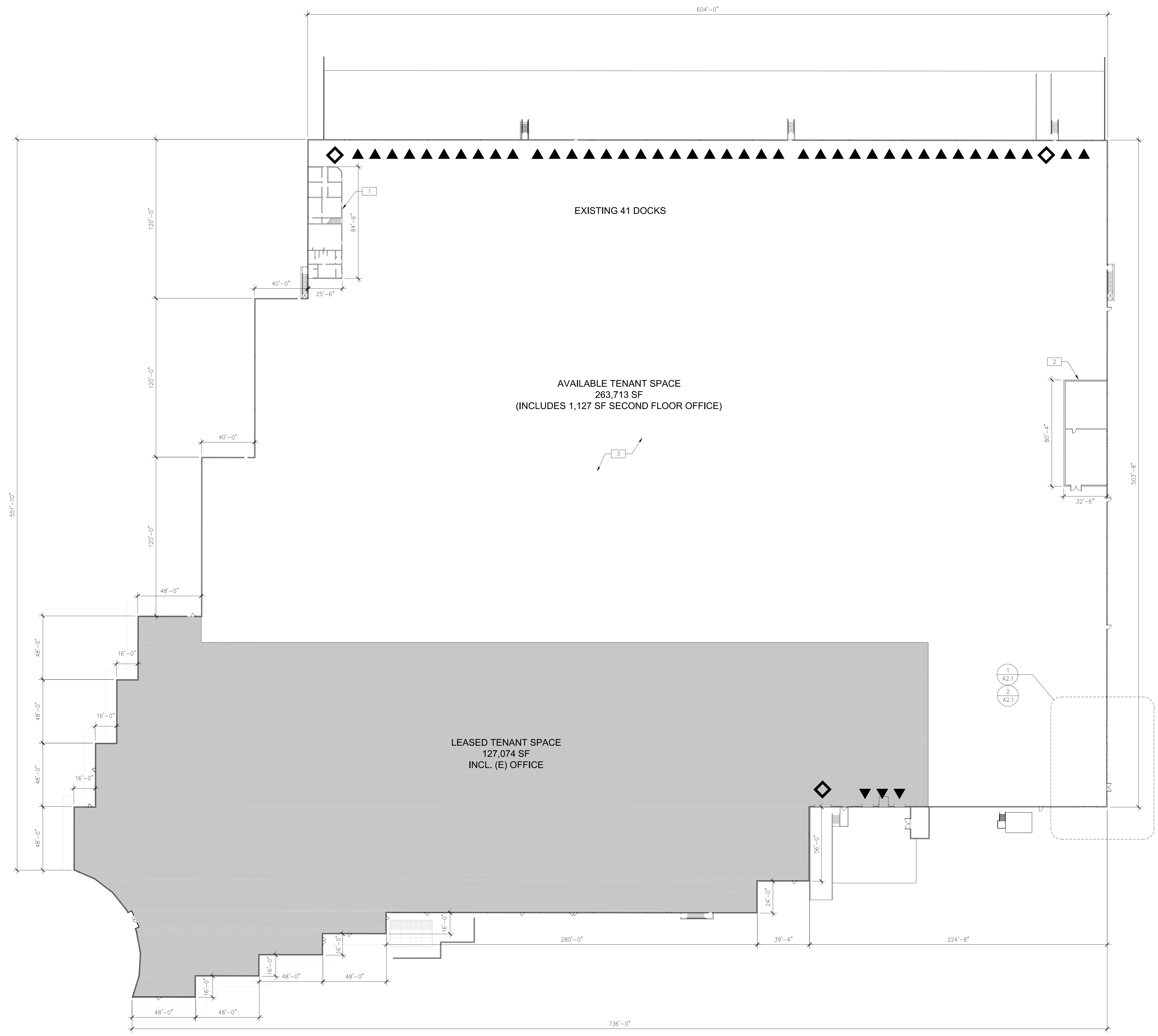
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OVERALL FLOOR PLAN		REMARKS	DATE	REMARKS
9/1/19	PLANNING SUBMITTAL			
10/7/2019	HOA REVIEW			
11/27/2019	HOA REVIEW			
5/15/2020	CIP RESUBMITTAL			
7/1/2020	CIP COMMENTS #2			

