

**EXHIBIT A
DRAFT CONDITIONS OF APPROVAL**

**PUD-109, H. James Knuppe
273 Spring Street
December 9, 2015**

PROJECT SPECIFIC CONDITIONS OF APPROVAL

Planning Division

1. The proposed Planned Unit Development Rezoning and Development Plan shall conform substantially to the project plans and color palette, Exhibit B, dated "Received November 3, 2015," on file with the Planning Division, except as modified by the following conditions of approval. Minor changes to the plans may be allowed subject to the approval of the Director of Community Development if found to be in substantial conformance to the approved exhibits.
2. The Planned Unit Development Development Plan shall lapse two years from the effective date of approval unless a building permit is obtained and construction diligently pursued or the City has approved a time extension.
3. The permitted and conditionally permitted uses for the Planned Unit Development shall be those of the C-C Central Commercial District.
4. Unless otherwise specified in the conditions of approval, the site development standards for the Planned Unit Development shall be those of the C-C Central Commercial District.
5. No additions or expansions are permitted to any residential unit within the project area. Future building and/or site improvements not covered by this development plan approval will be subject to City review and approval prior to any changes to the building and/or site.
6. The garages and driveways shall not be modified or used for storage in a manner that would interfere with the ability to park one car within the garage and one car in the driveway and each resident shall utilize the garages and driveways for the parking of vehicles. In addition, boats, trailers, campers, motor homes, and other recreational vehicles shall not be parked or stored on-site. The property owner or manager shall be responsible for enforcing these restrictions, which shall be stated clearly in all leases.
7. Prior to issuance of a building permit, the City Council shall approve an in-lieu parking agreement for seven parking spaces in accordance with Municipal Code provisions to provide the Code-required parking spaces for this project. The applicant shall pay the applicable surface rate in-lieu parking fees prior to issuance of a building permit for the project.

8. Prior to issuance of a building permit, the applicant shall submit a growth management application for Zoning Administrator review and action. The growth management approval shall be granted prior to issuance of a building permit.
9. The project developer shall provide a construction plan with the building permit plan set for review and approval by the Director of Community Development and Chief Building Official before issuance of a building permit. The construction plan shall show the proposed location of materials and equipment storage, scaffolding, safety measures to protect the public from construction activities, temporary fencing, construction trailers, parking of construction vehicles, location of portable toilets, etc. Said plan shall be designed to minimize the loss of public parking spaces and, if any need to be lost, to minimize the length of the time they are used for construction-related activities.
10. The final landscape and irrigation plan shall be submitted to and approved by the Director of Community Development as part of the building permit plan set prior to issuance of a building permit. Plant species shall be drought tolerant in nature with an irrigation system that maximizes water conservation (e.g., drip system). The landscaping and irrigation indicated on the approved plans shall be installed before each house final, and reviewed and approved by the Planning Division.
11. The project shall comply with the State of California Model Water Efficient Landscape Ordinance and Bay Friendly Basics Landscape Checklist. Prior to issuance of a Building Permit, the applicant shall submit the following documentation to the Planning Division:
 - a. Landscape Documentation Package, which includes date; project applicant/contact information; project address; total landscape area; project type (new, rehabilitated, public, private, cemetery, homeowner-installed); water supply type (potable, recycled, well, greywater, combination of potable/greywater); and applicant signature/date with the statement that "I agree to comply with the requirements of the prescriptive compliance option of the Water Efficient Landscape Ordinance."
 - b. Landscape Plan documenting: incorporation of compost at a rate of at least 4 cubic yards/1,000 square feet; compliance with the plant material criteria; compliance with the turf criteria; compliance with the irrigation system criteria; and installation of private sub-meters if the project is non-residential with a landscape area of 1,000 square feet or greater.
12. Prior to issuance of a building permit, the applicant shall submit revised exterior lighting fixtures for Planning Division review and approval. The revised fixtures shall be architecturally compatible with the Mission Revival architectural style of the project to the satisfaction of the Director of Community Development. All exterior lighting including landscape lighting shall be directed downward and designed or shielded so as to not shine onto neighboring properties. The project/building developer shall submit a final lighting plan including photometrics and drawings and/or manufacturer's specification sheets showing the size and types of light fixtures. The lighting plan shall be subject to

the review and approval by the Director of Community Development prior to issuance of building permits for the project.

13. The leases of all residential units shall indicate the following:
 - a. That the property is in an area subject to noise, activity, and traffic impacts associated with a Downtown location.
 - b. The adjacency of the Union Pacific Railroad and possible noise, including noise from train whistles and horns, and vibration impacts from said railroad.
 - c. That boats, trailers, campers, motor homes, and other recreational vehicles are prohibited from being parked or stored on-site.
 - d. That the garages and driveways shall not be modified or used for storage in a manner that would interfere with the ability to park one cars within the garage and one car within the driveway, and that each resident shall utilize the garages for the parking of vehicles.
14. Prior to issuance of a building permit, the applicant shall revise the project plans to show all windows shall be recessed approximately two inches from the outside face of wall not including the trim around the windows. Vinyl clad windows shall be utilized on all windows. The windows shall have a similar frame and sash thickness as found on a traditional wood-framed/sashed window unless the required noise mitigation for this project prevents compliance with this requirement. In addition, window mullions shall be raised and located on both sides of the glass unless the required noise mitigation for this project prevents compliance with this requirement. Manufacturer's specification sheets, details, and sections of the windows, and window treatments (sills, trim, etc.) shall be shown on the building permit plans and shall be subject to review and approval by the Director of Community Development prior to issuance of a building permit.
15. All proposed mechanical units, air conditioning equipment, blowers, make-up air units, ducts, etc. shall be shown on the building permit plans. The project developer shall effectively screen from view all ducts, blowers, air conditioning equipment, and any other mechanical equipment, whether on the structure, on the ground, or on the roof, with materials architecturally compatible with the building. 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.
16. Prior to receiving a foundation inspection for each structure, the applicant shall submit a pad elevation certification prepared by a licensed land surveyor or registered civil engineer to the Chief Building Official and Director of Community Development, certifying that the pad elevations and building locations (setbacks) are pursuant to the approved plans.

17. All trash and refuse shall be contained completely within the approved trash enclosure. Trash containers shall be stored within the trash enclosure at all times, except when being unloaded. The trash enclosure shall be sized to accommodate trash, recycling, and green waste containers.
18. If allowed by the utility company, the applicant shall move the transformer north so that it is adjacent to the trash enclosure. The final location of pad-mounted transformers shall be subject to approval by the Director of Community Development prior to issuance of permits by the Building and Safety Division. Such transformers shall be screened by landscaping to the satisfaction of the Director of Community Development. All transformers shall be shown on the plans submitted for issuance of building permits.
19. Prior to installation, the applicant shall submit a sample of the stucco wall finish for review and approval by the Director of Community Development.
20. Prior to issuance of a building permit, the applicant shall submit a detail of the balcony railing. The balcony railing shall be subject to the review and approval by the Director of Community Development.
21. The applicant to revise the plans submitted for building permit to show the location of a third building mounted sign for the potential third tenant of the commercial/office building. This sign shall conform to the same design details of the other two building mounted signs approved with this application. The final third sign location shall be subject to the review and approval of the Director of Community Development.
22. The applicant shall revise the plans submitted for building permit to show the removal of the proposed monument sign from the project.
23. The applicant shall revise the plans submitted for building permit to reduce the width of the entrance driveway and curb cut from 25 feet to 20 feet.
24. Prior to issuance of a building permit, the applicant shall submit a revised grading plan that includes grading and retaining wall information for the entire project site.
25. Prior to issuance of a building permit, the applicant shall submit a payment in the amount of \$18,600 to the City's Urban Forestry Fund.
26. Prior to issuance of a building permit, the applicant shall contribute \$2,500 per new unit to the Bernal Property Reserve Fund.
27. The entirety of the approximately 975-square-foot ground-floor retail space shall be leased only to a retail or restaurant tenant.

Traffic Engineering

28. The proposed raised planter on Spring Street adjacent to the retail building shall be a maximum height of 3 feet, including plantings, for sight distance purposes.

Engineering Division

29. Prior to final inspection, each of the residential units and the landscaping irrigation shall each connect independently by a separate water meter and service lateral to the City water main located within Spring Street.
30. Prior to final inspection, each of the five units shall connect to a private sanitary sewer main located within the private driveway. The private sanitary sewer main shall connect to the City sanitary sewer main located within Spring Street.
31. Prior to issuance of a building permit, the developer shall dedicate an emergency vehicle access easement across the private driveway that is acceptable to the Fire Marshal and City Engineer.
32. The developer's engineer shall design the water and sanitary sewer system to meet the City Standards and Specifications and Municipal Code.
33. Prior to issuance of a building permit, if possible, the developer shall relocate any existing off-site stormwater drainage conveyed to and from their properties entirely onto the subject parcel. If this cannot occur, then the applicant shall enter into an encroachment agreement with adjacent property owners agreeing to the encroachments of existing off-site stormwater drainage conveyed to and from their properties.
34. Prior to final inspection, the developer shall reconstruct any deficient sidewalk which may be a tripping hazard or pose other safety issues along the project frontage.

Fire

35. The driveway shall be installed to curb with base rock prior to framing or combustible storage on-site.
36. The proposed driveway shall be designated as a fire lane with no parking and marked in accordance with LPFD specifications.

STANDARD CONDITIONS

Community Development Department

37. The applicant shall submit a refundable cash bond for hazard and erosion control. The amount of this bond will be determined by the Director of Community Development. The cash bond will be retained by the City until all the permanent landscaping is installed for the development unless otherwise approved by the department.
38. The applicant shall submit a written dust control plan or procedure as part of the building permit plans.

39. If any prehistoric or historic artifacts, or other indication of cultural resources are found once the project construction is underway, all work must stop within 20 meters (66 feet) of the find. A qualified archaeologist shall be consulted for an immediate evaluation of the find prior to resuming groundbreaking construction activities within 20 meters of the find. If the find is determined to be an important archaeological resource, the resource shall be either avoided, if feasible, or recovered consistent with the requirements of the State CEQA Guidelines. In the event of discovery or recognition of any human remains in any on-site location, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the County coroner has determined, in accordance with any law concerning investigation of the circumstances, the manner and cause of death and has made recommendations concerning treatment and dispositions of the human remains to the person responsible for the excavation, or to his/her authorized representative. A similar note shall appear on the improvement plans.
40. The applicant shall pay any and all fees to which the property may be subject 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.
41. This approval does not guarantee the availability of sufficient water capacity to serve the project. Prior to the issuance of a grading permit, issuance of a building permit, or utility extension approval to the site, whichever is sooner, the applicant shall submit written verification from Zone 7 Water Agency or the City of Pleasanton's Utility Planning Division that water is available for the project. To receive the verification, the applicant may need to offset the project's water demand.
42. The applicant shall pay the applicable Zone 7 and City connection fees and water meter cost for any water meters, including irrigation meters. Additionally, the applicant shall pay any applicable Dublin San Ramon Services District (DSRSD) sewer permit fee prior to issuance of a building permit.

Planning Division

43. To the extent permitted by law, the applicant shall defend (with counsel reasonable 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's 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's 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.
44. The applicant shall obtain all required City permits prior to construction.

45. The applicant shall work with the Pleasanton Unified School District (PUSD) to develop a program to offset this project's long term effect on school facility needs in Pleasanton in addition to the school impact fees required by State law. This program shall be designed to fund school facilities necessary to offset this project's reasonably related effect on the long-term need for expanded school facilities. The method and manner for the provision of these funds and/or facilities shall be approved by the PUSD and in place prior to building permit issuance. Written proof of compliance with this condition shall be provided by the applicant to the City, on a form generated by the PUSD, prior to building permit issuance.
46. Prior to issuance of a building permit, the applicant shall pay the required commercial development school impact fee as prescribed by State law and as adopted by the Pleasanton Unified School District.
47. The development shall comply with the current City of Pleasanton's Garbage Service's recycling and composting programs.
48. The electrical plan for the residential units shall provide telecommunications infrastructure consistent with state-of-the-art methods (e.g. cabling for DSL, broadband, or wireless service, wiring for total room access, etc.) in effect at the time that building permit(s) are issued. The plan shall be part of the building permit plan set.
49. A minimum of one appliance or system meeting Energy Star standards shall be installed as part of the project. The proposed appliances shall be stated on the plans submitted for the issuance of a building permit.
50. Water conservation devices such as low-flow faucets, toilets, shower fixtures, etc., shall be installed as part of the project. The water conservation devices shall be stated on the plans submitted for the issuance of a building permit.
51. The applicant/building developer shall submit a final list of the green building measures used in the design of the residential units covered by this approval to the Planning Division for the review and approval by the Director of Community Development prior to the building permit submittal. The residential units shall be designed to achieve a "certified rating" of a minimum of 50 total points, achieving at least the minimum points in each category, using BuildItGreen's current GreenPoints rating system. Notwithstanding the foregoing, the State of California's Green Building Standards Code, "CALGreen", as amended, shall also apply.
 - a. The green building measures shall be shown on one of the first two pages of the plans submitted for issuance of a building permit. Each point identified shall have a notation indicating the sheet the point can be found, and each sheet shall note where the point is located. All proposed green building measures shall be shown throughout the plan set, as appropriate, as determined by the Director of Community Development.

- b. A special inspection by from the Planning Division shall be coordinated with regards to landscaping, irrigation, and exterior materials. All of the green building measures indicated on the approved checklist shall be inspected and approved by either the City of Pleasanton, a third party rater, or the applicants shall provide written verification by the project engineer, architect, landscape architect, or designer.
52. The residential units shall be constructed to allow for future installation of a Photovoltaic (PV) system and solar water heating systems. The new commercial/office building shall also be constructed to allow for future installation of a Photovoltaic (PV) system. The project applicant shall comply with the following requirements for making the dwellings and commercial/office building photovoltaic-ready and/or solar-water-heating-ready:
- a. Electrical conduit and cable pull strings shall be installed from the roof/attic area to the building's main electrical panels;
 - b. An area shall be provided near the electrical panel for the installation of an "inverter" required to convert the direct current output from the photovoltaic panels to alternating current;
 - c. Engineer the roof trusses to handle an additional load as determined by a structural engineer to accommodate the additional weight of a prototypical photovoltaic system beyond that anticipated for roofing.
 - d. Plumbing shall be installed for solar-water heating; and
 - e. Space shall be provided for solar-heating tank.

These measures shall be shown on the building permit plan set submitted to the Director of Community Development for review and approval before issuance of the first building permit.

- 53. Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed.
- 54. The applicants shall provide garage doors on the garages of the dwellings covered by this approval. The door design and material shall be to the satisfaction of the Director of Community Development.
- 55. All conditions of approval shall be attached to all permit plan sets submitted for review and approval, whether stapled to the plans or located on a separate plan sheet.
- 56. Planning Division approval is required before any changes are implemented in site design, grading, building design, building colors or materials, green building measures, landscape material, etc.

