

RESOLUTION NO. PC-18-\_\_\_\_

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLEASANTON DENYING AN APPEAL AND UPHOLDING THE ZONING ADMINISTRATOR'S DETERMINATION TO APPROVE AN ADMINISTRATIVE DESIGN REVIEW APPLICATION LOCATED AT 588 E. ANGELA STREET, AS FILED UNDER CASE NO. P17-0922.

**WHEREAS**, Jeff DeBernardi, on behalf of Alexander Faber, applied for Administrative Design Review approval at 588 E. Angela Street, to construct an approximately 1,161-square-foot first- and second-story addition and an approximately 211-square-foot garage addition to an existing residence ("Project"); and

**WHEREAS**, the property is located within the Medium Density Residential land use designation; and

**WHEREAS**, zoning for the property is R-1-6,500 (One-Family Residential) District and the proposed Project is subject to Administrative Design Review pursuant to the Pleasanton Municipal Code ("PMC"), Chapter 18.20 ("Design Review Ordinance"); and

**WHEREAS**, pursuant to the City's Design Review Ordinance, site plans, landscape plans, and building architecture are required to be reviewed to preserve and enhance the City's aesthetic values and ensure the preservation of the public health, safety and general welfare; and

**WHEREAS**, the Zoning Administrator (ZA) considered the project at a hearing on December 5, 2017, and, after public testimony, discussion, and review of the proposed plans the ZA determined that revisions were needed to the project to address massing and privacy concerns, and continued the hearing; and

**WHEREAS**, on December 18, 2017 the applicant submitted revised project plans including stepping back the second-story on the west side to decrease massing, modifying second-story windows on the west side to increase privacy, and modifying the roof on the west side to add articulation; and

**WHEREAS**, on January 3, 2018 after public testimony, discussion, and review of the proposed plans the Zoning Administrator approved the Project as proposed, subject to conditions of approval; and

**WHEREAS**, within the time specified by the Pleasanton Municipal Code, Diane McIntyre at 580 E. Angela St. submitted an appeal of the decision of the Zoning Administrator noting concerns with stability of the slope and impact of drainage on the east side of her property due to the proposed addition; and

**WHEREAS**, on February 28, 2018 the Planning Commission held a duly noticed public hearing on the application and considered all public testimony, agenda reports, related materials, recommendations of staff, and at which time Diane McIntyre, as the appellant, and other members of the public were offered an opportunity to present evidence regarding the project and appeal; and

**WHEREAS**, the proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15301, Class 1, Existing Facilities.

**NOW, THEREFORE BE IT RESOLVED** by the Planning Commission of the City of Pleasanton, based on the entire record of proceedings, including the oral and written staff reports and all public comment and testimony:

Section 1: Findings for P17-0922

With respect to the P17-0922, the Planning Commission finds that the project was reviewed and approved based on the following criteria as required by Section 18.20.030 of the Pleasanton Municipal Code:

1. Preservation of the natural beauty of the city and the project site's relationship to it;
2. Appropriate relationship of the proposed building to its site, including transition with streetscape, public views of the buildings, and scale of buildings within its site and adjoining buildings;
3. Appropriate relationship of the proposed building and its site to adjoining areas, including compatibility of architectural styles, harmony in adjoining buildings, attractive landscape transitions, and consistency with neighborhood character;
4. Preservation of views enjoyed by residents, workers within the city, and passersby through the community;
5. Landscaping designed to enhance architectural features, strengthen vistas, provide shade, and conform to established streetscape;
6. Relationship of exterior lighting to its surroundings and to the building and adjoining landscape;
7. Architectural style, as a function of its quality of design and relationship to its surroundings; the relationship of building components to one another/the building's colors and materials; and the design attention given to mechanical equipment or other utility hardware on roof, ground or buildings;
8. Integration of signs as part of the architectural concept; and
9. Architectural concept of miscellaneous structures, street furniture, public art in relationship to the site and landscape.

The proposed addition maintains the use of the property as a single-family residence and is consistent with the R-1-6,500 zoning district development standards including height, setbacks, and floor area ratio limits. The Commission resolves that though the project is consistent with the above design criteria including appropriate relationship of the proposed building to its site, scale of buildings within its site and adjoining buildings, consistency with neighborhood character, preservation of views enjoyed by residents, and relationship of building components to one another and to the building's colors and materials.