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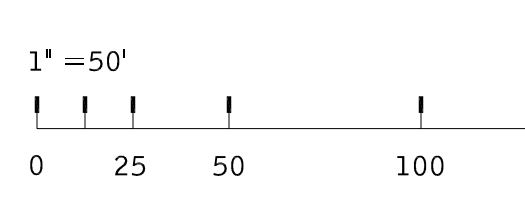
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EXISTING 41 DOCKS

AVAILABLE TENANT SPACE
263,713 SF
(INCLUDES 1,127 SF SECOND FLOOR OFFICE)

LEASED TENANT SPACE
127,074 SF
INCL. (E) OFFICE

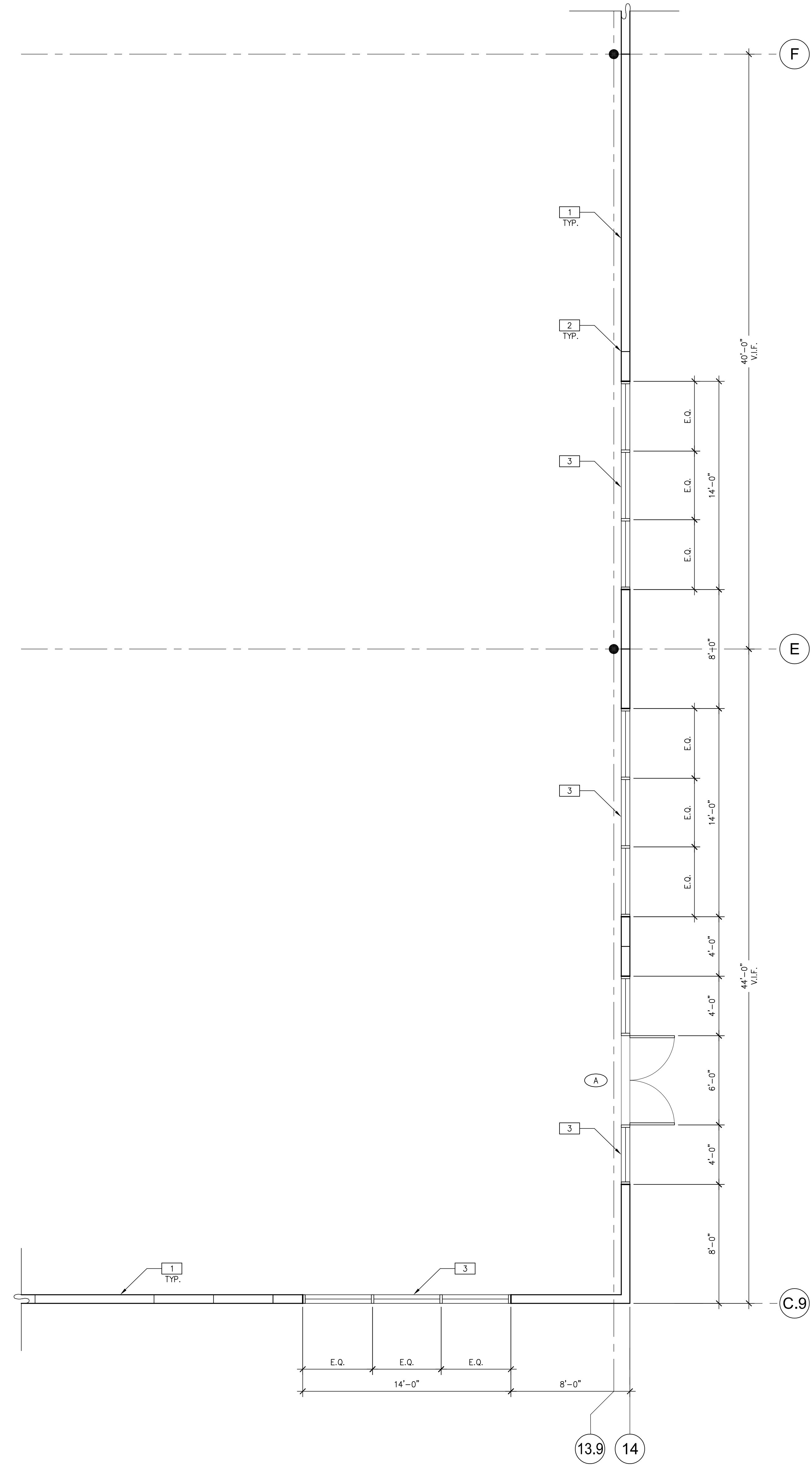
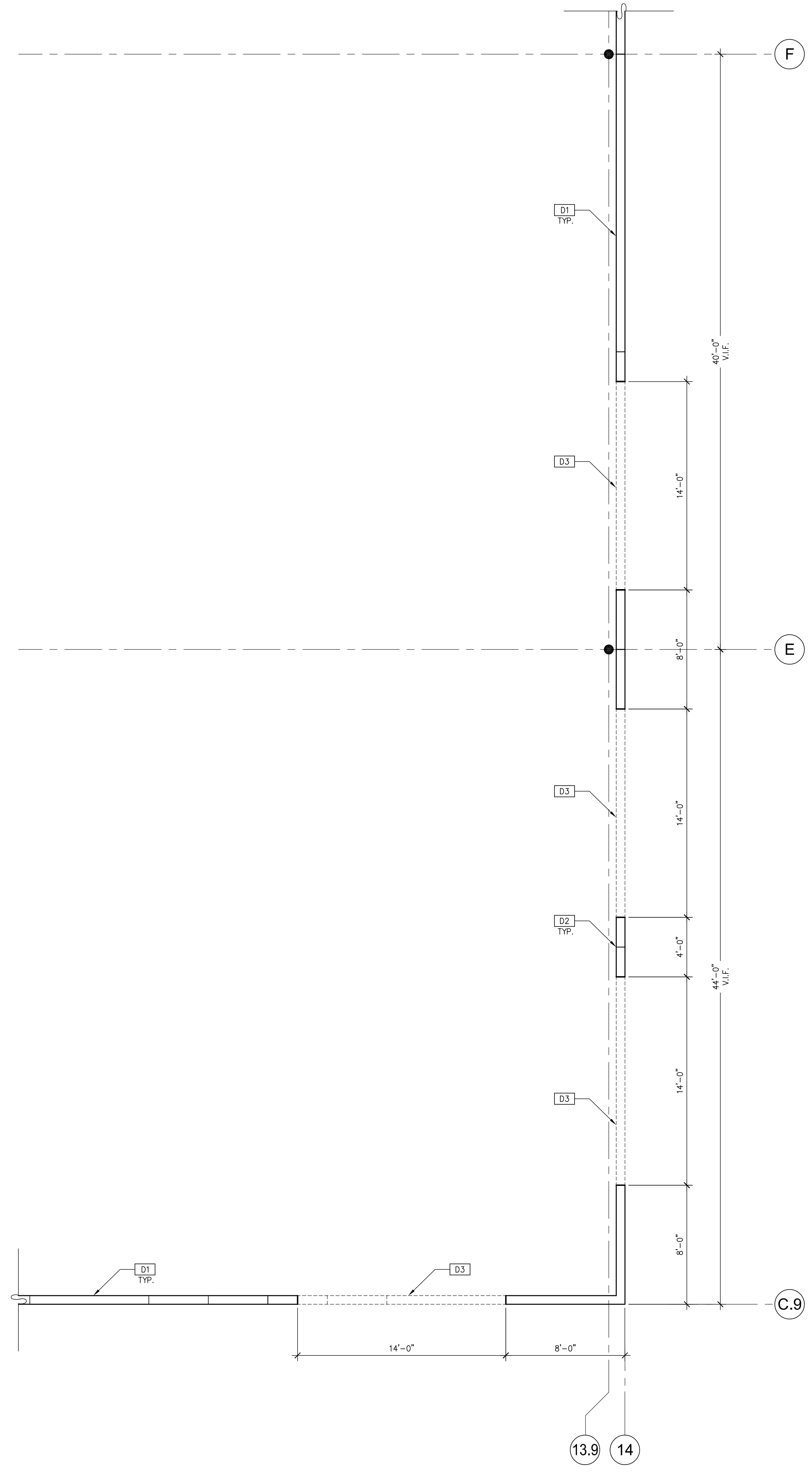