57. Prior to occupancy, the landscape architect or landscape designer shall certify in writing to the Director of Community Development that the landscaping has been installed in accordance with the approved landscape and irrigation plans with respect to size, number, and species of plants and overall design concept.
58. Before project final, all landscaping shall be installed, review, and approved by the Planning Division.
59. The developer is encouraged to use reclaimed gray water, rain water, etc., for landscape irrigation. If used, the details shall be shown on the permit plan set to the satisfaction of the Director of Community Development before issuance of a building permit.
60. The applicant is encouraged to use best management practices for the use of pesticides and herbicides.
61. The applicant must provide to the Director of Community Development a building height certification performed by a licensed land surveyor or civil engineer. Said certification must allow for the installation of finished roof materials and must meet the approved building height.
62. The applicant shall comply with the recommendations of the tree report prepared for the applicant by HortScience, dated November 3, 2015. No tree trimming or pruning other than that specified in the tree report shall occur. The applicant shall arrange for the horticultural consultant to conduct a field inspection prior to issuance of City permits to ensure that all recommendations have been properly implemented. The consultant shall certify in writing that such recommendations have been followed.
63. The applicant shall post cash, letter of credit, or other security satisfactory to the Director of Community Development in the amount of \$5,000 for each tree required to be preserved, up to a maximum of \$25,000. This cash bond or security shall be retained for one year following completion of construction and shall be forfeited if the trees are destroyed or substantially damaged. No trees shall be removed other than those specifically designated for removal on the approved plans or tree report.
64. The permit plan check package will be accepted for submittal only after the ordinance approving the PUD development plan becomes effective, unless the project developer submits a signed statement acknowledging that the plan check fees may be forfeited in the event that the ordinance is overturned or that the design is significantly changed. In no case will a permit be issued prior to the effective date of the ordinance.
65. The approved building materials and colors shall be stated on the plans submitted for issuance of building permits.
66. All demolition and construction activities, inspections, plan checking, material delivery, staff assignment or coordination, etc., shall be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. No construction shall be allowed on State or

Federal Holidays, Saturdays 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.

67. All excess soil from the site shall be off-hauled from the site and disposed of in a lawful manner. No temporary stockpiling of dirt on this site shall occur without specific review and approval by the Planning Division.
68. Campers, trailers, motor homes, or any other similar vehicle are not allowed on the construction site except when needed as sleeping quarters for a security guard.
69. A construction trailer shall be allowed to be placed on the project site for daily administration/coordination purposes during the construction period.
70. Portable toilets used during construction shall be kept as far as possible from existing residences and shall be emptied on a regular basis as necessary to prevent odor.

Landscaping

71. The applicant shall enter into an agreement with the City, approved by the City Attorney, which guarantees that all landscaping included within the project area will be maintained at all times in a manner consistent with the approved landscape plan for this development. Said agreement shall run with the land for the duration of the existence of the structures located on the subject property.
72. The project developer shall provide root control barriers and four inch perforated pipes for parking lot trees, street trees, and trees in planting areas less than ten feet in width, as determined necessary by the Director of Community Development at the time of review of the final landscape plans.

Engineering Division

73. A “Conditions of Approval” checklist shall be completed and attached to all plan checks submitted for approval indicating that all conditions have been satisfied.
74. All existing septic tanks or holding tanks shall be properly abandoned, pursuant to the requirements of the Alameda County Department of Health Services prior to the start of grading operations, unless specifically approved by the City Engineer.
75. The haul route for all materials to and from this development shall be approved by the City Engineer prior to the issuance of a permit, and shall address the need to schedule major truck trips and deliveries during off peak travel times, to avoid peak travel

congestion. It shall also include the provision to monitor the street surfaces used for the haul route so that any damage and debris attributable to the haul trucks is identified and corrected at the expense of the project applicant or developer.

76. All dry utilities (electric power distribution, gas distribution, communication service, Cable television, street lights and any required alarm systems) required to serve existing or new development shall be installed in conduit, underground in a joint utility trench unless otherwise specifically approved by the City Engineer.
77. Any damage to existing street improvements during construction on the subject property shall be repaired to the satisfaction of the City Engineer at full expense to the project developer and includes but is not limited to slurry seal, overlay, restoration of landscaping and irrigation system, signing, striping, pavement marking or street reconstruction if deemed warranted by the City Engineer.
78. This approval does not guarantee the availability of sufficient water and/or sewer capacity to serve the project.
79. There shall be no direct roof leaders connected to the street gutter or storm drain system, unless otherwise approved by the City Engineer.
80. The project developer and/or the project developer's contractor(s) shall obtain an encroachment permit from the City Engineer prior to moving any construction equipment onto the site.
81. The project developer shall submit a final grading and drainage plan prepared by a licensed civil engineer depicting all final grades and drainage control measures, including concrete-lined V-ditches, to protect all cut and fill slopes from surface water overflow. This plan shall be subject to the review and approval of the City Engineer prior to the issuance of a subdivision grading permit.
82. The project developer shall include erosion control measures on the final grading plan, subject to the approval of the City Engineer. The project developer is responsible for ensuring that the contractor is aware of such measures. All cut and fill slopes shall be revegetated and stabilized as soon as possible after completion of grading, in no case later than October 15. No grading shall occur between October 15 and April 15 unless approved erosion control measures are in place, subject to the approval of the City Engineer. Such measures shall be maintained until such time as a permanent landscaping is in place.
83. Storm drainage swales, gutters, inlets, outfalls, and channels not within the area of a dedicated public street or public service easement approved by the City Engineer shall be privately maintained by the property owners or through an association approved by the City.
84. All retaining walls along the street shall be placed behind the Public Service Easement (PSE), unless otherwise approved by the City Engineer.

85. A detailed grading and drainage plan prepared by a licensed Civil Engineer including all supporting information and design criteria (including but not limited to any peer review comments), storm drain treatment calculations, hydromodification worksheets, etc., shall be submitted as part of the improvement plans.
86. The minimum grade for the gutter flowline shall be set at one percent where practical, but not less than .75% unless otherwise approved by the City Engineer.
87. The applicant/developer shall pay the applicable in-lieu park dedication fees prior to issuance of a building permit.
88. All existing service drops (PG&E Pac Bell and Cable TV) to existing homes and new services to proposed units within this development shall be installed underground in conduit to the nearest "utility approved" riser pole.

Building

89. All retaining walls higher than four feet from the top of the wall to the bottom of the footway shall be constructed of reinforced concrete, masonry, or other material as approved by the Director of Community Development, or shall be an approved crib wall type. Calculations signed by a registered civil engineer shall accompany the wall plans.
90. At the time of building permit plan submittal, the applicant shall submit a final grading and drainage plan prepared by a licensed civil engineer depicting all final grades and on-site drainage control measures to prevent stormwater runoff onto adjoining properties.
91. 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.
92. Prior to issuance of building or demolition permits, the applicant shall submit a waste management plan to the Building and Safety Division. The plan shall include the estimated composition and quantities of waste to be generated and how the project developer intends to recycle at least 75 percent of the total job site construction and demolition waste measured by weight or volume. Proof of compliance shall be provided to the Chief Building Official prior to the issuance of a final building permit. During demolition and construction, the project developer shall mark all trash disposal bins "trash materials only" and all recycling bins "recycling materials only." The project developer shall contact Pleasanton Garbage Service for the disposal of all waste from the site.

Fire

93. The project developer shall keep the site free of fire hazards from the start of lumber construction until the final inspection.
94. Prior to any construction framing, the project developer shall provide adequate fire protection facilities, including, but not limited to a water supply and water flow in conformance to the City's Fire Department Standards able to suppress a major fire.
95. All fire sprinkler system water flow and control valves shall be complete and serviceable prior to final inspection. Prior to the occupancy of a building having a fire alarm system, the Fire Department shall test and witness the operation of the fire alarm system.
96. All commercial, industrial, and multi-family residential occupancies shall have valve tamper and water flow connected to an Underwriters Laboratory (UL) listed Central Station Service. Fire Department plan check includes specifications, monitoring certificate(s), installation certificate and alarm company U.L. certificate. Fire alarm control panel and remote annunciation shall be at location(s) approved by the Fire Prevention Bureau. All systems shall be point identified by individual device and annunciated by device type and point.
97. The Fire Prevention Bureau reviews building/civil drawings for conceptual on-site fire mains and fire hydrant locations only. Plan check comments and approvals DO NOT INCLUDE:
 - Installation of the on-site fire mains and fire hydrants. Specific installation drawings submitted by the licensed underground fire protection contractor shall be submitted to the Fire Prevention Bureau for approval.
 - Backflow prevention or connections to the public water mains.
98. Electrical conduit shall be provided to each fire protection system control valve including all valve(s) at the water connections. The Livermore-Pleasanton Fire Department requires electronic supervision of all valves for automatic sprinkler systems and fire protection systems.
99. Address numbers shall be installed on the front or primary entrance for all buildings. Minimum building address character size shall be 12 inches high by 1-inch stroke. If building is located greater than 50 feet from street frontage, character size shall be 16 inches high by 1 ½ inches stroke minimum. Where multiple access is provided, address or tenant space number shall be provided on each access and/or warehouse door and character size shall be no less than 4 inches high by ¾-inch stroke. In all cases address numerals shall be of contrasting background and clearly visible in accordance with the Livermore-Pleasanton Fire Department Premises Identification Standards. This may warrant field verification and adjustments based upon topography, landscaping or other obstructions. conditions of approval checklist shall be completed and attached to all plan checks submitted for approval indicating that all conditions have been satisfied.

100. The following items will be provided prior to any construction above the foundation or slab. NOTE: Periodic inspections will be made for compliance.
- a. Emergency vehicle access will be required to be provided to the site (tract), including the area where construction is occurring.
 - b. Multi-family residential developments: Projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.
 - c. Emergency vehicle access shall be a minimum of 20 feet in clear width. A clear height free of obstructions (power, cable, telephone lines, tree limbs, etc.) is required. This clearance shall be a minimum of 13 feet-6 inches. Inside turning radius of 45 feet and outside turning radius of 55 feet shall be provided.
 - d. Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Fire apparatus access roads shall have a minimum unobstructed width of 26 feet in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building.
 - e. The carrying capacity of the access route(s) shall be 69,000 pounds under all weather conditions.
 - f. Designated construction material storage and construction worker parking shall not obstruct the emergency vehicle access route(s).
 - g. On-site fire hydrants shall be in service. Fire hydrants shall be flushed and all valves open.

Urban Stormwater

101. The project shall comply with the “Alameda Countywide NPDES Permit #CAS612008 dated October 14, 2009 and amendments to this permit” issued the by California Regional Water Quality Control Board, San Francisco Bay Region, a copy of which is available at the Community Development Department, Public Works/Engineering section at City offices, Alameda County Clean Water Program and at State Water Board:
- (http://www.waterboards.ca.gov/sanfranciscobay/water_issues/programs/stormwater/Municipal/index.shtml.); and

- http://www.waterboards.ca.gov/sanfranciscobay/board_info/agendas/2007/march/alameda%20final%20order%20r2-2007-0025.pdf

102. The project shall also comply with the "Construction General Permit" by the California Regional Water Quality Control Board, San Francisco Bay Region.

http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml

A. Design Requirements

103. The NPDES Permit design requirements include, but are not limited to, the following:

- a) Source control, sight design measures, and design and implementation of stormwater treatment measures are required when commercial, industrial or residential development creates and replaces 10,000 square feet or more of impervious surface, including roof area, streets and sidewalk.
- b) Hydro-modification standards are required when a new development or redevelopment project creates and replaces total impervious area of one acre or more.
- c) The NPDES Permit requires a proactive Diazinon pollutant reduction plan (aka Pesticide Plan) to reduce or substitute pesticide use with less toxic alternatives.
- d) The NPDES Permit requires complying with the Copper Pollutant Reduction Plan and the Mercury Pollutant Reduction Plan.

104. The following requirements shall be incorporated into the project:

- a) The project developer shall submit a final grading and drainage plan prepared by a licensed civil engineer depicting all final grades and on-site drainage control measures including bio-swales. Irrigated bio-swales shall be redesigned as needed to the satisfaction of the City Engineer to optimize the amount of the stormwater running off the paved surface that enters the bio-swale at its most upstream end. This plan shall be subject to the review and approval of the City Engineer prior to the issuance of any building permits.
- b) The project developer shall submit sizing design criteria to treat stormwater runoff and for hydromodification, if required, at the time of PUD plan submittal and an updated detailed copy of calculations with subsequent submittals.
- c) Landscaping shall be designed to minimize irrigation and runoff, promote surface infiltration where appropriate and acceptable to the project soils engineer, and minimize the use of fertilizers and pesticides that can contribute to stormwater pollution.

- I. Structures shall be designed to prohibit the occurrence and entry of pests into buildings, thus minimizing the need for pesticides.
 - II. Where feasible, landscaping shall be designed and operated to treat stormwater runoff. In areas that provide detention of water, plants that are tolerant of saturated soil conditions and prolonged exposure to water shall be specified. Soil shall be amended as required. (See planting guide line by Alameda County Clean Water Program.)
 - III. Plant materials selected shall be appropriate to site specific characteristics such as soil type, topography, climate, amount and timing of sunlight, prevailing winds, rainfall, air movement, patterns of land use, ecological consistency and plant interactions to ensure successful establishment.
 - IV. Landscaping shall also comply with City of Pleasanton ordinances and policies regarding water conservation.
- d) Trash areas, dumpsters and recycling containers shall be enclosed and roofed to prevent water run-on to the area and runoff from the area and to contain litter and trash, so that it is not dispersed by the wind or runoff during waste removal. These areas shall not drain to the storm drain system, but to the sanitary sewer system and an area drain shall be installed in the enclosure area, providing a structural control such as an oil/water separator or sand filter. No other area shall drain into the trash enclosure; a ridge or a berm shall be constructed to prevent such drainage if found necessary by the City Engineer/Chief Building Official. A sign shall be posted prohibiting the dumping of hazardous materials into the sanitary sewer. The project developer shall notify the Dublin-San Ramon Services District (DSRSD) upon installation of the sanitary connection; a copy of this notification shall be provided to the Planning Department.
 - e) All paved outdoor storage areas shall be designed to minimize pollutant runoff. Bulk materials stored outdoors that may contribute to the pollution of stormwater runoff must be covered as deemed appropriate by the City Engineer/Chief Building Official and as required by the State Water Board.
 - f) All metal roofs, if used, shall be finished with rust-inhibitive paint.
 - g) Roof drains shall discharge and drain away from the building foundation. Ten percent of the stormwater flow shall drain to landscaped area or to an unpaved area wherever practicable.

B. Construction Requirements

http://www.waterboards.ca.gov/water_issues/programs/stormwater/docs/finalconstpermit.pdf

Stormwater

104. The project developer is responsible for implementing the following Best Management Practices (BMPs). These, as well as any other applicable measure, shall be included in the SWPPP and implemented as approved by the City.
- a) The project developer shall include erosion control/stormwater quality measures on the final grading plan which shall specifically address measures to prevent soil, dirt, and debris from entering the storm drain system. Such measures may include, but are not limited to, hydroseeding, hay bales, sandbags, and siltation fences and are subject to the review and approval of the City Engineer/Chief Building Official. If no grading plan is required, necessary erosion control/stormwater quality measures shall be shown on the site plan submitted for an on-site permit, subject to the review and approval of the Building and Safety Division. The project developer is responsible for ensuring that the contractor is aware of and implements such measures.
 - b) All cut and fill slopes shall be revegetated and stabilized after completion of grading, but in no case later than October 15. Hydroseeding shall be accomplished before September 15 and irrigated with a temporary irrigation system to ensure that the grasses are established before October 15. No grading shall occur between October 15 and April 15 unless approved erosion control/stormwater quality measures are in place, subject to the approval of City Engineer/Chief Building Official. Such measures shall be maintained until such time as permanent landscaping is in place.
 - c) Gather all sorted construction debris on a regular basis, place it in the appropriate container for recycling, and empty at least on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater runoff pollution.
 - d) Remove all dirt, gravel, rubbish, refuse, and green waste from the street pavement and storm drains adjoining the site. Limit construction access routes onto the site and place gravel on them. Do not drive vehicles and equipment off paved or graveled areas during wet weather. Broom sweep the street pavement adjoining the project site on a daily basis. Scrape caked-on mud and dirt from these areas before sweeping.
 - e) Install filter materials (such as sandbags, filter fabric, etc.) at the storm drain inlet nearest the downstream side of the project site in order to retain any debris or dirt flowing in the storm drain system. Maintain and/or replace filter materials to ensure effectiveness and to prevent street flooding.