The Commission finds that project accommodates a reasonable expansion of an existing home and many architectural considerations have been incorporated into the design to ensure the scale and quality of the proposed residence is compatible with its own design and the character of adjacent buildings. The proposed residence is well articulated and breaks up elevations with upper-story step backs, porches, and a variety of exterior treatments and finishes that are consistent with the existing home. The articulated facades along with use of a relatively low (eight-foot) ceiling/plate height on the second floor and use of a hip roof rather than gable roof design further minimizes the scale and perceived mass of the residence within its site and neighborhood context. In addition, the project maintains the existing mature vegetative screen along both sides of the residence and is designed to reduce potential privacy impacts for the neighbor to the west by using clerestory windows (five-foot, six-inch sill height) for the bedroom on the second-floor's west elevation and frosted glass for the bathroom window on the second-floor's west elevation.

The project was referred to the Building and Safety Division and Livermore-Pleasanton Fire Department and there has been no indication that health, safety, or general welfare would be adversely affected by this project. Additionally, the project is conditioned to receive all necessary city permits prior to construction including a building permit wherein the structural plans and drainage will be reviewed which will further ensure the protection of public health, safety, and general welfare.

Section 2: The Planning Commission hereby denies the appeal of Diane McIntyre, thereby upholding the Zoning Administrator's determination to approve an Administrative Design Review application to construct an approximately 1,161-square-foot first- and second-story addition and an approximately 211-square-foot garage addition to an existing residence, subject to the previously approved Conditions of Approval shown in Exhibit A, attached hereto and incorporated into this resolution by reference.

Section 3. This resolution shall become effective 15 days after its passage and adoption unless appealed prior to that time.

**PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Pleasanton at a regular meeting held on February 28, 2018 by the following vote:**

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

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Ellen Clark  
Secretary, Planning Commission

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David Nagler  
Chair

APPROVED AS TO FORM:

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Julie Harryman  
Assistant City Attorney

**ATTACHMENT 1  
DRAFT CONDITIONS OF APPROVAL**

**P17-0922  
588 E. Angela St., Faber  
February 28, 2018**

**PROJECT SPECIFIC CONDITIONS**

**Planning Division**

1. Prior to building permit issuance, the window specification for the upstairs bathroom shall be submitted to the Planning Division for review and approval to ensure it is frosted and is not a view window.
2. If a retaining wall is required by the Building and Safety Division, the wall's design shall be submitted to the Planning Division for review and approval to ensure the aesthetics of the property frontage are maintained.

**STANDARD CONDITIONS**

**Planning Division**

2. The additions shall conform substantially to the approved elevations, site plans, and other materials, Exhibit B, marked "Received December 18, 2017," on file at the Planning Division. Minor changes to the plans may be allowed subject to the approval of the Zoning Administrator if found to be in substantial conformance to the approved exhibits.
3. The colors and materials of the additions shall match those of the existing residence.
4. All conditions of approval for this case shall be reprinted and included as a plan sheet(s) with the building permit plan check sets submitted for review and approval. At all times, these conditions of approval shall be on all grading and construction plans kept on the project site.
5. All appropriate city permits shall be obtained prior to the construction of the additions.
6. All demolition and construction activities, inspections, plan checking, material delivery, staff assignment, or coordination, etc., shall be limited to the hours of 8 a.m. to 5 p.m., Monday through Saturday. No construction shall be allowed on State or Federal Holidays or Sundays. The Director of Community Development may allow earlier "start-times" or later "stop-times" for specific construction activities (e.g., concrete pouring), if it can be demonstrated to the satisfaction of the Director of Community Development that the construction noise and construction traffic noise will not affect nearby residents or businesses. All construction equipment must meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling

devices. Prior to construction, the applicant shall post on the site the allowable hours of construction activity.

7. To the extent permitted by law, the project applicant shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City, its City Council, its officers, boards, commissions, employees, and agents from and against any claim (including claims for attorney fees), action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including (without limitation) reimbursing the City its attorney fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.

**<END>**



January 3, 2018

Jeff DeBernardi  
DeBernardi Development, Inc.  
5776-D Sonoma Drive  
Pleasanton, CA 94566

**Subject: P17-0922, Addition**  
**Effective Date: January 19, 2018**

Dear Mr. DeBernardi:

At its hearing on January 3, 2018, the Zoning Administrator approved **Case P17-0922**, your application for Administrative Design Review approval to construct an approximately 309-square-foot first- and second-story addition and an approximately 211-square-foot garage addition at the existing residence located at 588 E. Angela Street. Approval was granted subject to the conditions as shown on the attached Exhibit A.

You may apply for a building permit after completion of the Administrative Design Review procedure's appeal period or, if you wish to apply for a building permit before the end of the appeal period, upon submittal of a signed Waiver Form to the Planning Division. The waiver acknowledges that plan check fees may be forfeited in the event that the approval is overturned or the design is significantly changed as a result of an appeal. In no case will a building permit be issued before the end of the appeal period.

