

**EXHIBIT A
DRAFT CONDITIONS OF APPROVAL**

**P11-715, Craig Sjoberg
663 Orofino Court
October 17, 2011**

1. The accessory structure shall conform substantially to the approved site plan, floor plans, and elevation drawings, marked Exhibit B, dated "Received August 26, 2011," on file with the Planning Division except as modified by these conditions. 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 colors and materials of the accessory structure shall match those of the existing structure.
3. The plans submitted to the Building and Safety Division for plan check and permit issuance shall be revised to reflect the 5' 6" and 5' setbacks from the rear and side property lines, respectively.
4. 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 Saturday. No construction shall be allowed on State or Federal Holidays or Sundays. The Director of Community Development may allow earlier "start-times" or later "stop-times" for specific construction activities (e.g., concrete pouring), if it can be demonstrated to the satisfaction of the Director of Community Development that the construction noise and construction traffic noise will not affect nearby residents or businesses. All construction equipment must meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices. Prior to construction, the applicant shall post on the site the allowable hours of construction activity.
5. All appropriate and necessary City permits shall be obtained prior to construction of the accessory structure.
6. All conditions of approval for this case shall be reprinted and included as a plan sheet(s) with the building permit plan check sets submitted for review and approval. At all times these conditions of approval shall be on all plans kept on the project site.
7. To the extent permitted by law, the project 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 attorneys fees), action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including (without limitation) reimbursing the City its attorneys fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.

{end}

690 Marsala Court
Pleasanton, CA 94566
Sept. 22, 2011

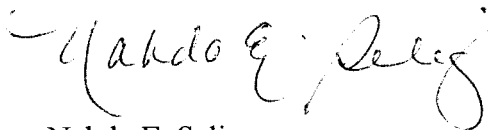
City of Pleasanton
Planning Division
Natalie Amos, Associate Planner
Pleasanton, CA

Dear Ms Amos:

I have reviewed the plans listed as "Cabana" at 663 Orofino Ct. I am unhappy with the proposed structure as it is 13'8" in height, against a 6" fence with a 10' set back. This overlooks our yard & court and will be highly visible as an invasive and unsightly structure from most views in our cul-de-sac of 5 homes. I feel the height is excessive.

I am also concerned that a permit was not located as recorded for a side structure he installed several years ago next to his garage. It has proven unsightly and has been somewhat of a nuisance for his neighbor on the down slope of his lot. I will follow up on this possibly unpermitted structure with Mr Wickboldt on Friday the 23rd. If the city is not aware of this existing structure, perhaps that needs to be calculated into the percentage of area he's allowed to build on.

Regards,



Nahdo E. Selig

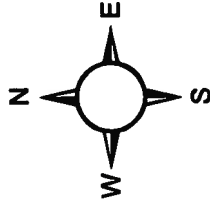
APPEAL OF
P11-715
RECEIVED
SEP 22 2011
CITY OF PLEASANTON
PLANNING DIVISION

663 OROFINO

City of Pleasanton

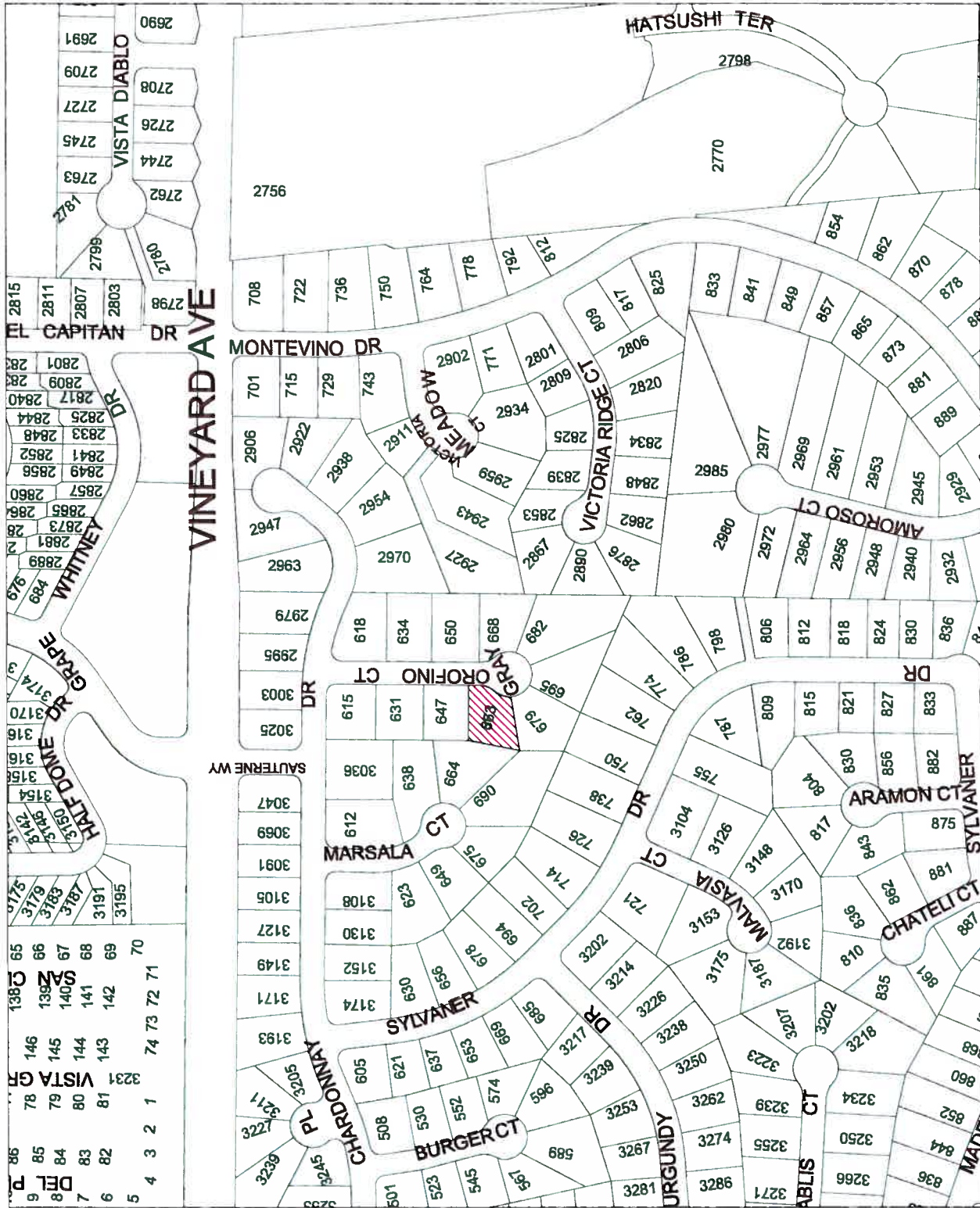
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EXHIBIT D

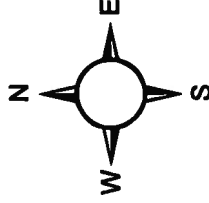


663 OROFINO

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