

**P15-0577**  
**Exhibit A, Draft Conditions of Approval**  
**530 Main Street**  
**December 9, 2015**

**PROJECT SPECIFIC CONDITIONS OF APPROVAL**

**Planning Division**

1. The proposed business activities and operation approved by this Conditional Use Permit shall conform substantially to the narrative and project plans, Exhibit B, marked "Received October 30, 2015" and "Received December 4, 2015", on file with the Planning Division, except as modified by the following conditions. 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.
2. Prior to installation, the applicant shall receive Design Review approval for the site and exterior building modifications depicted in the project plans, Exhibit B, marked "Received October 30, 2015."
3. If additional hours of operation or activities beyond that proposed in the applicant's written narrative, Exhibit B, marked "Received December 20, 2015", on file with the Planning Division, are desired, prior City review and approval is required. The Community Development Director may approve the modification or refer the matter to the Planning Commission if judged to be substantial.
4. All activities shall comply with Chapter 9.04 of the Pleasanton Municipal Code (Noise Regulations).
5. The meeting rooms on the first and second floors shall not be used when the assembly area is being used for special events.
6. Amplified indoor music within the meeting hall shall be limited to 8:00 a.m. to 11:00 p.m. daily.
7. Self-closing door mechanisms shall be installed on all exterior doors. The exterior doors of the establishment shall remain closed when not being used for ingress/egress purposes.
8. The establishment's windows shall remain closed during business hours.
9. The applicant (or designated representative of the business) shall regularly monitor the area outside the building and any nearby parking area and take the appropriate action to pick up litter and ensure peace and quiet.

10. All employees shall dispose of waste or recyclables in the trash enclosure area on-site. Employees shall not dispose of waste or recyclables in the trash enclosure area prior to 8:00 a.m. or after 11:00 p.m.
11. There shall be no truck deliveries, parking lot sweeping, or garbage pick-up between the hours of 10:00 p.m. and 6:00 a.m.
12. Prior to business operation, small signs shall be installed in the interior of the building or near the exit doors requesting that customers not loiter outside and be courteous and quiet when leaving the business and any parking areas.
13. Employees shall maintain the area surrounding the building in a clean and orderly manner at all times.
14. The business shall comply with Chapter 9.24 (Smoking in Public and Work Places). The applicant shall provide a designated smoking area including ash/cigarette receptacle and related directional signage, if deemed necessary by the Director of Community Development after the business is in operation based on customer demand and/or complaints received from adjacent property owners/tenants regarding smoking.
15. Any new building- or ground-mounted equipment, ducts, vents, blowers, satellite dishes, etc. shall be installed and located to not be visible from any public street, sidewalk, or parking area within a one block radius of the site. Screening details shall be shown on the plans submitted for issuance of building permits, the adequacy of which shall be determined by the Director of Community Development. All required screening shall be provided prior to occupancy.

### **Building and Safety Division**

16. The maximum occupancy of the meeting rooms on the second floor shall be determined by the Chief Building Official during the building permit plan check for tenant improvements.
17. At building permit plan check submittal for the proposed tenant improvements, the existing grease interceptor shall be sized for the fixture units in the kitchen as determined by the Chief Building Official. Prior to occupancy, the working condition of the grease interceptor shall be verified for future fixture loading to the satisfaction of the Chief Building Official.

### **STANDARD CONDITIONS**

### **Community Development Department**

18. The applicant shall pay all fees to which the use may be subject to prior to issuance of permits. The type and amount of the fees shall be those in effect at the time the permit is issued.

19. 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 attorneys 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 attorneys 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.