At the time of building permit submittal, you must:

- a. submit a completed and signed Building Permit Questionnaire (attached) to the **PLANNING DIVISION**; and
- b. present a copy of this letter to the Building Division along with required plans.

If you have any questions about building permit fees or the building permit process, please contact the Building and Safety Division at (925) 931-5300.

Approval of the Administrative Design Review will become effective on **January 19, 2018** (Pleasanton Municipal Code Chapter 18.144), unless appealed prior to that time. Administrative Design Review approval shall lapse and become void one year following the effective date of project approval, unless

#### COMMUNITY DEVELOPMENT

P. O. BOX 520, Pleasanton, CA 94566-0802

<b>Planning</b> 200 Old Bernal Ave. (925) 931-5600 Fax: 931-5483	<b>Building &amp; Safety</b> 200 Old Bernal Ave. (925) 931-5300 Fax: 931-5478	<b>Engineering</b> 200 Old Bernal Ave. (925) 931-5650 Fax: 931-5479	<b>Traffic</b> 200 Old Bernal Ave. (925) 931-5650 Fax: 931-5479	<b>Inspection</b> 157 Main Street (925) 931-5680 Fax: 931-5484
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Jeff DeBernardi, DeBernardi Development, Inc., P17-0922  
January 3, 2018  
Page Two

prior to the expiration of one year, a building permit is issued and construction is commenced and diligently pursued toward completion or an extension has been approved by the City.

If you have any questions, please contact Megan Canales, Assistant Planner, at (925) 931-5610.

Sincerely,



Melinda Denis  
Zoning Administrator

c: Alexander Faber, 588 E. Angela Street, Pleasanton, CA 94566

**A COPY OF THIS LETTER AND A COMPLETED BUILDING PERMIT QUESTIONNAIRE (ATTACHED) MUST BE PRESENTED TO THE BUILDING AND SAFETY DIVISION WHEN APPLYING FOR BUILDING PERMITS. THE QUESTIONNAIRE MUST THEN BE SUBMITTED TO THE PLANNING DIVISION.**



**EFFECTIVE DATE: January 19, 2018**

**BUILDING PERMIT QUESTIONNAIRE**

This questionnaire is being sent to you to be completed and returned to the **Planning Division** when you file for a building permit for your recently approved project. Its purpose is to ensure that your plans are checked in a timely manner and that the project is built according to the approved plans.

We appreciate your cooperation. If you have any questions, please call the Planning Division.

1. Applicant's Name and Address:

Jeff DeBernardi, DeBernardi Development, Inc., 5776-D Sonoma Drive, Pleasanton, CA 94566

2. Project Address/Location:

588 E. Angela Street, Pleasanton, CA 94566

3. Description of project for which a permit is being requested:

To construct an approximately 309-square-foot first- and second-story addition and an approximately 211-square-foot garage addition at the existing residence located at 588 E. Angela Street

4. The building project for which this permit is being requested has been approved by the:

Planning Division     Planning Commission     City Council

5. Planning Division Project Number: P17-0922

6. Do you certify that the plans being submitted for issuance of building permits conform in every respect to the approved plans and to all conditions of approval required by the above bodies?

Yes     No

1. If the answer to Question No. 6 is "No", please list every item on the submitted building permit plans which differs from the approved plans or conditions of approval. Use the reverse side or attach additional sheets if necessary. All changes to the approved plans should be clouded with delta numbers ( $\Delta$ ).

I hereby attest that the above is true and correct. I understand that failure to correctly answer these questions may result in a delay of issuance of building permits and that if changes are discovered after the permit is issued, I am responsible for revising the project to conform to the plans approved by the City boards and/or commissions.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature and Title

\_\_\_\_\_  
Phone Number

**EXHIBIT A**  
**CONDITIONS OF APPROVAL**

**P17-0922**  
**588 E. Angela Street, Alexander Faber**  
**Effective Date: January 19, 2018**

**PROJECT SPECIFIC CONDITIONS**

1. Prior to building permit issuance, the window specification for the upstairs bathroom shall be submitted to the Planning Division for review and approval to ensure it is frosted and is not a view window.
2. If a retaining wall is required by the Building and Safety Division, the wall's design shall be submitted to the Planning Division for review and approval to ensure the aesthetics of the property frontage are maintained.