- f) Create a contained and covered area on the site for the storage of cement, paints, oils, fertilizers, pesticides, or other materials used on the site that have the potential of being discharged into the storm drain system through being windblown or in the event of a material spill.
- g) Never clean machinery, equipment, tools, brushes, or rinse containers into a street, gutter, or storm drain.
- h) Ensure that concrete/gunite supply trucks or concrete/plaster operations do not discharge wash water into street, gutters, or storm drains.
- i) Equipment fueling area: Use off-site fueling stations as much as possible. Where on-site fueling occurs, use designated areas away from the storm drainage facility, use secondary containment and spill rags when fueling, discourage “topping off” of fuel tanks, place a stockpile of absorbent material where it will be readily accessible, and check vehicles and equipment regularly for leaking oils and fuels. Dispose rags and absorbent materials promptly and properly.
- j) Concrete wash area: Locate wash out areas away from the storm drains and open ditches, construct a temporary pit large enough to store the liquid and solid waste, clean pit by allowing concrete to set, breaking up the concrete, then recycling or disposing of properly.
- k) Equipment and vehicle maintenance area: Use off-site repair shop as much as possible. For on-site maintenance, use designated areas away from the storm drainage facility. Always use secondary containment and keep stockpile of cleanup materials nearby. Regularly inspect vehicles and equipment for leaks and repair quickly or remove from the project site. Train employees on spill cleanup procedures.

C. Operation Requirements

The Permit’s operation and maintenance requirements include but are not limited to the following: The operation and maintenance of treatment measures including but not limited to bio-swales, lawns, landscaped areas with deep-rooted plants, oil/water separator, filterra units, etc.

- 105. All projects, unless otherwise determined by the City Engineer or Chief Building Official, shall enter into a recorded Stormwater Treatment Measures Inspection and Maintenance Agreement for ongoing maintenance and reporting of required stormwater measures. These measures may include, but are not limited to:
 - a) A mechanism shall be created, such as a maintenance agreement to be responsible for maintaining all facilities on the site including stormwater treatment measures. These maintenance responsibilities shall include implementing the maintenance plan, which is attached to the Stormwater Treatment Measures Inspection and

Maintenance Agreement. This document shall be reviewed by the City Attorney's Office and recorded with the final map.

- b) On-site storm drain inlets clearly marked and maintained with the words "No Dumping – Drains to Bay."
- c) Proper maintenance of landscaping, with minimal pesticide and fertilizer use.
- d) Ensure wastewater from vehicle and equipment washing operations is not discharged to the storm drain system.
- e) Ensure that no person shall dispose of, nor permit the disposal, directly or indirectly, of vehicle fluids, hazardous materials or rinse water from cleaning tools, equipment or parts into storm drains.
- f) Clean all on-site storm drains at least twice a year with one cleaning immediately prior to the rainy season. The City may require additional cleanings.
- g) Regularly but not less than once a month, sweep driveways, sidewalks and paved areas to minimize the accumulation of litter and debris. Corners and hard to reach areas shall be swept manually. Debris from pressure washing shall be trapped and collected to prevent entry into the storm drain system. Wastewater containing any soap, cleaning agent or degreaser shall not be discharged into the storm drain.
- h) Vegetated swales with grasses shall be mowed and clippings removed on a regular basis.

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.)

Planning

106. The project shall meet all requirements of the City's Growth Management Plan, as determined by the Director of Community Development.

Building

107. The project developer shall submit a building survey and/or record of survey and a site development plan in accordance with the provisions of Chapter 18.68 of the Municipal Code of the City of Pleasanton. These plans shall be approved by the Chief Building and Safety Official prior to the issuance of a building permit. The site development plan shall include all required information to design and construct site, grading, paving, drainage, and utilities.

108. The project developer shall post address numerals on the building so as to be plainly visible from all adjoining streets or driveways during both daylight and night time hours.
109. The buildings covered by this approval shall be designed and constructed to meet Title 24 state energy requirements.
110. All building and/or structural plans must comply with all codes and ordinances in effect before the Building and Safety Division will issue permits.
111. Any tenant improvement plans shall be submitted to the Building and Safety Division for review and approval.

Fire

112. All construction shall conform to the requirements of the California Fire Code currently in effect, City of Pleasanton Building and Safety Division and City of Pleasanton Ordinance 2015. All required permits shall be obtained.
113. Automatic fire sprinklers shall be installed in all occupancies in accordance with City of Pleasanton Ordinance 2015. Installations shall conform to NFPA Pamphlet 13 for commercial occupancies NFPA 13D for residential occupancies and NFPA 13R for multifamily residential occupancies.
114. Fire alarm system shall be provided and installed in accordance with the CFC currently in effect, the City of Pleasanton Ordinance 2015 and 2002 NFPA 72 - National Fire Alarm Code. Notification appliances and manual fire alarm boxes shall be provided in all areas consistent with the definition of a notification zone (notification zones coincide with the smoke and fire zones of a building). Shop drawings shall be submitted for permit issuance in compliance with the CFC currently in effect.
115. City ordinances require that all new and existing occupancies be provided with an approved key box from the Knox Company as specified by the Fire Department. The applicant is responsible for obtaining approval for location and the number of boxes from the Fire Prevention Bureau. Information and application for Knox is available through the Knox Company website or the Fire Prevention Bureau. Occupant shall be responsible for providing tenant space building access keys for insertion into the Knox Box prior to final inspection by the Fire Department. Keys shall have permanent marked tags identifying address and/or specific doors/areas accessible with said key.
116. Underground fire mains, fire hydrants and control valves shall be installed in conformance with the most recently adopted edition of NFPA Pamphlet 24, "Outside Protection".
 - The underground pipeline contractor shall submit a minimum of three (3) sets of installation drawings to the Fire Department, Fire Prevention Bureau. The plans shall have the contractor's wet stamp indicating the California contractor license

type, license number and must be signed. No underground pipeline inspections will be conducted prior to issuance of approved plans.

- All underground fire protection work shall require a California contractor's license type as follows: C-16, C-34, C-36 or A.
- All field-testing and inspection of piping joints shall be conducted prior to covering of any pipeline.

117. Dead-end fire service water mains shall not exceed 500 feet in length and/or have more than five Fire Department appliances* shall be looped around the site or building and have a minimum of two points of water supply or street connection. Zone valves shall be installed as recommended under NFPA, Pamphlet 24 and the Fire Marshal.

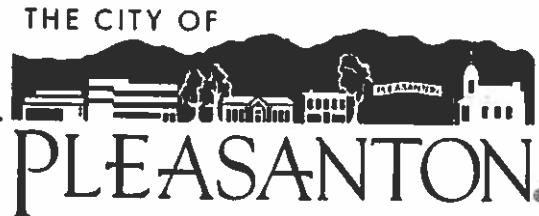
*Note: Fire Department appliances are classified as fire sprinkler system risers, fire hydrants and/or standpipes.

118. Portable fire extinguisher(s) shall be provided and installed in accordance with the California Fire Code currently in effect and Fire Code Standard #10-1. Minimum approved size for all portable fire extinguishers shall be 2A 10B:C.

119. All buildings undergoing construction, alteration or demolition shall comply with Chapter 14 (California Fire Code currently in effect) pertaining to the use of any hazardous materials, flame-producing devices, asphalt/tar kettles, etc.

120. The building (s) covered by this approval shall conform to the requirements of the California Building Code currently in effect, the California Fire Code currently in effect and the City of Pleasanton Ordinance 2015. If required plans and specifications for the automatic fire sprinkler system shall be submitted to the Livermore-Pleasanton Fire Department for review and approval prior to installation. The fire alarm system, including water flow and valve tamper, shall have plans and specifications submitted to Fire Prevention for review and approval prior to installation. All required inspections and witnessing of tests shall be completed prior to final inspection and occupancy of the building(s).

{end}



June 4, 2014

VIA E-MAIL
charles@charleshuffarchitect.com

Charles Huff
Architect
4441 Railroad Avenue, Suite B
Pleasanton, CA 94566

**Subject: Preliminary Application Comments – File No. P14-0803
Proposed Planned Unit Development for Mixed Use Project
273 Spring Street
APN: 094-0110-023**

Dear Mr. Huff:

Thank you for submitting a Preliminary Review application for the purpose of creating a new Planned Unit Development (PUD) to allow for the construction of a new two-story commercial building and five new townhomes at 273 Spring Street, dated received on May 5, 2014.

The Preliminary Review process provides the City and other pertinent agencies an opportunity to provide comments and direction early on in the development review process. These comments are intended to help applicants and property owners design projects in conformance with City plans and policies. Accordingly, based on the Preliminary Review of your project, the following comments should be addressed in any formal development application submittal to the City:

Planning Division Comments, Eric Luchini (925) 931-5612, eluchini@cityofpleasantonca.gov

At this time, staff has not made a determination if it would support the request as proposed as additional information and more detailed plans are necessary with a formal application submittal. Please note, the PUD process includes a 1,000 foot radius noticing requirement. The notice would also be sent to the Pleasanton Downtown Association, Pleasanton Heritage Association and the Downtown Improvement Association. Accordingly, staff recommends contacting those groups in advance.

1. **Compatibility and Aesthetics.** Generally speaking, staff is concerned that the proposed density coupled with the height and massing of the proposed residential units are incompatible with the neighborhood, which is comprised primarily of one-story commercial and single-family detached homes. While the PUD zoning provides flexibility in the typical site development standards and is encouraged to facilitate in-fill development projects, said projects must still provide a level compatibility with the surrounding area that is measured in

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

Planning
200 Old Bernal Ave.
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Fax: 931-5483

Building & Safety
200 Old Bernal Ave.
(925) 931-5300
Fax: 931-5478

Engineering
200 Old Bernal Ave.
(925) 931-5650
Fax: 931-5479

Traffic
200 Old Bernal Ave.
(925) 931-5650
Fax: 931-5479

Inspection
157 Main Street
(925) 931-5680
Fax: 931-5484

a variety of ways, including visual aesthetics, architectural style and quality, massing, height, materials, etc. Based on the limited information provided with the preliminary application, the proposed project, which includes five, three-story tall townhomes on a relatively small lot and significantly reduced setbacks appears to be out of character and overly imposing on the neighborhood. The Downtown Specific Plan Land Use Policy No. 1 states, "A major attraction of the Downtown is the small and pedestrian scale of historic buildings. Existing buildings on Main Street generally do not exceed two stories. This height establishes a scale of development which should be generally followed throughout the Downtown Commercial area. In order to preserve the historic character of the Downtown, new or remodeled buildings within the Downtown Commercial area should be limited to two stories, except three-story buildings may be allowed on a case-by-case basis provided (1) the buildings are pedestrian in scale, and include features such as first-story storefront windows, recessed entries, building details, and awnings; (2) buildings are designed to minimize their three-story appearances through use of techniques such as dormer windows, stepping back upper floors, and using design features between building levels to assist in maintaining an overall horizontal design character to the buildings; and (3) buildings must conform with the City Municipal Code height limits." In more detail, the Downtown Specific Plan Land Use Policy No. 15 refers to Municipal Code Section 18.84 limiting building heights in residential areas and future PUD's in the Downtown to two stories and no more than 30 feet. Similarly, the Downtown Design Guidelines encourage two-story homes that use techniques such as hip roofs and dormers to minimize height and lessen the impact on the predominantly single-story residences in the area. The Guidelines also require new homes to be the same or lower height than other existing homes in the neighborhood. Accordingly, staff recommends reducing the building heights and massing of the residential units, as well as incorporating the specified architectural elements described above.

2. **Architectural Styling.** On any formal application, identify the architectural styling that the new residential units are based on and that is complimentary to the surrounding area. The design features of that specific styling shall be required to be applied to all four sides of each unit, not just the front elevation as currently depicted with the preliminary application. Moreover, staff strongly encourages revisions and improvements to the design and detailing for the proposed commercial building. As proposed, the commercial building fails to meet the architectural standards of the existing commercial buildings within the Downtown and the standards prescribed by the Downtown Design Guidelines.
3. **General Plan and Specific Plan Consistency.** The General Plan and Downtown Specific Plan land use designations for the site are Retail, Highway, and Service Commercial/Business and Professional Office and Downtown Commercial, respectively. The proposed residential uses are permissible provided commercial space consistent with Downtown Specific Plan is also provided. As proposed, the size of the commercial building is not consistent with the Downtown Specific Plan and must be substantially enlarged for staff to support the proposal. To accomplish this, staff recommends the first residential unit be eliminated from the proposal, which would allow adequate on-site area to expand the commercial building to a more appropriate and functional size and achieve consistency with the Downtown Specific Plan.

4. **Planned Unit Development.** The zoning designation for the site is C-C (Central Commercial, Downtown Revitalization, and Core Area Overlay Districts). The proposal would require submittal of a formal PUD rezoning and development plan application.

Please see the following links for more information on the submittal requirements for a PUD, as well as the development review application and impervious surface/stormwater forms:

<http://www.cityofpleasantonca.gov/pdf/plan-plannedunit.pdf>

<http://www.cityofpleasantonca.gov/pdf/devapp.pdf>

<http://www.cityofpleasantonca.gov/business/planning/StormWater.html>

Please note that in addition to the submittal requirement information provided in the link above, any formal application and plans should also provide at a minimum the following information:

- All existing tree locations, sizes, species, driplines and those to be saved/removed
 - All property lines
 - All drive aisles and back-up movement templates
 - All architectural details including window types, window trim and sills, cornices, etc.
 - All AC unit locations for residential units and HVAC for commercial building
 - A comprehensive master sign program for the commercial building
5. **Demolition.** The existing structure was built in 1966 and is not recognized as a historic structure by the City. However, per the Pleasanton Municipal Code, a certificate of appropriateness would need to be issued by the Planning Commission to demolish the existing building. The certificate of appropriateness could be processed concurrently with any formal application. Staff would support the demolition of the existing building.
6. **Circulation.** Staff has concerns related to "Unit D". As proposed, it does not appear to have adequate vehicle backup area. On any formal application, provide a drawing showing the necessary backup movements required for vehicles to exit the garage for this unit, turn around, and then proceed toward Spring Street. It must be demonstrated that a vehicle of average size can make safe and typical vehicular movements from the unit.
7. **Parking/Parking In-lieu.** Clarify if you intend to provide on-site parking for both the proposed commercial and residential uses or if you will be providing on-site parking for the proposed residential uses only and paying the in-lieu fee for the proposed commercial use. Additionally indicate how you intend to address guest parking on-site for the residential units.
8. **Floor Plans.** Provide accurate and consistent floor plans with any formal application. The floor plan for "Unit D" is inconsistent with the provided elevation.
9. **Trash Service/Enclosure.** Clarify how both the commercial and residential uses will receive trash service including the location and/or storage areas for any receptacles and designated pick-up areas. Also provide documentation from the trash service provider indicating their willingness to accept the proposed trash service plan.
10. **Fencing.** Include a fencing plan with any formal application.