OVERALL FLOOR PLAN
SCALE: 1/32" = 1'-0"

1 N

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DEMO FLOOR PLAN NOTES

- D1 EXISTING CONCRETE WALL TO REMAIN.
- D2 EXISTING CONCRETE WALL JOINT TO REMAIN.
- D3 EXTENTS OF EXISTING CONCRETE WALL TO BE DEMOLISHED. DEMO UP TO 10'-0" A.F.F.

FLOOR PLAN NOTES

SEE SHEET A0.2 FOR GENERAL NOTES

- 1 EXISTING CONCRETE WALL TO REMAIN.
- 2 EXISTING CONCRETE WALL JOINT TO REMAIN.
- 3 NEW ALUMINUM STOREFRONT SYSTEM UP TO 10'-0" A.F.F. TO MATCH EXISTING SYSTEM.

DOOR TYPES

A ALUMINUM STOREFRONT
6'-0" X 7'-0"
CLEAR ANOD. ALUM. STOREFRONT
DOOR W/TEMPERED GLAZING (NARROW
STYLE)

FRAME: MANUF
HARDWARE:
2 SETS PIVOT SET
2 SETS INTER PIVOT
1 EA MORTISE CYLINDER
2 SETS OFFSET PULL
2 EA OH CLOSER
1 EA THRESHOLD
1 EA DECAL