**STANDARD CONDITIONS**

3. The additions shall conform substantially to the approved elevations, site plans, and other materials, Exhibit B, marked "Received December 18, 2017," on file at the Planning Division. Minor changes to the plans may be allowed subject to the approval of the Zoning Administrator if found to be in substantial conformance to the approved exhibits.
4. The colors and materials of the additions shall match those of the existing residence.
5. All conditions of approval for this case shall be reprinted and included as a plan sheet(s) with the building permit plan check sets submitted for review and approval. At all times, these conditions of approval shall be on all grading and construction plans kept on the project site.
6. All appropriate City permits shall be obtained prior to the construction of the additions.
7. All demolition and construction activities, inspections, plan checking, material delivery, staff assignment, or coordination, etc., shall be limited to the hours of 8 a.m. to 5 p.m., Monday through Saturday. No construction shall be allowed on State or Federal Holidays or Sundays. The Director of Community Development may allow earlier "start-times" or later "stop-times" for specific construction activities (e.g., concrete pouring), if it can be demonstrated to the satisfaction of the Director of Community Development that the construction noise and construction traffic noise will not affect nearby residents or businesses. All construction equipment must meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices. Prior to construction, the applicant shall post on the site the allowable hours of construction activity.
8. To the extent permitted by law, the project applicant shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City, its City Council, its officers, boards, commissions, employees, and agents from and against any claim (including claims for

attorney fees), action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including (without limitation) reimbursing the City its attorney fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.

{end}

I am Diane McIntyre and I live next door to the applicant; I live at 580 E. Angela on the West side of the applicant. I previously asked for a planning review of the proposed project. I appreciate the input from the Planning Department in that review and the changes in the plans that were ultimately made to accommodate some of my concerns.

I am filing this appeal because there is still an issue that I believe merits more inputs before building permits are given and construction begins. I believe that additional consideration should be given to the plan which allows them to build ~~three~~<sup>FIVE</sup> feet from the lot line. I understand that this setback is within residential guidelines; but there are two reasons why this is a unique situation that deserves more consideration.

- 1) My property is 6 to 7 feet below the applicant property. There is a downslope toward my property at the lot line. A cement wall provides support between our properties in the backyard but there is no retaining wall in the front yard for the 25 feet or more that they will be building near.
- 2) E. Angela has a historical problem with drainage. (For example, the house on the West side of my property at 568 E. Angela began sinking on its West side many years ago and a retaining wall had to be built at 560 E. Angela to protect the property.) Mr. Faber, the applicant, told me that soil samples taken show that the soil is soft on several parts of his property.

Bottom line, I feel that building ~~3~~<sup>5</sup> feet from the lot line is too close in this particular situation and not enough consideration has been given at this point to the factors above. I believe it's an issue that will cause problems that may not be apparent in the short term but could build in the long term. They are simply too close to the downslope. And who will reimburse me if problems occur; is he willing to fix it at his expense? It certainly shouldn't be at mine.

Unless they and the city are willing to sign a document that will assure me that I will not be responsible for repairs if the downslope disintegrates then I am opposed to this project build happening so close to my property. If they are willing to consider moving it back to their original plan which was further away from the lot line, I would consider dropping my opposition to this project.

RECEIVED

JAN 18 2018

CITY OF PLEASANTON  
PLANNING DIVISION

*D. McIntyre*

EXHIBIT B

*Alexander Faber  
588 East Angela Street  
Pleasanton, CA 94566*

January 29, 2018

Megan Canales  
Assistant Planner, Community Development Department  
City of Pleasanton  
P.O. Box 520,  
Pleasanton, CA 94566

Dear Ms. Canales:

Thank you and your Department for your assistance in helping me to modify my plan of remodel at 588 East Angela in order to attempt to mitigate the concerns of my neighbor at 580 E. Angela Street, directly to the west of my home. Throughout this process she has been the only resident in the area challenging my second story project. I sincerely appreciate staff approval of my modified plan.

Designed by a long time local architect and builder who have extensive architectural and construction experience working in Pleasanton and with City staff, my initial plans required no variances, following 100% of code requirements and planning standards. Despite following City standards, we worked hard with your guidance to address the concerns of this one challenging neighbor.

Even though no modifications to my proposed project were required by code or planning, I have been working diligently with your department and my architect and builder in an effort to address her concerns. These efforts, which I have outlined below, have compromised my project and will now add approximately \$ 20,000 to the cost of my remodel. Nevertheless, it has been my desire to be a good neighbor and I believe that these modifications had successfully addressed her concerns. They are as follows:

- 1.) I have moved my second story inward along the appellant's property line by 3 feet, a 4.4% reduction; as suggested by planning but not required by code.
- 2.) I have removed all bedroom second story side windows in direct response to her concerns about potential views into her property at the sacrifice of my beautiful view of the ridge-lands; again, as suggested by planning but not required by code.

- 3.) Though none was required by the City staff, I engaged the services of a local 30-year Pleasanton based geotechnical engineering group at a cost of \$ 4,474, to prepare a study of soils to insure the project would be sound when completed.

The aforementioned changes and costs were all to protect limited views of two high windows 8 feet below my property as shown in the photo below.