11. **Arborist Report.** Submit an arborist report prepared by a certified arborist acceptable to the City (list enclosed). The report must specify the precise location, trunk with accurate dripline, size, and species of all existing trees on-site with a diameter of 6-inches or larger, plus any tree off-site with driplines that overhang onto the site. The report must determine the health of the existing trees, the value of the trees, the effects of the proposed development on the trees, and recommendations for any special precautions necessary for their preservation. Any trees proposed to be removed or pruned to accommodate the development must be clearly indicated in the report and on the site plans.
12. **Tentative Map.** Staff recommends separate submittal of a tentative map to be processed independently if the residential units are to be located on individual parcels for individual ownership. Pursuant to Pleasanton Municipal Code Section 18.68.130(D), to subdivision map may be processed concurrently with a Planned Unit Development application.
13. **CEQA.** Staff does not have enough information to determine the appropriate CEQA process for this proposal. That determination will be made upon submittal of any formal application when more detail is provided. Any formal application must include submittal of the required environmental assessment form and corresponding fee of \$25.00. The form may be accessed using the following link:

<http://www.cityofpleasantonca.gov/pdf/envirapp.pdf>

Traffic Div. Comments, Mike Tassano (925) 931-5670, MTassano@cityofpleasantonca.gov

14. **Driveways, Sidewalks, and Sight Distance.** To ensure traffic safety and adequate sight distance, the existing driveway should be widened to 25 feet. It is also recommended that the existing sidewalk be widened to a minimum of 5 feet.

Engineering Div. Comments, Kaushik Bhatt (925) 931-5664, KBhatt@cityofpleasantonca.gov

15. **Civil Drawings.** Provide full site civil and utility drawings with any formal application, including grading and utility plans. Please note:
 - a. All water services will be private up to Spring Street with all water meters being located on Spring Street.
 - b. All sewer services will be private up to Spring Street.
 - c. All on-site water, sewer, and storm drain(s) shall be maintained by a maintenance association or homeowners association.
 - d. All new water and sewer connection fees shall apply.

Utility Eng. Comments, Abbas Masjedi (925) 931-5644, AMasjedi@cityofpleasantonca.gov

16. **Form.** Complete and submit the required impervious surface/stormwater form as part of any formal application. The form may be accessed using the link below:

<http://www.cityofpleasantonca.gov/business/planning/StormWater.html>

Please note the proposal shall comply with the current NPDES requirements including, but not limited to Storm Water Treatment, Low Impact Development, Copper Control, etc. Plans shall be required to show down spout locations and landscape stormwater treatment locations.

Fire Department Comments, Ryan Rucker (925) 454-2330, RRucker@lfire.org

17. **Service Access Issue.** The Fire Department is concerned with the inability to provide adequate rescue service due to a lack of access created by relatively small building separation distances and property line setbacks, as well as a lengthy and narrow access driveway. It is recommended that these concerns are taken into account and the site plan is revised to improve these issues to an acceptable level.
18. **Sprinklers.** Please note fire sprinklers will be required for all of the structures.
19. **Fire Protection Measures.** Please note all doorways and windows must meet all required fire protection rating requirements, especially given the close proximity of the residential units to one another. Additionally, built-up eaves and rescue windows shall be required.

Police Department Comments, Archie Chu (925) 931-5100, AChu@cityofpleasantonca.gov

20. **Lighting and Fencing Plan.** Any formal application should include a lighting and fencing plan.

Please note that upon submittal and review of a formal application for this proposal, additional information may be required. You will receive a list of the requested items as part of the development review process.

If you have any questions or would like to schedule a meeting to discuss the information detailed in this letter, please do not hesitate to contact me at (925) 931-5612.

Sincerely,



Eric Luchini
Associate Planner

Enclosure – City Arborist List

/

cc Jim Knuppe, JimKnuppe@gmail.com
File



August 1, 2014

VIA E-MAIL
charles@charleshuffarchitect.com

Charles Huff
Architect
4441 Railroad Avenue, Suite B
Pleasanton, CA 94566

**Subject: Preliminary Review Application Comments (Second Review) – File No. P14-0803
Proposed Planned Unit Development for Mixed Use Project
273 Spring Street**

Dear Mr. Huff:

It was a pleasure to meet with you and your clients on July 15, 2014. Thank you for submitting a revised set of plans in response to our prior correspondence dated June 4, 2014, for the above-referenced Preliminary Review application at 273 Spring Street. The proposal includes the establishment of a new Planned Unit Development (PUD) to allow for the construction of two new two-story commercial buildings and five new townhomes on the subject site.

The Preliminary Review process provides the City and other pertinent agencies an opportunity to provide comments and direction early on in the development review process. These comments are intended to help applicants and property owners design projects in conformance with City plans and policies. Accordingly, based on the second Preliminary Review of your project, the following comments should be addressed in any formal development application submittal to the City:

Planning Division Comments, Eric Luchini (925) 931-5612, eluchini@cityofpleasantonca.gov

Staff supports the development of housing in and around downtown, particularly on underutilized lots such as the subject site. In addition, staff appreciates the time and effort you have spent revising the design of the project to-date to better conform to the requirements of the Downtown Specific Plan. However, staff remains concerned with two significant components of the proposed project, as summarized below:

- 1. Land Uses.** As proposed, staff is concerned that there would be a lack of public support for the project because it does not conform to the land use designation for the site in the Downtown Specific Plan. The land use designation for the site is "Downtown Commercial," which requires ground floor commercial uses and allows upper-floor residential uses. Ground floor residential uses are not permitted. To bring the project into conformance with the Downtown Specific Plan, the project would need to have no ground floor residential uses. A small amount of ground floor residential uses in the back of the property may be palatable to the community, but in the case of the current proposal, the vast majority of ground floor uses (in terms of square footage) are residential. We recommend relocating at least one of the existing residential units to the second floor of one of the proposed commercial buildings, allowing for an expansion of the ground floor of

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Planning	Building & Safety	Engineering	Traffic	Inspection
200 Old Bernal Ave. (925) 931-5600 Fax: 931-5483	200 Old Bernal Ave. (925) 931-5300 Fax: 931-5478	200 Old Bernal Ave. (925) 931-5650 Fax: 931-5479	200 Old Bernal Ave. (925) 931-5650 Fax: 931-5479	157 Main Street (925) 931-5680 Fax: 931-5484

that commercial building (or eliminating at least one of the residential units entirely to expand commercial space). If you decide to proceed with the project as currently proposed, General Plan and Specific Plan amendments would be required, and final approval of such a request would be uncertain.

2. **Parking.** Staff has concerns with the lack of on-site parking provided, specifically, the lack of guest parking for the residential units and the commercial uses. While paying the in-lieu fee for the proposed commercial use remains an option, the existing site currently provides significant on-site parking and elimination of all but two to three on-site spaces to accommodate a project inconsistent with the General Plan and Downtown Specific Plan is difficult for staff to support and defend against expected criticism from the public, Planning Commission, and City Council. Accordingly, staff recommends providing more on-site residential guest and commercial area parking, and reducing the reliance upon the in-lieu mechanism, which staff does not feel it could support at this time. Please note, pursuant to Pleasanton Municipal Code Sections 18.88.120, should you desire to pursue in-lieu parking, the City Council will need to make a determination as to whether: (1) surface or structure parking rates would apply; and (2) special circumstances exist to allow more than 50% of the required parking spaces to be in-lieu.

In addition to the concerns expressed above, the following items remain of concern to staff based on the revised plans and must be addressed.

3. **Compatibility and Aesthetics.** Generally speaking, staff is concerned that the proposed density coupled with the height and massing of the proposed residential units are incompatible with the neighborhood, which comprises primarily one-story commercial and single-family detached homes. While the proposed PUD zoning would provide flexibility in the typical site development standards and is encouraged to allow for the creative design of in-fill development projects, PUD projects must still provide compatibility with the surrounding area, taking into account a variety of factors, including: aesthetics, architectural style and quality, massing, height, materials, etc. Based on the limited information provided with the preliminary application, the proposed project, which includes five, three-story tall townhomes on a relatively small lot with significantly reduced setbacks appears to be out of character and overly imposing on the neighborhood. The Downtown Specific Plan states, "A major attraction of the Downtown is the small and pedestrian scale of historic buildings. Existing buildings on Main Street generally do not exceed two stories. This height establishes a scale of development which should be generally followed throughout the Downtown Commercial area." Downtown Specific Plan Land Use Policy No. 1 states: "In order to preserve the historic character of the Downtown, new or remodeled buildings within the Downtown Commercial area should be limited to two stories, except three-story buildings may be allowed on a case-by-case basis provided (1) the buildings are pedestrian in scale, and include features such as first-story storefront windows, recessed entries, building details, and awnings; (2) buildings are designed to minimize their three-story appearances through use of techniques such as dormer windows, stepping back upper floors, and using design features between building levels to assist in maintaining an overall horizontal design character to the building; and (3) buildings must conform with the City Municipal Code height limits." Downtown Specific Plan Land Use Policy No. 15 refers to Municipal Code Section 18.84 limiting building heights in residential areas and future PUDs in the Downtown to two stories and no more than 30 feet. Similarly, the Downtown Design Guidelines encourage two-story homes that use techniques such as hip roofs and dormers to

minimize height and lessen the impact on the predominantly single-story residences in the area. The Guidelines also require new homes to be the same or lower height than other existing homes in the neighborhood. Accordingly, staff recommends reducing the building heights and massing of the residential units, as well as incorporating the specified architectural elements described above.

4. **Architectural Styling.** On any formal application, identify the architectural styling that would be employed on the new residential units and that would be complementary to the surrounding area. The design features of that specific styling shall be required to be applied to all four sides of each unit, not just the front elevation, as currently depicted with the preliminary application. Moreover, staff strongly encourages revisions and improvements to the design and detailing for the proposed commercial buildings. As proposed, the commercial buildings fail to meet the architectural standards of the existing commercial buildings within the Downtown and the standards prescribed by the Downtown Design Guidelines.
5. **Planned Unit Development.** The zoning designation for the site is C-C (Central Commercial, Downtown Revitalization, and Core Area Overlay Districts). The proposal would require submittal of a formal PUD rezoning and development plan application.

Please see the following links for more information on the submittal requirements for a PUD, as well as the development review application and impervious surface/stormwater forms:

<http://www.cityofpleasantonca.gov/pdf/plan-plannedunit.pdf>
<http://www.cityofpleasantonca.gov/pdf/devapp.pdf>
<http://www.cityofpleasantonca.gov/business/planning/StormWater.html>

Please note that in addition to the submittal requirement information provided in the links above, any formal application and plans should also provide at a minimum the following information:

- All existing tree locations, sizes, species, driplines and trees to be saved/removed (see "Arborist Report," below)
 - All property lines
 - All drive aisles and back-up movement templates
 - All architectural details including window types, window trim and sills, cornices, etc.
 - All AC unit locations for residential units and HVAC for commercial buildings
 - A comprehensive master sign program for the commercial building
6. **Demolition.** The existing structure was built in 1966 and is not recognized as a historic structure by the City. However, per the Pleasanton Municipal Code, a certificate of appropriateness would need to be issued by the Planning Commission to demolish the existing building. The certificate of appropriateness could be processed concurrently with any formal application. Staff would support the demolition of the existing building.
 7. **Circulation.** Staff has concerns related to "Unit D". As proposed, it does not appear to have adequate vehicle backup area. On any formal application, provide a drawing showing the necessary backup movements required for vehicles to exit the garage for this unit, turn around,

and then proceed toward Spring Street. It must be demonstrated that a vehicle of average size can make safe and typical vehicular movements from the unit.

8. **Floor Plans.** Provide accurate and consistent floor plans with any formal application. The floor plan for "Unit D" is inconsistent with the provided elevation.
9. **Trash Service/Enclosure.** Clarify how both the commercial and residential uses will receive trash service, including the location and/or storage areas for any receptacles and designated pick-up areas. Also provide documentation from the trash service provider indicating their willingness to accept the proposed trash service plan.
10. **Fencing.** Include a fencing plan with any formal application.
11. **Arborist Report.** Submit an arborist report prepared by a certified arborist acceptable to the City (list enclosed). The report must specify the precise location, trunk with accurate dripline, size, and species of all existing trees on-site with a diameter of 6-inches or larger, plus any tree off-site with driplines that overhang onto the site. The report must determine the health of the existing trees, the value of the trees, the effects of the proposed development on the trees, and recommendations for any special precautions necessary for their preservation. Any trees proposed to be removed or pruned to accommodate the development must be clearly indicated in the report and on the site plans.
12. **Tentative Map.** Staff recommends separate submittal of a tentative map to be processed independently if the residential units are to be located on individual parcels for individual ownership. Pursuant to Pleasanton Municipal Code Section 18.68.130(D), a subdivision map may not be processed concurrently with a Planned Unit Development application.
13. **CEQA.** Staff does not have enough information to determine the appropriate CEQA process for this proposal (CEQA review, including public review of a draft CEQA document, may be required if General Plan and Specific Plan amendments and a rezoning are requested). That determination will be made upon submittal of any formal application when more detail is provided. Any formal application must include submittal of the required environmental assessment form and corresponding fee of \$25.00. The form may be accessed using the following link:

<http://www.cityofpleasantonca.gov/pdf/envirapp.pdf>

Traffic Div. Comments, Mike Tassano (925) 931-5670, MTassano@cityofpleasantonca.gov

14. **Driveways, Sidewalks, and Sight Distance.** To ensure traffic safety and adequate sight distance, the existing driveway should be widened to 25 feet. It is also recommended that the existing sidewalk be widened to a minimum of 5 feet.

Engineering Div. Comments, Kaushik Bhatt (925) 931-5664, KBhatt@cityofpleasantonca.gov

15. **Civil Drawings.** Provide full site civil and utility drawings with any formal application, including grading and utility plans. Please note:

August 1, 2014

- a. All water services will be private up to Spring Street with all water meters being located on Spring Street.
- b. All sewer services will be private up to Spring Street.
- c. All on-site water, sewer, and storm drain(s) shall be maintained by a maintenance association or homeowners association.
- d. All new water and sewer connection fees shall apply.

Utility Eng. Comments, Abbas Masjedi (925) 931-5644, AMasjedi@cityofpleasantonca.gov

16. **Form.** Complete and submit the required impervious surface/stormwater form as part of any formal application. The form may be accessed using the link below:

<http://www.cityofpleasantonca.gov/business/planning/StormWater.html>

Please note the proposal shall comply with the current National Pollutant Discharge Elimination System (NPDES) requirements including, but not limited to Storm Water Treatment, Low Impact Development, Copper Control, etc. Plans shall be required to show down spout locations and landscape stormwater treatment locations.

Fire Department Comments, Ryan Rucker (925) 454-2330, RRucker@lfire.org

17. **Service Access Issue.** The Fire Department is concerned with the inability to provide adequate rescue service due to a lack of access created by relatively small building separation distances and property line setbacks, as well as a lengthy and narrow access driveway. It is recommended that these concerns are taken into account and the site plan is revised to improve these issues to an acceptable level.