### **Planning**

20. This Conditional Use Permit approval will lapse and shall become void one year following the date on which the use permit became effective, unless prior to the expiration of one year a building permit is issued and construction is commenced and diligently pursued toward completion on the site which was the subject of the use permit application, or a certificate of occupancy is issued for the structure which was the subject of the use permit application, or the site is occupied if no building permit or certificate of occupancy is required, or the applicant or his or her successor has filed a request for extension with the zoning administrator pursuant to the provisions of the Pleasanton Municipal Code Section 18.12.030.
21. If operation of the meeting hall results in conflicts pertaining to parking, interior or exterior noise, traffic circulation, odors, smoke, or other factors verified by City enforcement staff, then notification of Conditional Use Permit and/or noise standard violations verified by the City enforcement staff shall be provided to the Planning Commission by City staff; the Planning Commission may schedule a public hearing to re-review the Conditional Use Permit and at the public hearing the Planning Commission may revoke or may modify the Conditional Use Permit to require additional measures as necessary to address any issues.
22. This approval does not include approval of any signage. If signs are desired, the applicant shall submit a sign proposal to the City for review and approval prior to sign installation.
23. No changes to the exterior of the building or site shall be made without prior approval from the Planning Division.

### **Building and Safety Division**

24. Prior to issuance of a business license, the applicant shall contact the Building and Safety Division and the Fire Marshal to ensure that the proposed use of the tenant space meets Building and Fire Code requirements. If required, the applicant shall obtain all appropriate City permits.

25. Tenant improvement plans shall be submitted to the Building and Safety Division for review and approval prior to operation. The applicant shall obtain a building permit prior to commencement of any work. The applicant shall pay any and all fees to which the proposed application may be subject to prior to issuance of building permits. The type and amount of the fees shall be those in effect at the time the building permit is issued.
26. The building permit plan check materials for the proposed tenant improvements will be accepted for submittal only after completion of the 15-day appeal period, measured from the date of approval, unless the applicant submits a signed statement acknowledging that the plan check fees may be forfeited in the event that the approval is overturned on appeal, or that the design and/or operation is significantly changed as a result of the appeal. In no case will a building permit be issued prior to the expiration of the 15-day time-period.

### **Urban Stormwater**

27. No outside washing of floor mats, containers, equipment, etc. shall be conducted unless a contained wash area is provided on-site. The location of the wash area shall be subject to review and approval by the Director of Community Development and Chief Building Official. The wash area shall be covered and shall be designed to prevent runoff onto or from the area. The area shall be connected to the sanitary sewer, subject to approval by the Dublin San Ramon Services District (DSRSD), or shall be collected in a containment area and removed regularly by a disposal and recycling service. If connected to the sanitary sewer, a structural control such as a sand filter or oil/water separator shall be used, and a sign shall be posted prohibiting the dumping of hazardous materials. Other methods may be used subject to the approval of the Director of Community Development and Chief Building Official. The applicant shall instruct employees to conduct all such washing activities in this area.

### **CODE REQUIREMENTS**

*Applicants/Developers are responsible for complying with all applicable Federal, State, and City codes and regulations regardless of whether or not the requirements are part of this list. The following items are provided for the purpose of highlighting key requirements.*

28. At no time shall balloons, banners, pennants, or other attention-getting devices be utilized on the site except as allowed by Section 18.96.060K of the Zoning Ordinance for grand openings or by Section 18.116.040 of the Zoning Ordinance if approved as part of a temporary conditional use permit. At no time shall spot lighting be used in conjunction with such grand openings and/or promotional events.

**END**

**Jay Lee**

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**From:** Bryan Bowers  
**Sent:** Tuesday, December 01, 2015 10:25 AM  
**To:** Jay Lee  
**Subject:** P15-0577 Inklings Coffee & Tea

Hi Jay -

This is email is in support of the proposed Inklings Coffee & Tea CUP application.

The former Round Table Pizza building has become a blight on our downtown and this use will help revitalize the location.

A single location that offers coffee and meeting space for community events will be a benefit to the community.