Based upon the attached (undated) letter of appeal received by the Planning Department January 18, 2018, it would appear that my efforts have had some success in resolving these issues. However, the appeal letter now raises an issue which we believe to be totally without merit and designed only in an effort to continue to delay my application and cause harm to me and my project. Perhaps more importantly, this latest unfounded allegation of a soils stability problem in the area could well have the unintended (or intended?) consequence of causing permanent harm to the value of my property and that of my neighbors.

The latest statements made in the appeal are anecdotal at best, completely unfounded and are not supported by any factual documentation.

Upon receiving the appeal from Planning, on January 26, 2018, a complete review of all City Building Permits and Building Plans related to East Angela neighborhood homes and those specifically cited by the appellant was completed. The review showed:

- 1.) There is no substantiated drainage issue documentation between homes at the addresses cited, nor anywhere else along E. Angela.
- 2.) The wall cited by the appellant to control supposed "sinking" of 568 E. Angela was in fact begun 09/23/1963, 18 months before the supposed "sinking" home at 568 E. Angela was even started. The supposed "sinking" house was built beginning on 03/18/1966. The attached permits show that, in fact, the retaining wall was part of the original earth preparation: retaining wall and 560 E. Angela completed (over) 07/16/65, 568 E. Angela "sinking" home first construction inspection of frame and electrical was 04/06/66.
- 3.) At no time is there any record of the home at 568 E. Angela "sinking".

Unfounded statements like those in the appellant's letter that claim, "the house on the West side of my property at 568 E. Angela began sinking on its West side many years ago and a retaining wall had to be built at 560 E. Angela to protect the property" or that, "E. Angela has a historical problem with drainage" represent a desperate attempt on the part of this neighbor to stop my project and have the long term potential to permanently harm the values of several properties in the area.

The appellant statement, "Mr. Faber, the applicant, told me that soil samples taken show that the soil is soft on several parts of his property" is thoroughly untrue; I made no such statement. I have hired outstanding, experienced, qualified, City Licensed, insured and bonded professionals who have extensive experience in working with City Planners and City Building Departments for a combined 90 years. I stand by their work.

In so far as the general character of the neighborhood is concerned, it is important to note that over the past years 11 remodels have taken place along East Angela within 4 blocks of my home. 19 second story remodels were built throughout the broader neighborhood without protest. 2 second story remodels were completed within the last 12 months directly across the street from the appellant, again, without any protest from her. (Please see the highlighted Alameda County Assessor Map of completed second stories attached).

Finally, I wish to state that these efforts on my part have been costly and have compromised my project, but they have been motivated by a desire to be a good neighbor and a good citizen of Pleasanton.

As a native-born, Pleasanton school system educated Pleasanton resident of 28 years serving and protecting the public as an Alameda County Sheriff's Deputy for the last 6 years, I am merely trying to expand my small 1,250 sq. foot home for my family. I believe that I have provided more than an adequate response to the appellant's concerns. I look forward to your continued support.

I would appreciate your forwarding my letter to the Planning Commissioners, if appropriate.

Thank you.

Alexander Faber

Cc; Gerry Beaudin, Community Development Director  
Martin Inderbitzen, Esq., Patton & Sullivan LLP

CITY OF PLEASANTON

**BUILDING INSPECTION DIVISION**  
**APPLICATION FOR BUILDING PERMIT**  
 TYPE BUILDING ( )

Application is hereby made for approval of the plans and specifications and for a permit for the construction or alteration of a building as follows:

*Retaining Wall Block Group*  
*5' max height to 0'*

Location LOT BLOCK ZONE

*560 E. Angola*

Estimated Value, \$ *200.00*  
INCLUDES ALL MATERIAL AND LABOR FOR FINISHED BUILDING

Owner *J. E. James*

Address *560 E. Angola*

Architect No.

Engineer No.

Builder *Deetz* No.

Address

For Group J or minor buildings where no plans required, fill in this space

FOUNDATION			
MATERIAL	EXTERIOR	PIERS	
TOP WIDTH			
BOTTOM WIDTH			
DEPTH			
SUPERSTRUCTURE			
	SIZE	SPACING	SPAN
N. W. SILL			
GIRDER			
JOISTS FLOOR			
JOISTS CEILING			
STUDS. EXT.			
STUDS. INT.			
RAPERS			
COVERING			
EXTERIOR WALLS			
INTERIOR WALLS			
ROOF			

(I, We) hereby agree to pay, indemnify, and keep harmless the City of Pleasanton against all liabilities, judgments, costs and expenses which may in any way accrue against said City in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or subsidewalk space by virtue thereof, and will in all things comply with the conditions of this permit and the ordinances and/or rules of any governmental agency involved.