18. **Sprinklers.** Please note that fire sprinklers will be required for all of the structures.

19. **Fire Protection Measures.** Please note that all doorways and windows must meet required fire protection rating requirements, especially given the close proximity of the residential units to one another. Additionally, built-up eaves and rescue windows shall be required.

Police Department Comments, Archie Chu (925) 931-5100, AChu@cityofpleasantonca.gov

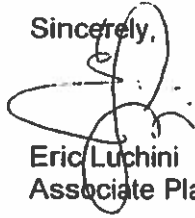
20. **Lighting and Fencing Plan.** Any formal application should include a lighting and fencing plan.

Please note that upon submittal and review of a formal application for this proposal, additional information may be required. You will receive a list of the requested items as part of the development review process.

If you have any questions or would like to schedule a meeting to discuss the information detailed in this letter, please do not hesitate to contact me at (925) 931-5612.

Charles Huff – Preliminary Review Application Comments (P14-0803)
Page 6
August 1, 2014

Sincerely,



Eric Luchini
Associate Planner

Enclosure – City Arborist List

/

cc Jim Knuppe, JimKnuppe@gmail.com
Mike Knuppe, ras5a@aol.com
File



VIEW LOOKING NW



VIEW LOOKING NE



VIEW LOOKING E

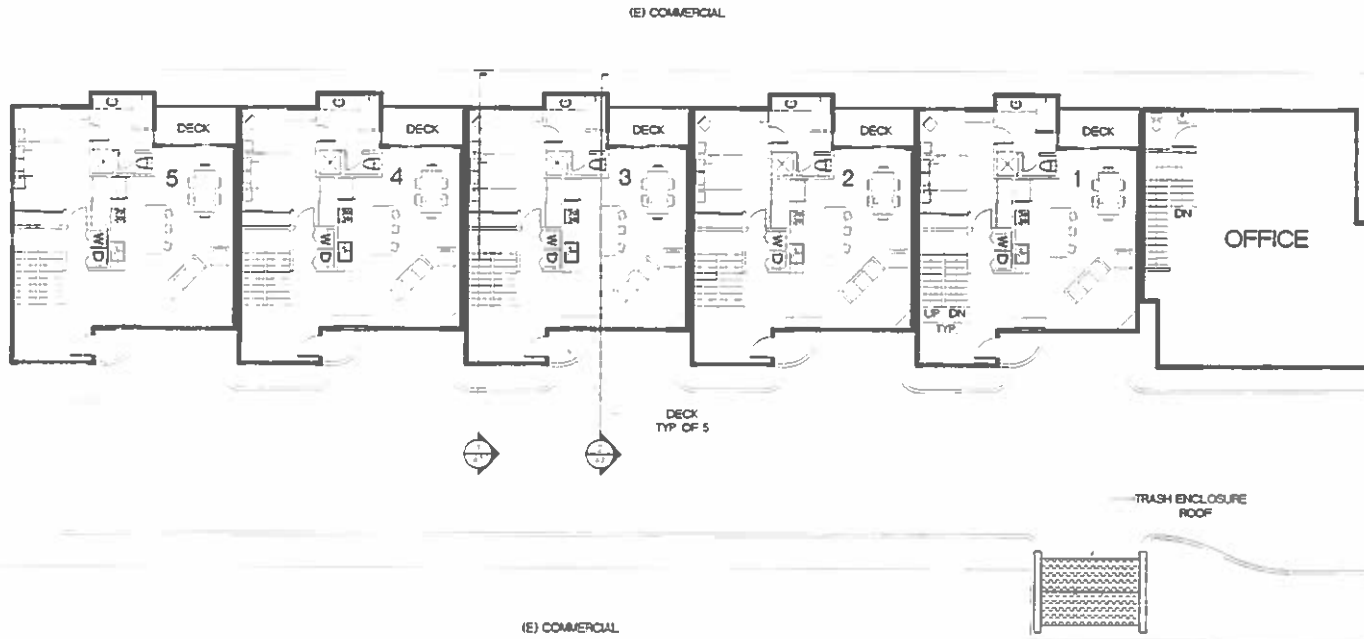


SPRING STREET MIXED USE

H. James Knuppe

281 SPRING ST.
PLEASANTON, CALIFORNIA

AI PERSPECTIVE
VIEWS
07.02.2015



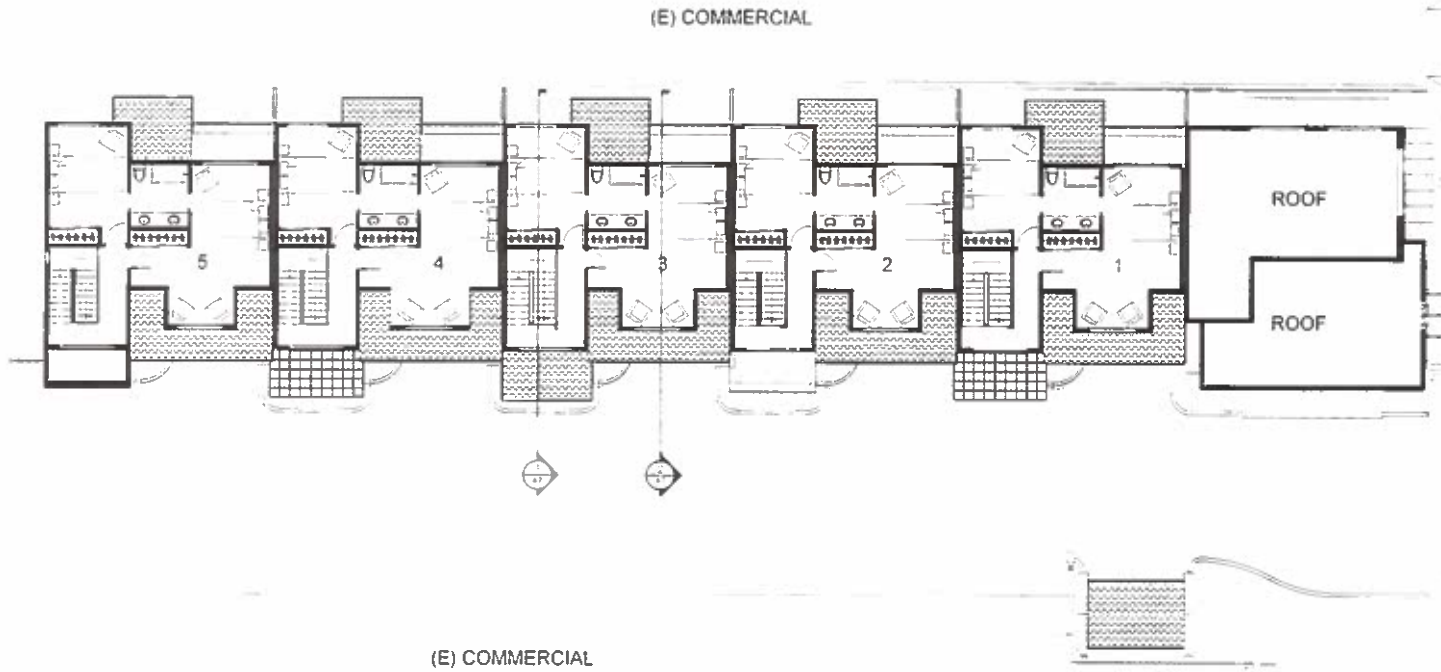
SPRING STREET

MIXED USE

H. James Knuppe

281 SPRING ST.
PLEASANTON, CALIFORNIA

A3 SECOND FLOOR
PLAN
07.02.2015



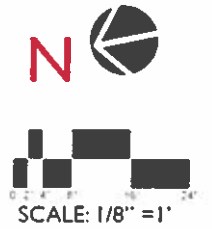
SPRING STREET

H. James Knuppe

MIXED USE

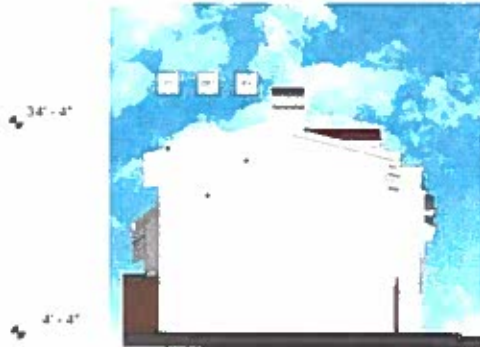
281 SPRING ST.
PLEASANTON, CALIFORNIA

A4 THIRD FLOOR
PLAN
07.02.2015





West Elevation



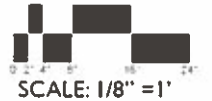
North Elevation



South Elevation



East Elevation



SPRING STREET

H. James Knuppe

MIXED USE

281 SPRING ST.
PLEASANTON, CALIFORNIA

A6

ELEVATIONS

07.02.2015

MATERIALS



FABRIC AWNING CONFIGURATION



AW1



AW2



AW3



AW4



AW5



AW6



AW7



AL1



W2



CPI



RI



W1

PAINT COLORS

P1



P2



P3



P4



P5



P6



P7



P8



P9



P10

LUMINAIRES



L1



L2



L3



L4



L5

MATERIALS:

- AW1 Fabric Awning - Frestist - Color: Black
- AW2 Fabric Awning - Frestist - Color: Sand
- AW3 Fabric Awning - Frestist - Color: Toasty Beige
- AW4 Fabric Awning - Frestist - Color: Terracotta
- AW5 Fabric Awning - Frestist - Color: Burgundy
- AW6 Fabric Awning - Frestist - Color: Regatta Tweed
- AW7 Fabric Awning - Frestist - Color: Forrest Green Tweed
- AL1 Clear Anodized Aluminum
- CPI Cement Plaster - Medium Float Finish
Color: Paint P1
- W1 Vinyl Windows - Milgard
Color: White
- W2 Wood Doors - Vertical Grain Fir
Color: Natural w/ Clear Finish
Garage Doors - To match above.
- R1 Lightweight Concrete Roof Tile -
Eagle Roofing - Style: Capistrano
Color: El Morado Blend LHC8709

PAINT COLORS:

- P1 SW7007 Ceiling White
- P2 SW6114 Bagel
- P3 SW7018 DoveTail
- P4 SW6307 Fine White
- P5 SW0006 Tote Red
- P6 SW0007 Decorous Amber
- P7 SW7061 Night Owl
- P8 SW6243 Distance
- P9 SW6186 Dried Thyme
- P10 SW6991 Black Magic

LUMINAIRES:

- L1 Trash Pole Light - Gardco Slender Form
Silver/LED
- L2 Wall Sconce - TMS Lighting - Apollo SS-APVSS18
Silver/LED
- L3 Wall Sconce - TMS Lighting - Kingston GR
SS/Fluorescent
- L4 Up-Light - HK Lighting - ZXLS-01
Silver/LED
- L5 Sign Light - BK Lighting - Sign Star B+ Series
Black Wrinkle/LED



SPRING STREET
MIXED USE

H. James Knuppe

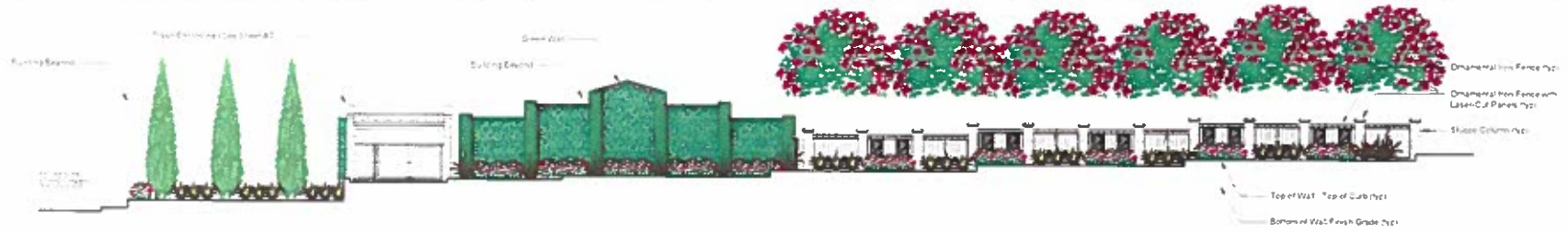
281 SPRING ST.
PLEASANTON, CALIFORNIA

MI

MATERIALS,
PAINT COLORS &
LUMINAIRES
07.02.2015

ELEVATION - WEST PROPERTY BOUNDARY

SCALE: 1"=8'



FENCING

GREEN WALL

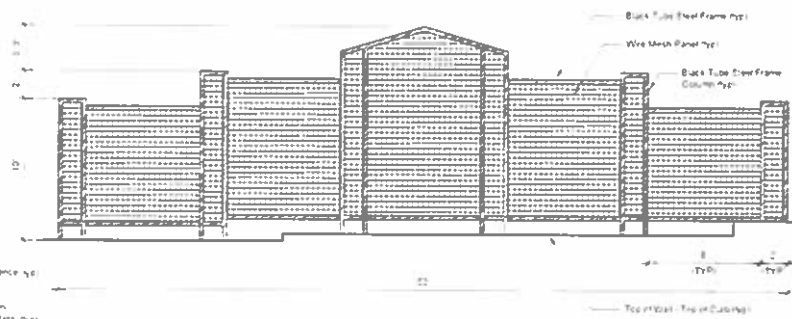
PLANT PALETTE



WOOD FENCE



GREEN WALL EXAMPLE



TREES



Cypress - Monterey



Lagerström - White

SHRUBS



Hibiscus - Yellow



Sansevieria - Green

GROUND COVERS



Coreopsis - Yellow



Gazania - Mixed Colors



Geranium - Blue



Phormium - Cream



Phormium - Green

VINES



Hesperis - Orange



Ficus - Green



Rose - Pink Flower Carpet Rose



Rose - Red Flower Carpet Rose

MATERIALS

PAVING



PERVIOUS PAVERS: Basalt - 12x12 Permeable Paver 439 1/2x1/2



PAVERS: Basalt - Angin Smooth Paver 12x12 Natural 1/2x1/2 @ 1/2x1/2

PLANTER POTS



CLAY POT: Cascade Round Planter 26 1/2x16 1/2x16 1/2

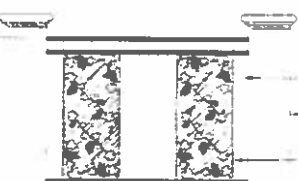


Black Ornamental Iron Fence (Type)

White Tuffe Columns with Concrete Cap (Mission Bay) (Type)

Wire Ornamental Iron Gate with Laser-Cut Panels (Type)

ORNAMENTAL IRON FENCE WITH ANDERSON COLUMNS



Black Ornamental Iron Fence (Type)

White Tuffe Columns with Concrete Cap (Mission Bay) (Type)

Black Laser-Cut Panels (Type)

ORNAMENTAL IRON FENCE WITH LASER-CUT PANELS AND ROUNDED COLUMNS

Tree Assessment

273 Spring St.
Pleasanton, CA
October 12, 2015



Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
1	Coast redwood	27	Yes	2	Low	In very small planter; lifting asphalt; brown needles; no central leader; thin crown; epicormic.
2	Coast redwood	21	Yes	2	Low	In very small planter; lifting asphalt; brown needles; thin crown; epicormic.
3	Coast redwood	17	Yes	2	Low	In very small planter; lifting asphalt; brown needles; crook at top; thin crown; epicormic.
4	California black walnut	22	Yes	2	Low	Multiple attachments at 4'; topped; upper crown in southeast stem is dead.
5	Canary Island date palm	24	Yes	5	High	28' brown trunk height; bulge at base.
6	Mexican fan palm	18	Yes	5	High	25' brown trunk height; good tree; recently skinned.
7	Mexican fan palm	17	Yes	5	High	70' brown trunk height.
8	Modesto ash	24	Yes	4	Moderate	Off-site; no tag; cannot see majority of tree; decay at 20 feet; recently pruned.
9	Tree of heaven	15,11	Yes	3	Low	Engulfed in ivy; codominant trunks at base; at top of wall.
10	English walnut	24	Yes	3	Moderate	Off-site; no tag; cannot see majority of tree; recently pruned; poorly pruned in past.
11	Black locust	16,12	Yes	2	Low	Declining; drought stressed; growing between fence and wall in very small space; 16" upright stem is good; pruning wounds; barely extends into property.
13	Tree of heaven	24	Yes	3	Low	Multiple attachments at 12'; history of branch failure; dead wood; bee hive; sun scald.
172	Tree of heaven	8	No	3	Low	Growing between fence and wall; at top of wall; crook in trunk; thin crown; extensive dieback; sun scald.