Thanks,

**Bryan B. Bowers**  
Partner / General Manager

**Hodnfield Properties, LLC**  
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Pleasanton, CA 94566  
[bryan@hoddyprop.com](mailto:bryan@hoddyprop.com)  
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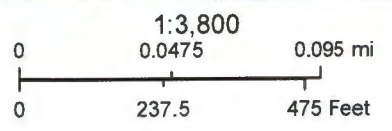
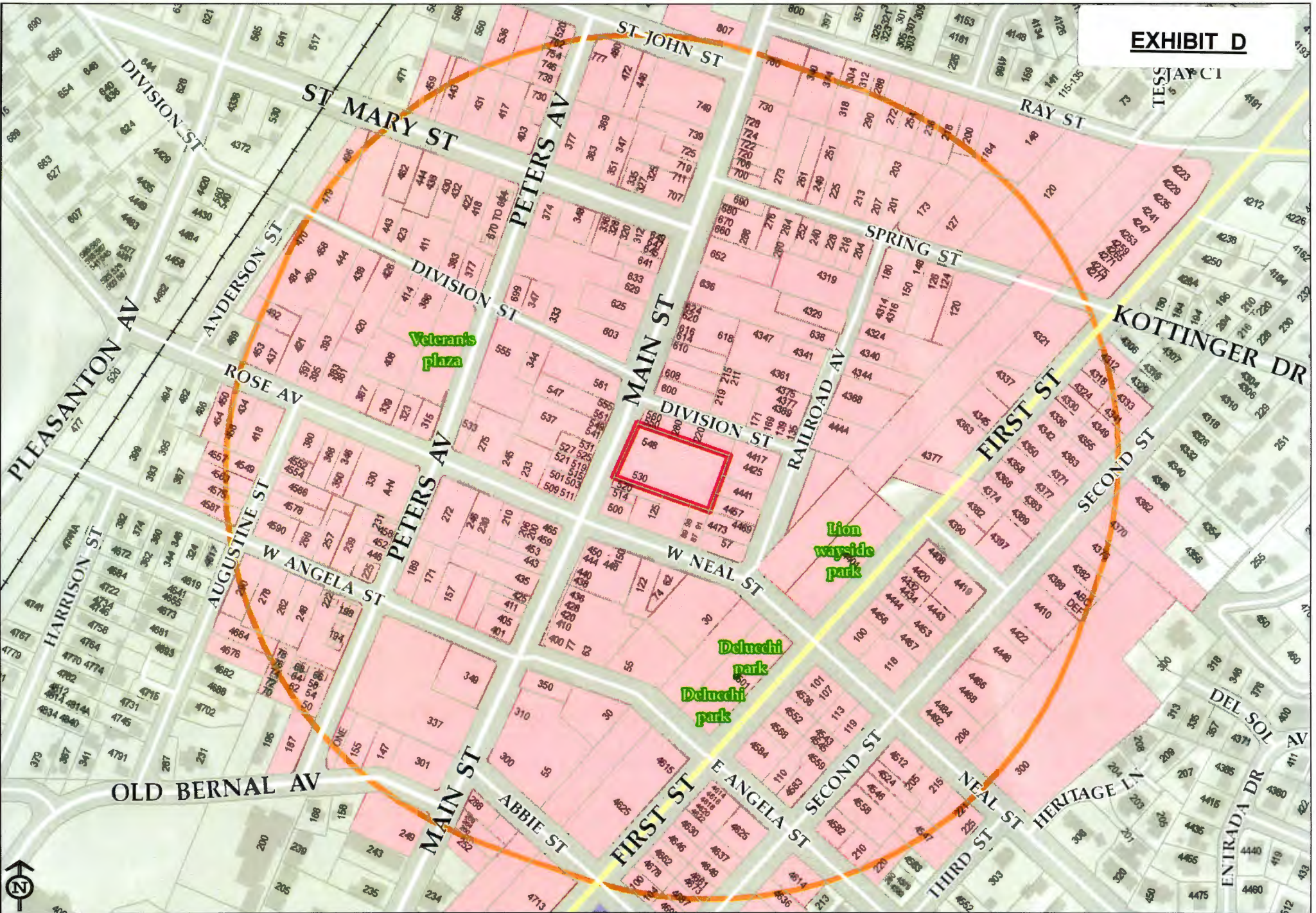
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DEC 01 2015

CITY OF PLEASANTON  
PLANNING DIVISION

P15-0577



P15-0577, 530 Main Street, Inklings Coffee & Tea