State License No.

*[Signature]*  
 SIGNATURE OF OWNER (AGENT FOR BUILDER)

Address

Date

Telephone Number *576-4324*

**FOR DIVISION USE ONLY**

Date Issued *9-23-63*

Permit Number *2131*

Examined by *[Signature]*

Receipt Number

Permit Fee *3.00*

Remarks

Checking Fee

Total Fee *3.00*



CITY OF PLEASANTON

**BUILDING INSPECTION DIVISION**  
APPLICATION FOR BUILDING PERMIT

DESCRIPTION OF WORK

New  Add'n.  Alter.  Repair  Demol.

Occupancy Dwelling Group I

Location LOT BLOCK TRACT ZONE H-1

Address 568 Fairway Cir 51

Floor Area \_\_\_\_\_ Height \_\_\_\_\_

Estimated Value, \$ 700.00  
INCLUDES ALL MATERIAL AND LABOR FOR FINISHED BUILDING

Owner Dorothy Dean

Address SAME

Architect \_\_\_\_\_ No. \_\_\_\_\_

Engineer \_\_\_\_\_ No. \_\_\_\_\_

Builder QUAKER No. \_\_\_\_\_

Address \_\_\_\_\_

For Group I or minor buildings where no plans required, fill in this space

FOUNDATION			
MATERIAL	EXTERIOR	PIERS	
TOP WIDTH			
BOTTOM WIDTH			
DEPTH			
SUPERSTRUCTURE			
	SIZE	SPACING	SPAN
R. W. BILL			
GIRDERS			
JOISTS FLOOR			
JOISTS CEILING			
STUDS EXT.			
STUDS INT.			
RAPTERS			
COVERING			
EXTERIOR WALLS			
INTERIOR WALLS			
ROOF			

(I) (We) hereby agree to save, indemnify, and keep harmless the City of Pleasanton against all liabilities, judgments, costs and expenses which may in any wise accrue against said City in consequence of the granting of this permit, or from the use or occupancy of any sidewalk, street or subsidewalk space by virtue thereof, and will in all things comply with the conditions of this permit and the ordinances and/or rules of any government agency involved whether specified herein or not. No person shall be employed in violation of the Labor Code or Contractor's License Law of the State of California.

City License No. \_\_\_\_\_

SIGNATURE OF OWNER, AGENT OR BUILDER

Address \_\_\_\_\_

Date \_\_\_\_\_

Telephone Number \_\_\_\_\_

FOR DIVISION USE ONLY

Date Issued 3-18-66

Permit Number 3272

Examined by BR

Receipt Number 14334

Permit Fee 5.00

Remarks: \_\_\_\_\_

Checking Fee \_\_\_\_\_

Total Fee 5.00

Final: \_\_\_\_\_

City of Pleasanton  
Building Inspection Division

REQUEST FOR INSPECTION

Permit No. EA1 Date Received 7/1/65 A.M. P.M.

Location 1500 Alameda

Requested By D. C. ... A.M. P.M.

Ready for Inspection

<input type="checkbox"/> Foundation	<input type="checkbox"/> Elect. Wiring	<input type="checkbox"/> Rough Plumbing I	<input type="checkbox"/> Gas Lines
<input type="checkbox"/> Frame	<input type="checkbox"/> Elect. Fixtures	<input type="checkbox"/> Rough Plumbing II	<input type="checkbox"/> Vents
<input type="checkbox"/> Int. Lath	<input type="checkbox"/> Misc.	<input type="checkbox"/> Finish Plumbing	<input type="checkbox"/> Drains
		<input type="checkbox"/>	<input type="checkbox"/> Men

Remarks: ... Date 7-1-65 A.M. P.M.

Inspector F. H. ...

City of Pleasanton  
Building Inspection, Division  
**REQUEST FOR INSPECTION**

Permit No. \_\_\_\_\_ Date Received 7/1/82 A.M. P.M.

Location 5501 E. Arroyo

Requested By D. Clark Ready for Inspection 7/1/82 A.M. P.M.

Foundation	<input type="checkbox"/>	Elect. Wiring	<input checked="" type="checkbox"/>	Rough Plumbing 1	<input type="checkbox"/>	Gas Lines	<input type="checkbox"/>
Frame	<input checked="" type="checkbox"/>	Elect. Fixtures	<input type="checkbox"/>	Rough Plumbing 2	<input type="checkbox"/>	Vents	<input type="checkbox"/>
Ext. Lath	<input type="checkbox"/>	Meters	<input type="checkbox"/>	Finish Plumbing	<input type="checkbox"/>	Drain	<input type="checkbox"/>
Int. Lath	<input type="checkbox"/>	Misc	<input type="checkbox"/>		<input type="checkbox"/>	Final	<input type="checkbox"/>

Remarks:

Inspector [Signature] Date 7-6-82 A.M. P.M.