Tree Inventory Map

273 Spring Street
Pleasanton, CA

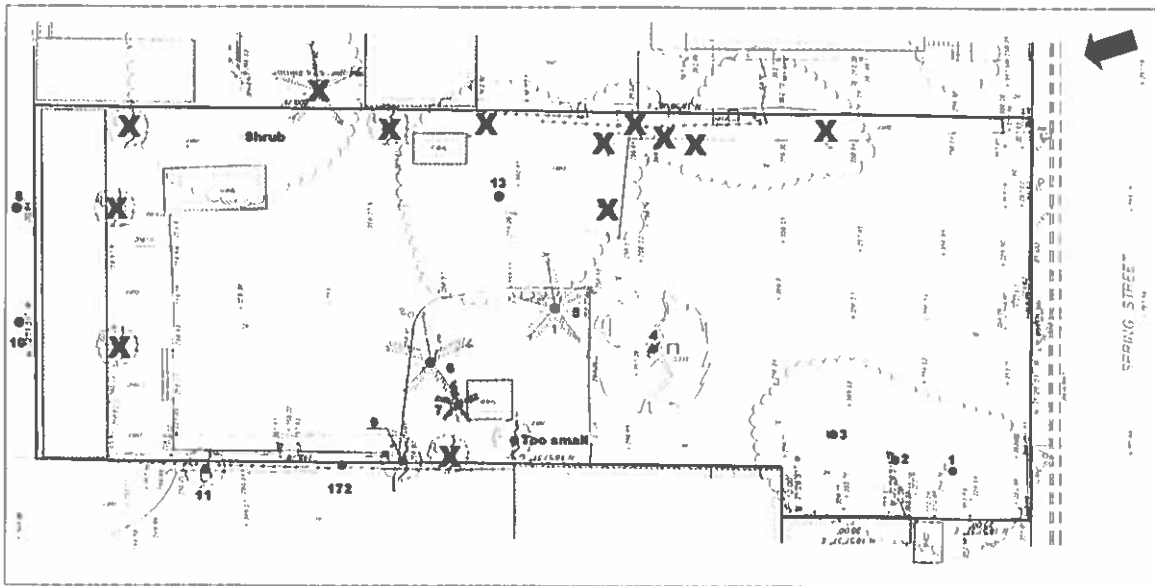
Prepared for
Jim Knuppe

October 2014

No Scale

Notes

- Base map provided by Alexander & Associates Pleasanton CA
- Dashed tree locations are approximate
- X no existing tree



1750000000
1750000000
1750000000
1750000000
1750000000

Arborist Report

273 Spring St
Pleasanton, CA

Prepared for:
Jim Knuppe
4545 Crow Canyon Pl.
Castro Valley, CA 94552

Prepared by:
HortScience, Inc.
325 Ray St.
Pleasanton, CA 94566
RYAN - 484 - 0211

November 10, 2014



Arborist Report

273 Spring Street
Pleasanton, CA

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Attachments

Tree Inventory Map
Tree Assessment Form

Introduction and Overview

Jim Knuppe is planning to redevelop the site at 273 Spring St. in Pleasanton, CA. Current site use consists of a narrow building at the back of the lot and paved parking near Spring St. HortScience, Inc. was asked to prepare an **Arborist Report** for the site as part of the development application to the City of Pleasanton.

This report provides the following information:

1. An evaluation of the health and structural condition of the trees within the proposed project area based on a visual inspection from the ground.
2. An assessment of the development impacts to the trees based on the drawings provided by the client.
3. An appraisal of value of the trees according to the procedures described in the *Guide for Plant Appraisal* (Council of Tree and Landscape Appraisers).
4. Guidelines for tree preservation during the design, construction and maintenance phases of development.

Assessment Methods

Trees were assessed on October 30, 2014. The assessment included all trees within and adjacent to proposed construction areas measuring 6" and greater in diameter. The assessment procedure consisted of the following steps:

1. Identifying the tree as to species;
2. Tagging each tree with a numerically coded metal tag and recording its location on a map;
3. Measuring the trunk diameter at a point 54" above grade;
4. Evaluating the health and structural condition using a scale of 1 – 5:
 - 5 - A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structure and form typical of the species.
 - 4 - Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
 - 3 - Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
 - 2 - Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
 - 1 - Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormics; extensive structural defects that cannot be abated.
5. Rating the suitability for preservation as "high", "moderate" or "low". Suitability for preservation considers the health, age and structural condition of the tree species, and its potential to remain an asset to the site.

High: Trees with good health and structural stability that have the potential for longevity at the site.

Moderate: Trees with somewhat declining health and/or structural defects than can be abated with treatment. The tree will require more intense management and monitoring, and may have shorter life span than those in 'high' category.

Low: Trees in poor health or with significant structural defects that cannot be mitigated. Tree is expected to continue to decline, regardless of treatment. The species or individual tree may have characteristics that are undesirable for landscapes, and generally are unsuited for use areas.

City of Pleasanton Urban Tree Protection Requirements

The Pleasanton Municipal Code Chapter 17.16 controls the removal and preservation of *Heritage* trees within the city. *Heritage* trees are defined as:

1. Any single-trunked tree with a circumference of 55 inches or more measured four and one-half feet above ground level;
2. Any multi-trunked tree of which the two largest trunks have a circumference of 55 inches or more measured four and one-half feet above ground level;
3. Any tree 35 feet or more in height;
4. Any tree of particular historical significance specifically designated by official action;
5. A stand of trees, the nature of which makes each dependent upon the other for survival or the area's natural beauty.

Heritage trees may not be removed, destroyed or disfigured without a permit.

Description of Trees

Fourteen (14) trees, representing nine (9) species, were evaluated (Table 1). Three trees were growing off-site (#8, 10 and 12). Descriptions of each tree are found in the *Tree Assessment Form* and approximate locations are plotted on the *Tree Assessment Map* (see Attachments).

**Table 1. Condition ratings and frequency of occurrence of trees
 273 Spring St., Pleasanton, CA**

Common Name	Scientific Name	Condition			Total
		Poor (1-2)	Fair (3)	Good (4-5)	
Tree of heaven	<i>Ailanthus altissima</i>	-	3	-	3
Modesto ash	<i>Fraxinus velutina 'Modesto'</i>	-	-	1	1
California black walnut	<i>Juglans hindsii</i>	1	-	-	1
English walnut	<i>Juglans regia</i>	-	-	1	1
Glossy privet	<i>Ligustrum lucidum</i>	-	1	-	1
Canary Island date palm	<i>Phoenix canariensis</i>	-	-	1	1
Black locust	<i>Robinia pseudoacacia</i>	-	1	-	1
Coast redwood	<i>Sequoia sempervirens</i>	-	3	-	3
Mexican fan palm	<i>Washingtonia robusta</i>	-	-	2	2
Total		1	8	5	14

Three (3) trees of heaven were assessed. The trees of heaven were in fair condition but seemed to be declining with narrow canopies and dead wood. Trunk diameters ranged in size from 8 to 24". The 24" diameter tree of heaven (#13) located in the center of the lot

had a large spreading crown that had been harshly pruned off over the neighbor's property to the east (Photo 1).

Three (3) mature coast redwoods were located on the west side of the property near Spring Street. Trunk diameters ranged from 17 to 27". Asphalt extended to the trunks of all trees, and asphalt around trees had been lifted by roots. Coast redwoods were in fair condition with dry needles and epicormic growth, an indication of water stress (Photo 2). Trees' conditions would likely improve with regular irrigation.



Photo 1 – Tree of Heaven #13 was in fair condition but appeared to be declining.



Photo 2 – Coast redwoods #1-3 had discolored vegetation and epicormic growth indicative of water stress.

Two (2) Mexican fan palms were located near the center of the lot. Tree #6 was approximately 35' tall and #7 was approximately 75' tall. Both were in excellent condition.

The remaining species were represented by one (1) tree each and included the following:

- Canary Island date palm in good condition (Photo 3);
- California black walnut in poor condition;
- An off-site Modesto ash;
- An off-site English walnut;
- An off-site glossy privet.

A total of 12 of the trees evaluated qualified as *Heritage* trees. *Heritage* status of individual trees is provided in the *Tree Assessment Form*.



Photo 3 – Canary Island date palm #5 was in good condition.

Suitability for Preservation

Before evaluating the impacts that will occur during development, it is important to consider the quality of the tree resource itself, and the potential for individual trees to function well over an extended length of time. Trees that are preserved on development sites must be carefully selected to provide greater assurance they survive development impacts, adapt to a new environment, and perform well in the landscape.

Our goal is to identify trees that have the potential for long-term health, structural stability and longevity. Evaluation of suitability for preservation considers several factors:

- **Tree health**
Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than are non-vigorous trees. For instance California black walnut #4 would not tolerate construction impacts as well as a healthier California black walnut.
- **Structural integrity**
Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property is likely. Tree of heaven with a history of branch failure is likely to experience future branch failures.
- **Species response**
There is a wide variation in the response of individual species to construction impacts and changes in the environment. In general, coast redwoods are relatively tolerant of construction impacts and site changes while California black walnut is intolerant of site disturbance.
- **Tree age and longevity**
Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change.
- **Invasiveness**
Species that spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database (<http://www.cal-ipc.org/paf/>) lists species identified as being invasive. Pleasanton is part of the Central West Floristic Province. Tree of heaven is listed as having a *moderate* invasiveness rating. Mexican fan palm and Canary Island date palm have a *limited* invasiveness rating.

Each tree was rated for suitability for preservation based upon its age, health, structural condition and ability to safely coexist within a development environment. Table 2 (following page) provides a summary of suitability ratings. Suitability ratings for individual trees are provided in the *Tree Assessment Forms* (see attachments).

We consider trees with good suitability for preservation to be the best candidates for preservation. We do not recommend retention of trees with low suitability for preservation in areas where people or property will be present. Retention of trees with moderate suitability for preservation depends upon the intensity of proposed site changes.

**Table 2: Tree suitability for preservation
273 Spring St., Pleasanton, CA.**

High	These are trees with good health and structural stability that have the potential for longevity at the site. Three trees were of high suitability for preservation: Mexican fan palms #6 and 7 and Canary Island date palm #5.
Moderate	Trees in this category have fair health and/or structural defects that may be abated with treatment. These trees require more intense management and monitoring, and may have shorter life-spans than those in the "high" category. Six trees were of moderate suitability for preservation: three coast redwoods, Modesto ash #8, English walnut #10 and glossy privet #12.
Low	Trees in this category are in poor health or have significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. Five trees were of low suitability for preservation: three trees of heaven, California black walnut #4 and black locust #11.

Evaluation of Impacts and Recommendations

Appropriate tree retention develops a practical match between the location and intensity of construction activities and the quality and health of trees. The ***Tree Assessment Form*** was the reference point for tree health and condition. I referred to a plan titled "Spring Street Townhomes" created by Charles Huff (Architect) to estimate the impacts to trees from the proposed changes.

The plan proposes to construct 5 three-story townhomes, a commercial retail building, a small garden space and paved driveway area. Due to the density of construction, on-site tree preservation will be limited.

Nine trees will be removed to accomplish the planned construction, three off-site trees can be preserved but will require pruning for clearance, and two palm trees can be transplanted to the future garden area.

Nine trees will be removed. Redwoods #1-3 will be removed for the commercial retail building. Trees #4, 7, 9, 11 and 172 will be removed for the driveway construction. Trees # 9, 11 and 172 are property line trees and may be off-site trees. Tree #13 will be removed to build one of the townhomes. Of these nine trees, only tree #7 had a high suitability for preservation; five trees had a low suitability for preservation. Of these nine trees, eight trees are *Heritage*.

Two of the palms (#5 and 6) are within construction areas but were highly suitable for preservation. These trees would be good candidates for transplanting into the garden space designed near Spring Street. Due to the height of Mexican fan palm #7, transplanting would be very difficult.

Three off-site trees (#8, 10 and 12) were very difficult to see in the field assessment. From what I could see, these trees appeared healthy and would survive anticipated impacts; however, the amount of pruning required for construction (with permission of the trees' owners) of a three story townhome would likely remove 1/3 of the crown of each tree.

Recommendations for preservation are predicated on adherence to the **Tree Preservation Guidelines**.

**Table 3. Recommended action for trees
273 Spring St., Pleasanton, CA.**

Tree No.	Species	Trunk Diameter (in.)	Disposition	Comments
1	Coast redwood	27	Remove	Within commercial retail building
2	Coast redwood	21	Remove	Within commercial retail building
3	Coast redwood	17	Remove	Within commercial retail building
4	California black walnut	22	Remove	Within driveway
5	Canary Island date palm	24	Transplant	Within townhome
6	Mexican fan palm	18	Transplant	Within driveway
7	Mexican fan palm	17	Remove	Within driveway
8	Modesto ash	24	Preserve	Off-site; prune for clearance
9	Tree of heaven	15,11	Remove	Edge of driveway
10	English walnut	24	Preserve	Off-site; prune for clearance
11	Black locust	16,12	Remove	Edge of driveway
12	Glossy privet	10	Preserve	Off-site; prune for clearance
13	Tree of heaven	24	Remove	Within townhome
172	Tree of heaven	8	Remove	Edge of driveway

Appraisal of Value

The City of Pleasanton requires the value be established of all trees to be removed. To accomplish this we used the standard methods found in *Guide for Plant Appraisal*, 9th edition (published in 2000 by the International Society of Arboriculture, Champaign IL). In addition, we referred to *Species Classification and Group Assignment* (2004), a publication of the Western Chapter of the International Society of Arboriculture. These two documents outline the methods employed in tree appraisal.

The value of landscape trees is based upon four factors: size, species, condition and location. Size is measured as trunk diameter, normally 54" above grade. A multi-branched tree which has major branches below 54" above the natural grade is measured just below the first major trunk fork.

The species factor considers the adaptability and appropriateness of the plant in the Bay area. The *Species Classification and Group Assignment* lists recommended species ratings and evaluations. Condition reflects the health and structural integrity of the

individual, as noted in the *Tree Assessment Form*. Location considers the site, placement and contribution of the tree in its surrounding landscape.