NOTE: WEATHERSEAL BY
DOOR MANUFACTURER

WALL LEGEND

- EXISTING CONSTRUCTION TO REMAIN
- EXISTING CONSTRUCTION TO BE DEMOLISHED

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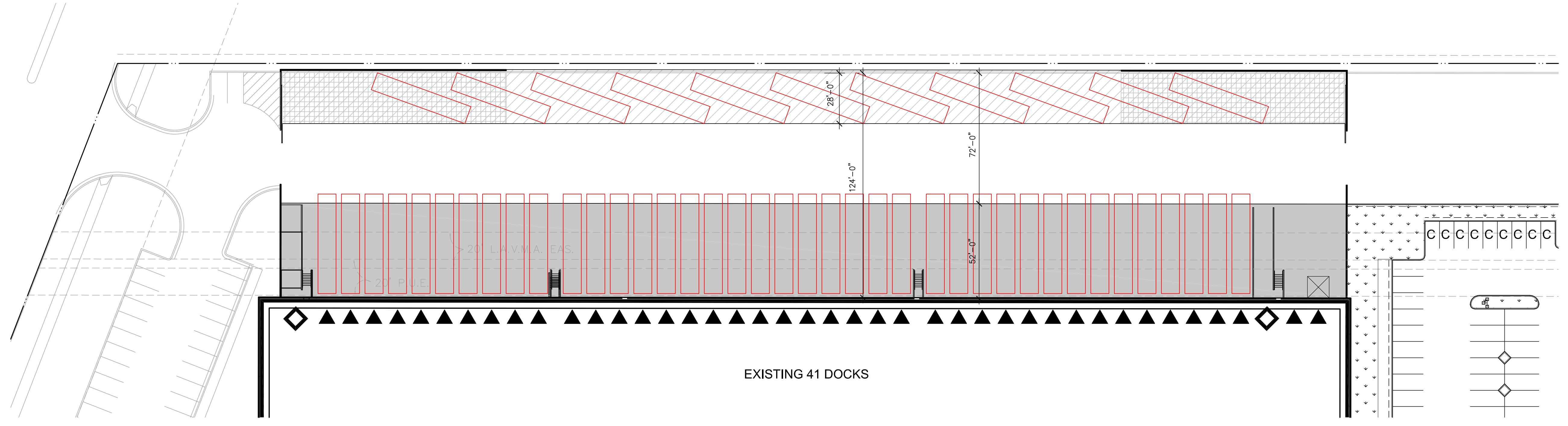
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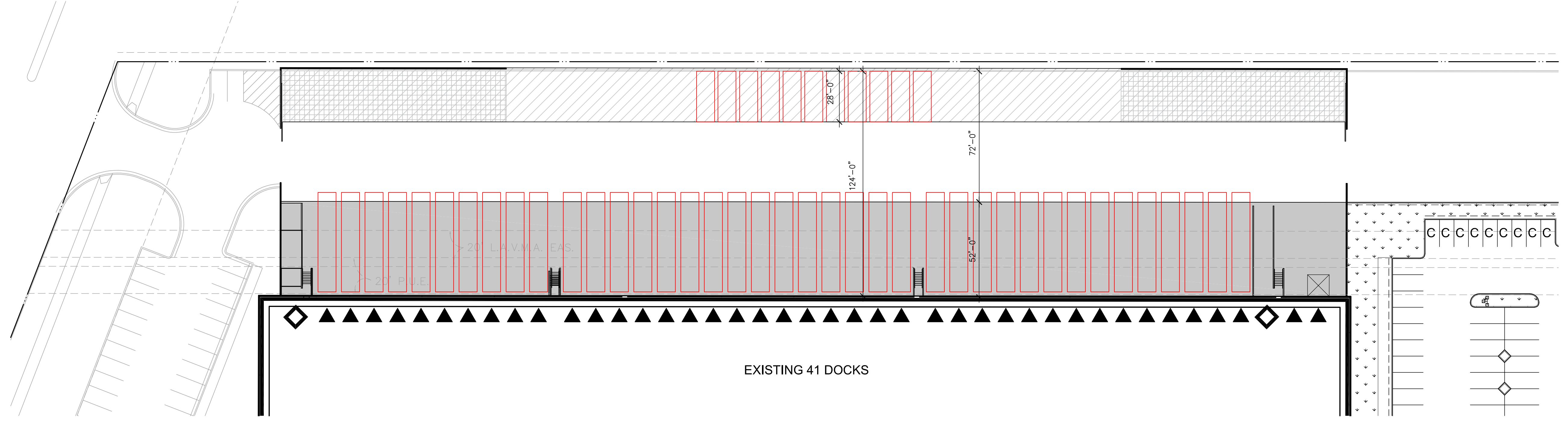
ENLARGED FLOOR PLAN			
DATE	REMARKS	DATE	REMARKS
9/1/19	PLANNING SUBMITTAL		
10/7/2019	HOA REVIEW		
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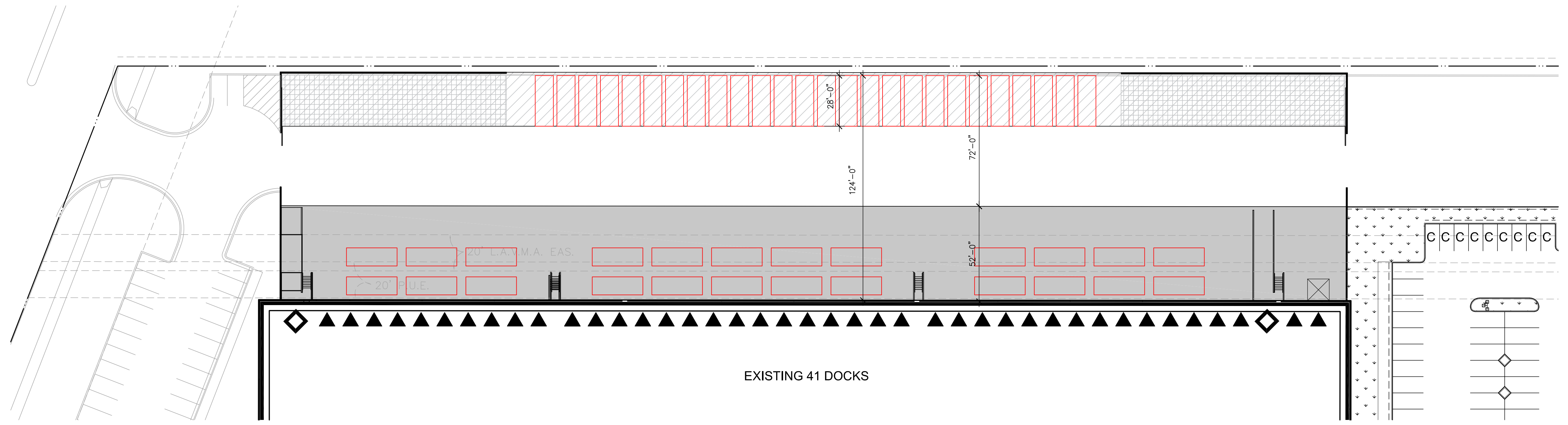
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A2.1
Thu, 14 Aug 2020



OPTION 1 - 50 TRUCKS
SCALE: 1/32"=1'-0"



OPTION 2 - 50 TRUCKS & VANS
SCALE: 1/32"=1'-0"



OPTION 3 - 50 VANS
SCALE: 1/32"=1'-0"

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TRUCK PARKING EXHIBIT		REMARKS	DATE	REMARKS
DATE	PLANNING SUBMITTAL			
9/27/2019	HOA REVIEW			
10/17/2019	HOA REVIEW			
11/27/2019	HOA REVIEW			
5/15/2020	CIP RESUBMITTAL			
7/1/2020	CIP COMMENTS #2			

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EX-1
01 JUL 2020

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NORTHWEST CORNER
SCALE: NTS ①