# MAP 1

## 11 SECOND STORY HOMES

### ASSESSOR'S MAP 94

Code Area Nos. 19-029 19-083

SUBDIVISION RANCHO EL VALLE DE SAN JOSE - Por Plot 42 Bernal Port. (Bk. Ods. 40 Pg. 315)

TRACT 1552 (Bk. 36 Pg. 44)

TRACT 674 (Bk. 9 Pg. 9)

TR. 4539 127/40

P.M. 5213 176/65

7 Scale: 1"=100'



Dim. Dec 1962 H.M. Corrected: 1-6-85

REVISED: 8-27-90W 8-27-92BY

Final: Bks 5, 10, 11, 12, 17 & Parc 30 19-000 19-060

A.C.M. 48

HPN-2

IND. PG. 2

2nd.2

Completed in last 12 months

## MINUTES ZONING ADMINISTRATOR Pleasanton, California

Council Conference Room  
200 Old Bernal Ave., Pleasanton  
Wednesday, January 3, 2018

### CALL TO ORDER

The meeting was called to order at 2 p.m. by Melinda Denis, Zoning Administrator.

Present: Alex Faber, Property owner; Jeff DeBernardi, Applicant; Diane McIntyre, neighbor; Dave Moirao, neighbor; Diane Moirao, neighbor  
Staff: Melinda Denis, Permit Center Manager and Zoning Administrator; Megan Canales, Assistant Planner; Ellen Clark, Planning Manager; Cindy Quintero, Office Assistant

### **P17-0922, Faber, ADR, 588 E. Angela Street**

**Application for approval to construct an approximately 1,161-square-foot first- and second-story addition and an approximately 211-square-foot garage addition at the existing residence located at 588 E. Angela Street. Zoning for the property is R-1-65 (One-Family Residential) District.**

Ms. Denis welcomed the applicants and public to the continuance of the December 5, 2017, Zoning Administration hearing to discuss P17-0922 and asked Ms. Canales, the project planner, to give a brief overview of the changes made to the original plans discussed at the prior hearing.

Ms. Canales briefly explained the changes made which include: (1) stepping back the bedroom on the second-story from the first-story; (2) making the two bedroom windows on the side facing the neighbor clerestory and; (3) using frosted glass on the bathroom window. Additionally, on the side facing the neighbor, the plan now carries the roofline around the first floor to add articulation on the elevation.

Ms. Denis invited the applicant to make any comments. Mr. DeBernardi, the applicant's contractor, reiterated the changes made to the plans.

Ms. Canales stated that staff recommends approval subject to the standard conditions.

### **THE PUBLIC HEARING WAS OPENED.**

Ms. McIntyre, the applicant's neighbor living at 580 E. Angela Street, asked for clarification of the changes made to the project. Ms. Canales explained the changes made to the plans.

Ms. McIntyre stated that her issue with the project is that it is so 'in my face', although it is much improved over the original plan. She described how her property is seven-feet below Mr. Faber's property and she thinks consideration should be given to that fact. She is concerned about the slope because there is no retaining wall to support the slope, about drainage and the

integrity of the slope, and the fact that the applicant's home is 'right on top of my property.' She feels that the applicant had a choice to retain a smaller setback on the opposite side of the applicant's property, but he chose to put the smaller setback on her side.

Ms. Canales confirmed that the aggregate required setback for both sides combined is 12 feet, with a 5-foot minimum.

Ms. McIntyre expressed that her most important concern is the drainage. She noted there is no retaining wall, nor does she want to look at one.

Mr. Moirao, neighbor at 315 E. Angela Street, asks how erosion prevention is being addressed.

Mr. DeBernardi replied that although not required, Mr. Faber has paid for a soil report as an extra measure of safety which addresses the soil bearing capacities for the addition. He explained that the city's building division will address any soil issues when the project gets to that stage of the process.

Ms. Denis explained that, after planning approval, construction plans must be submitted to the building division and the drainage will be reviewed through the plan check process. If it is determined that a retaining wall is required, the building division will consult with the planning division on the design. Ms. Denis added, if it is determined that a retaining wall is required, she would suggest a condition be included that the design of the retaining wall be reviewed and approved by the planning division which would allow planning to consult with the neighbor.

Mr. Moirao asked about the natural block vegetation on the side of the applicant's home. He wants to know the plan for that vegetation.

Mr. Faber confirmed that he does not have any plans to make any changes to the vegetation.

Mrs. Moirao asked if there will be a walkway on the side of the applicant's home. Ms. McIntyre is concerned that any framing for a walkway may disrupt the slope at the side of the property.