The appraised value of the nine trees recommended for removal is \$14,150. The value of the two trees to be transplanted is \$5,200, and the value of the three off-site trees to be preserved is \$7,650. The appraised value of each tree is provided in Table 4.

**Table 4. Appraised value of trees
273 Spring St., Pleasanton, CA.**

Tree No.	Species	Trunk Diameter (in.)	Appraised Value
1	Coast redwood	27	\$ 5,150
2	Coast redwood	21	\$ 3,150
3	Coast redwood	17	\$ 2,050
4	California black walnut	22	\$ 1,500
5	Canary Island date palm	24	\$ 4,700
6	Mexican fan palm	18	\$ 500
7	Mexican fan palm	17	\$ 800
8	Modesto ash	24	\$ 4,150
9	Tree of heaven	15,11	\$ 300
10	English walnut	10,6,4	\$ 3,100
11	Black locust	16,12	\$ 700
12	Glossy privet	10	\$ 400
13	Tree of heaven	24	\$ 450
172	Tree of heaven	8	\$ 50
Total			\$ 27,000

Tree Preservation Guidelines

The goal of tree preservation is not merely tree survival during development but maintenance of tree health and beauty for many years. Impacts can be minimized by coordinating any construction activities inside the **TREE PROTECTION ZONE**.

The following recommendations will help reduce impacts to trees from development and maintain and improve their health and vitality through the clearing, grading and construction phases.

Design recommendations

1. Surveyed trunk locations should be plotted on all plans and forwarded to the Consulting Arborist for review and comment.
2. Any plan affecting trees should be reviewed by the Consulting Arborist with regard to tree impacts. These include, but are not limited to, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans and demolition plans.
3. **Tree Preservation Guidelines**, prepared by the Consulting Arborist, should be included on all plans.

4. Underground services including utilities, sub-drains, water, bioretention or sewer should not run along the northern edge of the property where they would impact the off-site trees. Where this is unavoidable, special construction techniques such as hand digging or tunneling under roots shall be employed where necessary to minimize root injury.

Pre-construction treatments and recommendations

1. The demolition contractor shall meet with the Consulting Arborist before beginning work to discuss work procedures and tree protection.
2. Trees to be preserved may require pruning to provide construction clearance. All pruning shall be completed by a Certified Arborist or Tree Worker. Pruning shall adhere to the latest edition of the ANSI Z133 and A300 standards as well as the *Best Management Practices – Tree Pruning* published by the International Society of Arboriculture.
3. Structures and underground features to be removed along the northern boundary shall use the smallest equipment. The consulting arborist shall be on-site during all operations within 5 feet of the northern boundary of the property to monitor demolition activity. Extra care to avoid root injury along the northern edge of the property during demolition will be required.

Recommendations for tree protection during construction

1. Prior to beginning work, the contractors working in the vicinity of trees to be preserved are required to meet with the Consulting Arborist at the site to review all work procedures, access routes, storage areas and tree protection measures.
2. Any demolition or excavation within the dripline or other work that is expected to encounter tree roots should be approved and monitored by the Consulting Arborist. Roots shall be cut by manually digging a trench and cutting exposed roots with a sharp saw. The Consulting Arborist will identify where root pruning is required.
3. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.
4. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist or Certified Tree Worker and not by construction personnel.

Maintenance of impacted trees

Trees preserved at the 273 Spring St. site will experience a physical environment different from that pre-development. As a result, tree health and structural stability should be monitored. Occasional pruning, fertilization, mulch, pest management, replanting and irrigation may be required. In addition, provisions for monitoring both tree health and structural stability following construction must be made a priority. As trees age, the likelihood of branches or entire trees failing will increase. Therefore, annual inspection for hazard potential is recommended.

If you have any questions regarding my observations or recommendations, please contact me.

HortScience, Inc.



Ryan Gilpin, M.S.
Certified Arborist #WE-10268A

Attachments: *Tree Assessment Form*
Tree Assessment Map

Exhibits

Tree Inventory Map

Tree Assessment Form



Tree Assessment Map

273 Spring Street
Pleasanton, CA

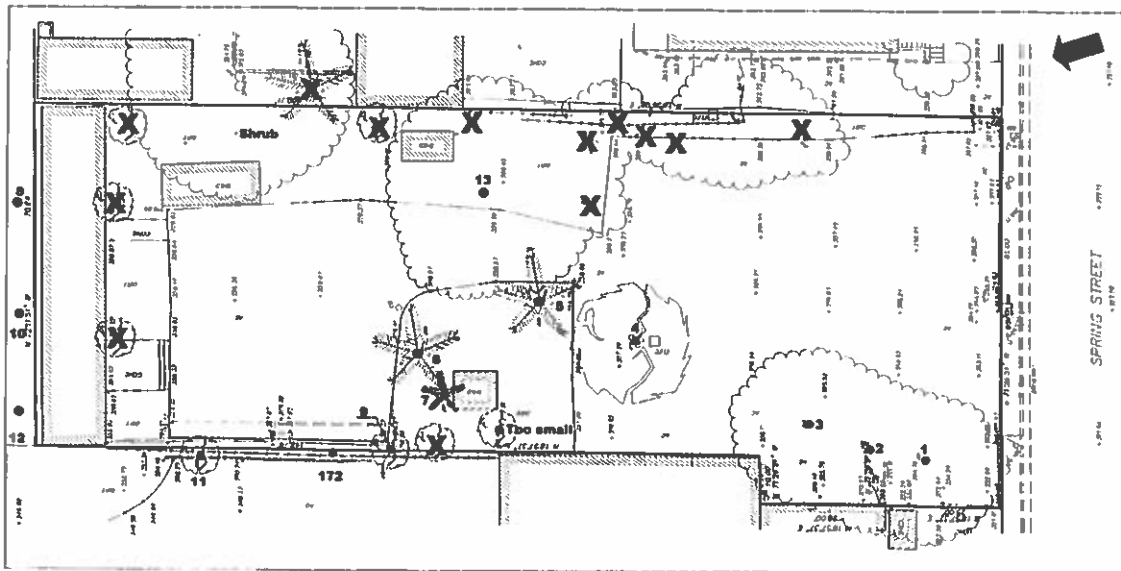
Prepared for:
Jim Knuppe

October 2014

No Scale

Notes

- Base map provided by Alexander & Associates Pleasanton CA
- Numbered tree locations are approximate
- X = no existing tree



125 Bay Street
Pleasanton, CA 94566
Phone 925-486-0211
Fax 925-486-0211

Tree Assessment

261 Spring Street
Pleasanton, CA
October 30, 2014



Tree No.	Species	Trunk Diameter (in.)	Heritage Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
1	Coast redwood	27	Yes	3	Moderate	In very small planter; lifting asphalt; brown needles; no central leader; thin crown, epicormic.
2	Coast redwood	21	Yes	3	Moderate	In very small planter; lifting asphalt; brown needles; thin crown, epicormic.
3	Coast redwood	17	Yes	3	Moderate	In very small planter; lifting asphalt; brown needles; crook at top; thin crown, epicormic.
4	California black walnut	22	Yes	2	Low	Multiple attachments at 4'; topped; upper crown in southeast stem is dead.
5	Canary Island date palm	24	Yes	5	High	28' brown trunk height; bulge at base.
6	Mexican fan palm	18	Yes	5	High	25' brown trunk height; good tree; recently skinned.
7	Mexican fan palm	17	Yes	5	High	70' brown trunk height.
8	Modesto ash	24	Yes	4	Moderate	Off-site; no tag; cannot see majority of tree.
9	Tree of heaven	15,11	Yes	3	Low	Engulfed in ivy; codominant trunks at base; at top of wall.
10	English walnut	24	Yes	4	Moderate	Off-site; no tag; cannot see majority of tree.
11	Black locust	16,12	Yes	3	Low	Growing between fence and wall in very small space; 16" upright stem is good; pruning wounds, barely extends into property.
12	Glossy privet	10	No	3	Moderate	Off-site; no tag; cannot see majority of tree.
13	Tree of heaven	24	Yes	3	Low	Multiple attachments at 12'; history of branch failure; dead wood.
172	Tree of heaven	8	No	3	Low	Growing between fence and wall; at top of wall; crook in trunk; thin crown.

RECEIVED

NOV 03 2015

CITY OF PLEASANTON
PLANNING DIVISION



NEW HOME RATING SYSTEM, VERSION 6.0
MULTIFAMILY CHECKLIST

Total Points Targeted: **59**
Certification Level: **Certified**

The GreenPoint Rated checklist tracks green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California. The minimum requirements of GreenPoint Rated are: verification of 50 or more points; Earn the following minimum points per category: Community (2) Energy (25) Indoor Air Quality/Health (8) Resources (6) and Water (8) and meet the prerequisites CALGreen Mandatory, E5.2, H6.1, J5.1, O1, O7.

The criteria for the green building practices listed below are described in the GreenPoint Rated Single Family Rating Manual. For more information please visit www.builditgreen.org/greenpointrated. Build It Green is not a code enforcement agency.

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green. This is the public version of the Checklist and cannot be used for certification.

POINTS REQUIRED

- Minimum Points
- Targeted Points



New Home Multifamily Version 6.0.2

281 SPRING STREET, PLEASANTON, CA		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	Notes
Measures								
CALGreen								Revised 11.03.2015. Note: This Checklist is preliminary at the time of the Development Review Submittal, and the individual points will vary prior to Building Permit and subsequent construction and occupancy.
Yes	CALGreen Res (REQUIRED)	4		1	1	1	1	
A. SITE								
No	A1. Construction Footprint	0				1		
A2. Job Site Construction Waste Diversion								
TBD	A2.1 85% C&D Waste Diversion (Including Alternative Daily Cover)					2		
No	A2.2 65% C&D Waste Diversion (Excluding Alternative Daily Cover)	0				2		
No	A2.3 Recycling Rates from Third-Party Verified Mixed-Use Waste Facility	0				1		
A3. Recycled Content Base Material								
TBD	A3.1 Recycled Content Base Material	0		1				
No	A4. Heat Island Effect Reduction (Non-Roof)	0			1			
No	A5. Construction Environmental Quality Management Plan Including Flush-Out	0						
A6. Stormwater Control: Prescriptive Path								
Yes	A6.1 Permeable Paving Material	1					1	
Yes	A6.2 Filtration and/or Bio-Retention Features	1					1	
TBD	A6.3 Non-Leaching Roofing Materials						1	
No	A6.4 Smart Stormwater Street Design	0	1					
No	A7. Stormwater Control: Performance Path	0					3	

285 SPRING STREET, PLEASANTON, CA		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	
B. FOUNDATION								
TBD	B1. Fly Ash and/or Slag in Concrete					1		
No	B2. Radon-Resistant Construction	0			2			
No	B3. Foundation Drainage System	0				2		
No	B4. Moisture Controlled Crawlspace	0			1			
B5. Structural Pest Controls								
No	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections	0				1		
No	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation	0				1		
C. LANDSCAPE								
13.00%	Enter the landscape area percentage							
Yes	C1. Plants Grouped by Water Needs (Hydrozoning)	1					1	
No	C2. Three Inches of Mulch in Planting Beds	0					1	
C3. Resource Efficient Landscapes								
Yes	C3.1 No Invasive Species Listed by Cal-IPC	1				1		
TBD	C3.2 Plants Chosen and Located to Grow to Natural Size					1		
Yes	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	1					3	
C4. Minimal Turf in Landscape								
Yes	C4.1 No Turf on Slopes Exceeding 10% and No Overhead Sprinklers Installed in Areas Less Than Eight Feet Wide	0					2	
Yes	C4.2 Turf on a Small Percentage of Landscaped Area	0					2	
No	C5. Trees to Moderate Building Temperature	0	1	1			1	
Yes	C6. High-Efficiency Irrigation System	0					2	
Yes	C7. One Inch of Compost in the Top Six to Twelve Inches of Soil	0					2	
No	C8. Rainwater Harvesting System	0					3	
No	C9. Recycled Wastewater Irrigation System	0					1	
TBD	C10. Submeter or Dedicated Meter for Landscape Irrigation						2	
No	C11. Landscape Meets Water Budget	0					2	
C12. Environmentally Preferable Materials for Site								
No	C12.1 Environmentally Preferable Materials for 70% of Non-Plant Landscape Elements and Fencing	0				1		
No	C12.2 Play Structures and Surfaces Have an Average Recycled Content ≥20%	0				1		
No	C13. Reduced Light Pollution	0	1					
No	C14. Large Stature Tree(s)	0	1					
No	C15. Third Party Landscape Program Certification	0					1	
No	C16. Maintenance Contract with Certified Professional	0					1	
No	C17. Community Garden	0	2					

11 SPRING STREET, PLEASANTON, CA

		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
D. STRUCTURAL FRAME AND BUILDING ENVELOPE							
D1. Optimal Value Engineering							
No	D1.1 Joists, Rafters, and Studs at 24 Inches on Center	0		1		2	
No	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	0				1	
No	D1.3 Advanced Framing Measures	0				2	
No	D2. Construction Material Efficiencies	0				1	
D3. Engineered Lumber							
TBD	D3.1 Engineered Beams and Headers					1	
TBD	D3.2 Wood I-Joists or Web Trusses for Floors					1	
No	D3.3 Engineered Lumber for Roof Rafters	0				1	
No	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications	0				1	
Yes	D3.5 OSB for Subfloor	0.5				0.5	
Yes	D3.6 OSB for Wall and Roof Sheathing	0.5				0.5	
TBD	D4. Insulated Headers			1			
D5. FSC-Certified Wood							
No	D5.1 Dimensional Lumber, Studs, and Timber	0				6	
No	D5.2 Panel Products	0				3	
D6. Solid Wall Systems							
No	D6.1 At Least 90% of Floors	0				1	
No	D6.2 At Least 90% of Exterior Walls	0		1		1	
No	D6.3 At Least 90% of Roofs	0		1		1	
TBD	D7. Energy Heels on Roof Trusses			1			
No	D8. Overhangs and Gutters	0		1		1	
D9. Reduced Pollution Entering the Home from the Garage							
No	D9.1 Detached Garage	0			2		
No	D9.2 Mitigation Strategies for Attached Garage	0			1		
D10. Structural Pest and Rot Controls							
No	D10.1 All Wood Located At Least 12 Inches Above the Soil	0				1	
No	D10.2 Wood Framing Treating With Borates or Factory-Impregnated, or Wall Materials Other Than Wood	0				1	
TBD	D11. Moisture-Resistant Materials in Wet Areas (such as Kitchen, Bathrooms, Utility Rooms, and Basements)				1	1	
E. EXTERIOR							
No	E1. Environmentally Preferable Decking	0				1	
No	E2. Flashing Installation Third-Party Verified	0				2	
No	E3. Rain Screen Wall System	0				2	
Yes	E4. Durable and Non-Combustible Cladding Materials	1				1	
E5. Durable Roofing Materials							
Yes	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1				1	
Yes	E5.2 Roofing Warranty for Shingle Roofing	Y	R	R	R	R	R
No	E6. Vegetated Roof	0	2	2			
F. INSULATION							
F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content							
No	F1.1 Walls and Floors	0				1	
No	F1.2 Ceilings	0				1	
F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions							
No	F2.1 Walls and Floors	0			1		
Yes	F2.2 Ceilings	1			1		
F3. Insulation That Does Not Contain Fire Retardants							
No	F3.1 Cavity Walls and Floors	0			1		
Yes	F3.2 Ceilings	1			1		
Yes	F3.3 Interior and Exterior Insulation	1			1		