NORTHWEST CORNER
SCALE: NTS ②



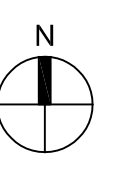
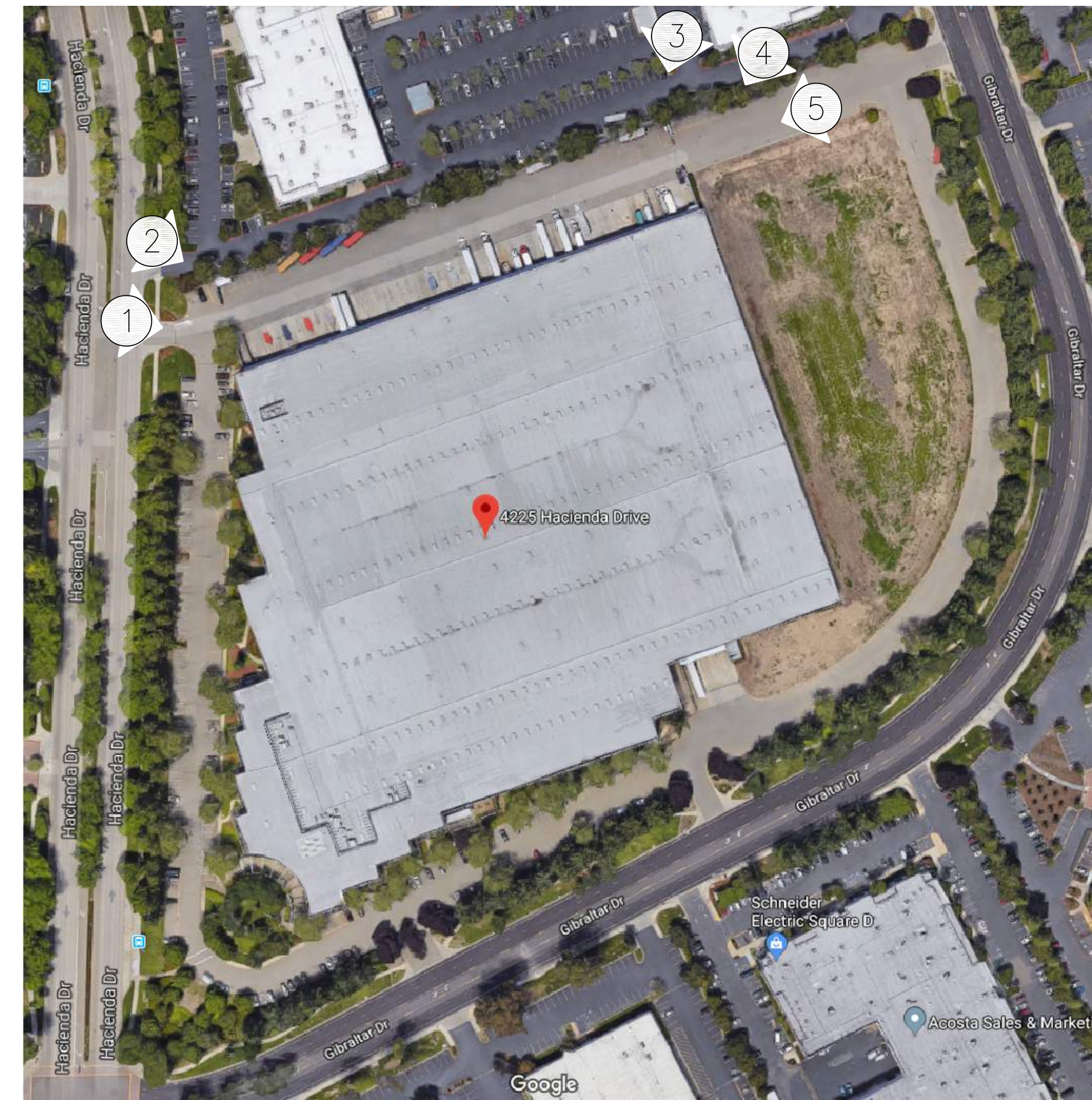
NORTHEAST CORNER
SCALE: NTS ③



NORTHEAST CORNER
SCALE: NTS ④



NORTHEAST CONER
SCALE: NTS ⑤



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EXISTING CONDITIONS PHOTO EXHIBIT		REMARKS	DATE	REMARKS
DATE	REMARKS			
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EX-2
07/01/2020

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