Mr. DeBernardi replied that it is undetermined if a walkway would be added.

Ms. Denis explained how the applicants are not required to provide that level of detail at this point.

#### **THE PUBLIC HEARING WAS CLOSED.**

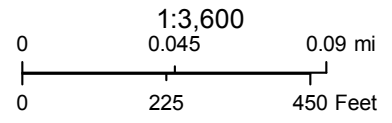
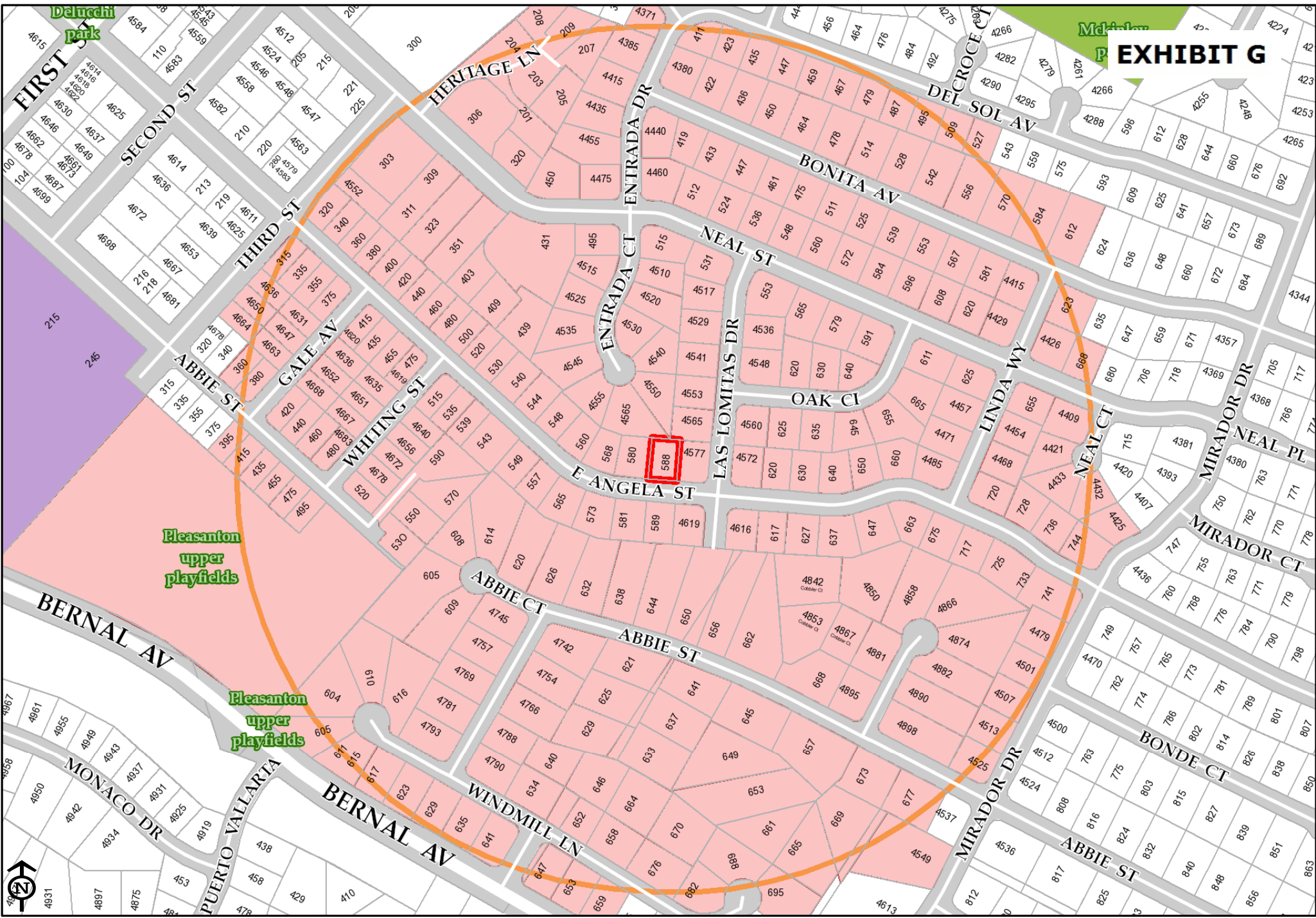
The Zoning Administrator granted approval of P17-0922, subject to the modified conditions of approval as shown on Exhibit A.

As there was no further business, the Zoning Administrator adjourned the meeting at 2:34 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Megan Canales", written in a cursive style.

Megan Canales  
Assistant Planner



P17-0922, 588 E. Angela Street, McIntyre