SPRING STREET, PLEASANTON, CA		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
G. PLUMBING							
No	G1. Efficient Distribution of Domestic Hot Water						
No	G1.1 Insulated Hot Water Pipes	0		1			
No	G1.2 WaterSense Volume Limit for Hot Water Distribution	0				1	
No	G1.3 Increased Efficiency in Hot Water Distribution	0				2	
G2. Install Water-Efficient Fixtures							
Yes	G2.1 WaterSense Showerheads with Matching Compensation Valve	2				2	
Yes	G2.2 WaterSense Bathroom Faucets	1				1	
Yes	G2.3 WaterSense Toilets with a Maximum Performance (MaP) Threshold of No Less Than 500 Grams	1				1	
No	G2.4 Urinals with Flush Rate of ≤ 0.1 Gallons/Flush	0				1	
No	G3. Pre-Plumbing for Graywater System	0				1	
No	G4. Operational Graywater System	0				3	
TBD	G5. Submeter Water for Tenants					2	
H. HEATING, VENTILATION, AND AIR CONDITIONING							
H1. Sealed Combustion Units							
No	H1.1 Sealed Combustion Furnace	0			1		
No	H1.2 Sealed Combustion Water Heater	0			2		
No	H2. High Performing Zoned Hydronic Radiant Heating System	0		1	1		
H3. Effective Ductwork							
No	H3.1 Duct Mastic on Duct Joints and Seams	0		1			
No	H3.2 Pressure Balance the Ductwork System	0		1			
No	H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified	0			1		
H5. Advanced Practices for Cooling							
No	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms	0		1			
Yes	H5.2 Operable Windows and Skylights Located to Induce Cross Ventilation in At Least One Room in 80% of Units	1		1			
H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality							
Yes	H6.1 Meet ASHRAE Standard 62.2-2010 Ventilation Residential Standards	Y	R	R	R	R	R
No	H6.2 Advanced Ventilation Standards	0			1		
No	H6.3 Outdoor Air Ducted to Bedroom and Living Areas	0			2		
H7. Effective Range Design and Installation							
No	H7.1 Effective Range Hood Ducting and Design	0			1		
No	H7.2 Automatic Range Hood Control	0			1		
I. RENEWABLE ENERGY							
No	I1. Pre-Plumbing for Solar Water Heating	0		1			
No	I2. Preparation for Future Photovoltaic Installation	0		1			
I3. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)							
I4. Net Zero Energy Home							
No	I4.1 Near Zero Energy Home	0		2			
No	I4.2 Net Zero Electric	0		4			
No	I5. Solar Hot Water Systems to Preheat Domestic Hot Water	0		4			
No	I6. Photovoltaic System for Multifamily Projects	0		12			
J. BUILDING PERFORMANCE AND TESTING							
No	J1. Third-Party Verification of Quality of Insulation Installation	0			1		
No	J2. Supply and Return Air Flow Testing	0		1	1		
No	J3. Mechanical Ventilation Testing and Low Leakage	0			1		
No	J4. Combustion Appliance Safety Testing	0			1		
2013	J5. Building Performance Exceeds Title 24 Part 6						
10.0%	J5.1 Home Outperforms Title 24	25		30			
0.0%	J5.2 Non-Residential Spaces Outperform Title 24	0		15			
No	J6. Title 24 Prepared and Signed by a CABEC Certified Energy Analyst	0		1			
No	J7. Participation in Utility Program with Third-Party Plan Review	0		1			
No	J8. ENERGY STAR for Homes	0		1			
No	J9. EPA Indoor airPlus Certification				1		

123 SPRING STREET, PLEASANTON, GA		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
K. FINISHES							
	K1. Entryways Designed to Reduce Tracked-In Contaminants						
No	K1.1 Entryways to Individual Units	0			1		
No	K1.2 Entryways to Buildings	0			1		
No	K2. Zero-VOC Interior Wall and Ceiling Paints	0			2		
No	K3. Low-VOC Caulks and Adhesives	0			1		
	K4. Environmentally Preferable Materials for Interior Finish						
≥50%	K4.1 Cabinets	1				2	
≥50%	K4.2 Interior Trim	1				2	
≥50%	K4.3 Shelving	1				2	
No	K4.4 Doors	0				2	
No	K4.5 Countertops	0				1	
	K5. Formaldehyde Emissions in Interior Finish Exceed CARB						
Yes	K5.1 Doors	1			1		
Yes	K5.2 Cabinets and Countertops	2			2		
Yes	K5.3 Interior Trim and Shelving	2			2		
No	K6. Products That Comply With the Health Product Declaration Open Standard	0			2		
No	K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion	0			2		
No	K8. Comprehensive Inclusion of Low Emitting Finishes	0			1		
No	K9. Durable Cabinets	0			2		
No	K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes	0			1		
L. FLOORING							
No	L1. Environmentally Preferable Flooring	0				3	
No	L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method—Residential	0			3		
No	L3. Durable Flooring	0				1	
No	L4. Thermal Mass Flooring	0		1			
M. APPLIANCES AND LIGHTING							
Yes	M1. ENERGY STAR® Dishwasher	1					1
No	M2. CEE-Rated Clothes Washer	0		1			2
<25 cubic feet	M3. Size-Efficient ENERGY STAR Refrigerator	1		2			
	M4. Permanent Centers for Waste Reduction Strategies						
No	M4.1 Built-in Recycling Center	0				1	
No	M4.2 Built-in Composting Center	0				1	
	M5. Lighting Efficiency						
TBD	M5.1 High-Efficacy Lighting			2			
No	M5.2 Lighting System Designed to IESNA Footcandle Standards or Designed by Lighting Consultant	0		2			
No	M6. Central Laundry	0					1
No	M7. Gearless Elevator	0		1			

101 SPRING STREET, PLEASANTON, CA		Points Achieved	Community	Energy	IAQ/Health	Resources	Water
N. COMMUNITY							
	N1. Smart Development						
Yes	N1.1 Infill Site	2	1			1	
No	N1.2 Designated Brownfield Site	0	1		1		
No	N1.3 Conserve Resources by Increasing Density	0		2		2	
No	N1.4 Cluster Homes for Land Preservation	0	1			1	
	N1.5 Home Size Efficiency	0				9	
2015	Enter the area of the home, in square feet						
3	Enter the number of bedrooms						
TBD	N2. Home(s)/Development Located Within 1/2 Mile of a Major Transit Stop		2				
	N3. Pedestrian and Bicycle Access						
	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services		2				
	Enter the number of Tier 1 services						
	Enter the number of Tier 2 services						
No	N3.2 Connection to Pedestrian Pathways	0	1				
No	N3.3 Traffic Calming Strategies	0	2				
No	N3.4 Sidewalks Buffered from Roadways and 5-8 Feet Wide	0	1				
No	N3.5 Bicycle Storage for Residents	0	1				
No	N3.6 Bicycle Storage for Non-Residents	0	1				
No	N3.7 Reduced Parking Capacity	0	2				
	N4. Outdoor Gathering Places						
No	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	0	1				
No	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services	0	1				
	N5. Social Interaction						
Yes	N5.1 Residence Entries with Views to Centers	1	1				
No	N5.2 Entrances Visible from Street and/or Other Front Doors	0	1				
No	N5.3 Porches Oriented to Street and Public Space	0	1				
No	N5.4 Social Gathering Space	0	1				
	N6. Passive Solar Design						
No	N6.1 Heating Load	0		2			
No	N6.2 Cooling Load	0		2			
	N7. Adaptable Building						
No	N7.1 Universal Design Principles in Units	0	1		1		
No	N7.2 Full-Function Independent Rental Unit	0	1				
	N8. Affordability						
No	N8.1 Dedicated Units for Households Making 80% of AMI or Less	0	2				
No	N8.2 Units with Multiple Bedrooms for Households Making 80% of AMI or Less	0	1				
No	N8.3 At Least 20% of Units at 120% AMI or Less are For Sale	0	1				
	N9. Mixed-Use Developments						
No	N9.1 Live/Work Units Include a Dedicated Commercial Entrance	0	1				
Yes	N9.2 At Least 2% of Development Floor Space Supports Mixed Use	1	1				
No	N9.3 Half of the Non-Residential Floor Space is Dedicated to Community Service	0	1				

1000 BIRCH STREET, PLEASANTON, GA		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	
O. OTHER								
Yes	O1. GreenPoint Rated Checklist in Blueprints	Y	R	R	R	R	R	
TBD	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors			0.5		1	0.5	
No	O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs	0		0.5	0.5	0.5	0.5	
No	O4. Builder's or Developer's Management Staff are Certified Green Building Professionals	0		0.5	0.5	0.5	0.5	
No	O5. Home System Monitors	0		2			1	
	O6. Green Building Education							
No	O6 1 Marketing Green Building	0	2					
No	O6 2 Green Building Signage	0		0.5			0.5	
Yes	O7. Green Appraisal Addendum	Y	R	R	R	R	R	
No	O8. Detailed Durability Plan and Third-Party Verification of Plan Implementation	0				1		
No	O9. Residents Are Offered Free or Discounted Transit Passes	0	2					
No	O10. Vandalism Deterrence Practices and Vandalism Management Plan	0				1		
P. DESIGN CONSIDERATIONS								
	P1. Acoustics: Noise and Vibration Control		1		1			
	Enter the number of Tier 1 practices							
	Enter the number of Tier 2 practices							
	P2. Mixed-Use Design Strategies							
No	P2 1 Tenant Improvement Requirements for Build-Outs	0			1		1	
No	P2 2 Commercial Loading Area Separated for Residential Area	0			1			
No	P2 3 Separate Mechanical and Plumbing Systems	0			1			
	P3. Commissioning							
No	P3.1 Design Phase	0		1	1			
No	P3.2 Construction Phase	0		1	1			
No	P3.3 Post-Construction Phase	0		1	1			
No	P4. Building Enclosure Testing	0		1	1	1		
Summary								
Total Available Points in Specific Categories		381	43	138	61	86	53	
Minimum Points Required in Specific Categories		50	2	25	6	6	6	
Total Points Achieved		510	10	210	110	100	100	



November 18, 2015

City of Pleasanton Planning Commissioners,

After close review of the resubmitted plans for 273 Spring Street the Pleasanton Downtown Association's Design and Historical Review Committee voted not to support the plan as proposed. As an organization we feel strongly that the proposed residential units would not benefit our downtown especially since they are located one parcel in from Main Street, the core of our commercial district. We believe this property should be utilized in a way that would enhance the overall vitality of our downtown by being developed with a majority of commercial retail space.

Additionally we feel the lack of on-site parking for this proposed project will further exacerbate the parking strain felt daily in downtown. We would ask that any project approved for this site provide a minimum of 50% of its required parking on site.

The site at 273 Spring Street is an essential piece of the downtown puzzle. We strongly encourage the Planning Commission to look at the long term negative effects of adding more residential units to our commercial district and carefully weigh the options of what this property could be used for to strengthen our downtown.

Best Regards,

Vic Malatesta
President

Pleasanton Downtown Association

Laura Olson
Executive Director

Pleasanton Downtown Association

CC:

Nelson Fialho, City Manager

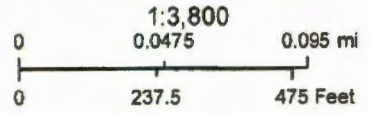
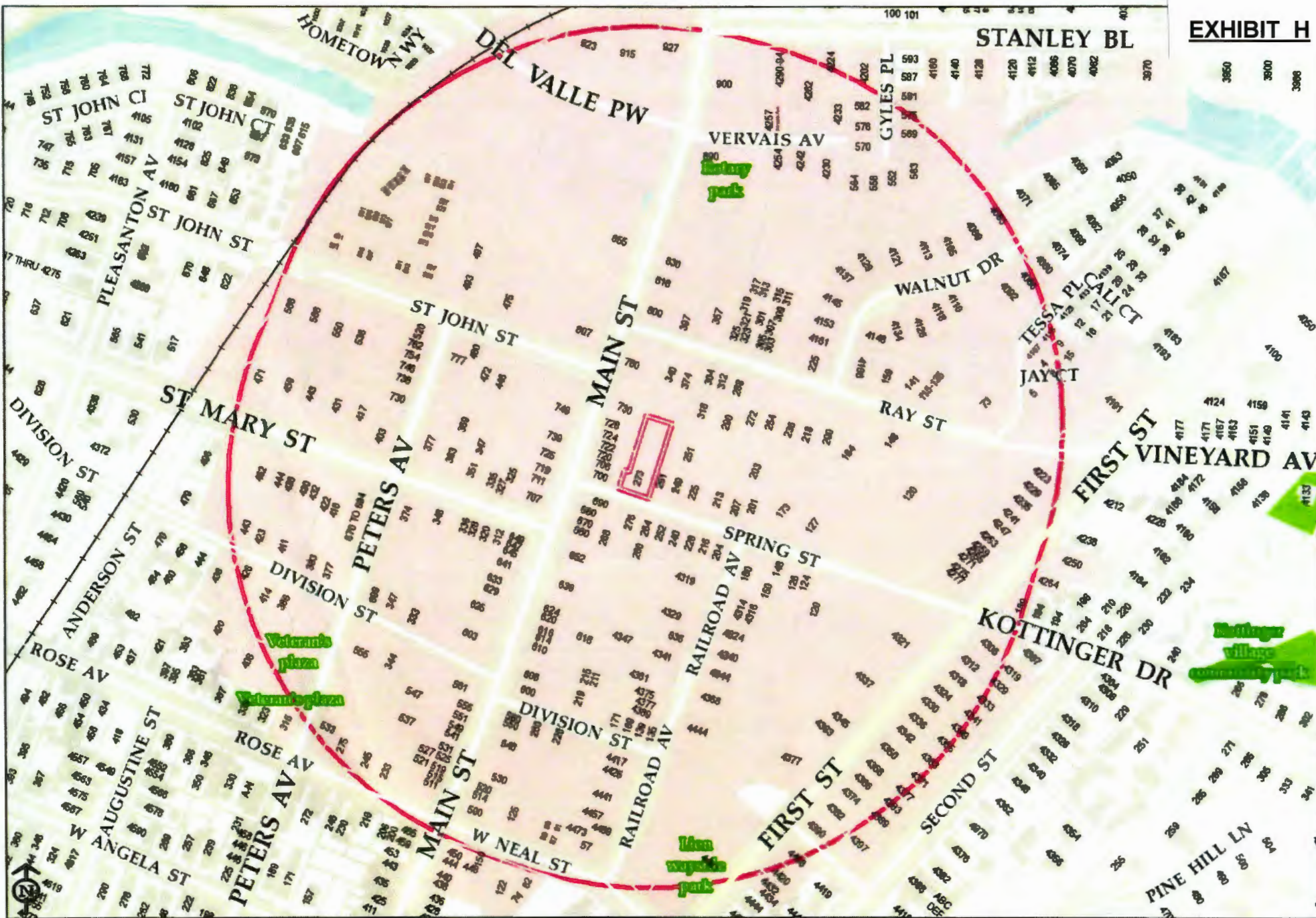
Pamela Ott, Economic Development Director

Gerry Beaudin, Community Development Director

Eric Lechini, Associate Planner

PDA Board of Directors

PDA Design & Historical Review Committee



PUD-109, H. James Knuppe, 273 Spring Street

Planning Division
August 14, 2015

