

RESOLUTION NO. PC-2021-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLEASANTON APPROVING DESIGN REVIEW APPLICATION FOR CHABAD OF THE TRI-VALLEY LOCATED AT 3370 HOPYARD ROAD., AS FILED UNDER CASE NO. P21-0136

WHEREAS, on February 19, 2021, Chabad of the Tri-Valley applied for a Design Review approval to modify the building façade and on-site improvements including a new trash enclosure and new landscaping at 3370 Hopyard Road; and

WHEREAS, zoning for the property is Multi Family Residential-2,500 (R-M-2,500); and

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

WHEREAS, at a duly noticed public hearing on April 14, 2021, the Planning Commission considered all public testimony, directed the applicant relevant exhibits, and recommendations of the City staff concerning this application.

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

Section 1: Criteria for Design Review Approval

With respect to the Chabad of the Tri-Valley Design Review application, the Planning Commission finds that the project was reviewed and approved based on the nine criteria as required by Section 18.20.030 of the Pleasanton Municipal Code which include the following:

1. Preservation of the natural beauty of the city and the project site's relationship to it;
2. Appropriate relationship of the proposed building to its site, including transition with streetscape, public views of the buildings, and scale of buildings within its site and adjoining buildings;
3. Appropriate relationship of the proposed building and its site to adjoining areas, including compatibility of architectural styles, harmony in adjoining buildings, attractive landscape transitions, and consistency with neighborhood character;
4. Preservation of views enjoyed by residents, workers within the city, and passersby through the community;

5. Landscaping designed to enhance architectural features, strengthen vistas, provide shade, and conform to established streetscape;
6. Relationship of exterior lighting to its surroundings and to the building and adjoining landscape;
7. Architectural style, as a function of its quality of design and relationship to its surroundings; the relationship of building components to one another/the building's colors and materials; and the design attention given to mechanical equipment or other utility hardware on roof, ground or buildings;
8. Integration of signs as part of the architectural concept; and
9. Architectural concept of miscellaneous structures, street furniture, public art in relationship to the site and landscape.

With respect to the above criteria, the Planning Commission finds that the project would preserve and enhance the City's aesthetic values and ensure the preservation of the public health, safety and general welfare since the proposed modifications and improvements are consistent with the allowable height, setbacks and other pertinent development standards of the RM-2,500 zoning district in which it is located.

The exterior modifications would enhance the building's appearance and presence when viewed from Hopyard Road, and Ken Mercer Sports Park, by modernizing and upgrading the exterior facades of the building, adding modestly scaled tower elements, and an entry canopy. The project would upgrade existing landscaping and install a new playground with solid wood fencing and outdoor terraces with steel tubular fencing consistent with other existing fencing on the project site and in the surrounding area, and in conformance with the location and size of these elements as approved under the project's conditional use permit.

Section 2: The Planning Commission hereby approves Case No. P21-0136, a Design Review for the existing Chabad of the Tri-Valley site located at 3370 Hopyard Road subject to the Conditions of Approval in Exhibit A, attached hereto and incorporated into this resolution by reference.

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

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Pleasanton at a regular meeting held on April 14, 2021 by the following vote:

Ayes: Commissioners
Noes: Commissioners
Absent: Commissioners
Abstain: Commissioners

ATTEST:

Melinda Denis
Secretary, Planning Commission

Justin Brown
Chair

APPROVED AS TO FORM:

Julie Harryman
Assistant City Attorney

DRAFT

EXHIBIT A
DRAFT CONDITIONS OF APPROVAL

P21-0136
3370 Hopyard Road
April 14, 2021

The applicant is hereby notified, as part of this approval, that (s)he is required to satisfy and maintain compliance with the conditions of approval below. Where approval by the Director of Community Development, Planning Division, Director of Engineering/City Engineer, City Attorney, Chief Building and Safety Official, Fire Department or other City staff is required, review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations, and accepted practices related to the approval. In addition to complying with the conditions below, the applicant is required to comply with all applicable federal, state, and local laws that pertain to this project whether or not specifically noted herein.

This approval is granted for Application for a Design Review for Chabad of the Tri-Valley (“Applicant”) for: 1) exterior modifications to the existing building which includes new façade, colors and construction of an outdoor playground and terrace areas and 2) site modifications to existing landscaping and installation of a new trash enclosure located on Assessor Parcel No. 941-90706000 at 3370 Hopyard Road. Development shall be substantially as shown on the project materials listed below:

- a. Project plans, Exhibit B, prepared by Jonathan James of William Wood Architects, for Chabad of the Tri-Valley, dated “Received” on February 19, 2021 and kept on file in the Planning Division of the Community Development Department.
- b. Arborist Report prepared by Traverso Trees, dated “Received” on February 19, 2021 and kept on file with the Planning Division of the Community Development Department.

The project materials listed above are collectively the “Approved Plans”.

THIS APPROVAL IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. **APPROVAL AND REVISIONS:** The proposed development shall be in substantial conformance with the “Approved Plans”, except as modified by the following 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 with the approved exhibits. Planning Division approval is required before any changes are implemented in site design, grading, architectural design, house colors or materials, green building measures, landscape material, etc.
2. **EXPIRATION –DESIGN REVIEW:** This Design Review approval will lapse and shall become void 1 year following the date on which the Design Review became effective, unless prior to the expiration of 1 year a building permit is issued and construction is commenced and diligently pursued toward completion on the site which was the subject of the Design Review application; or a certificate of occupancy is issued for the structure which was the subject of the Design Review application; or the site is occupied if no building permit or certificate of occupancy is required; or the applicant or his/her successor has filed a request for extension with the Zoning Administrator pursuant to the provisions of the Pleasanton Municipal Code.
3. **CONDITIONS OF APPROVAL CHECKLIST:** The applicant shall submit a “Conditions of Approval Checklist” indicating all conditions in Exhibit A have been satisfied, incorporated into the building permit plans or improvements plans, and/or addressed. Said checklist shall be attached to all

building permit and engineering permit submittals for review by the City prior to issuance of permits.

4. **APPEAL PERIOD:** The building permit submittal will only be accepted after completion of the appeal period provided in the Municipal Code unless the applicant submits a signed statement acknowledging the plan check fees may be forfeited in the event the approval is overturned on appeal, or the design is significantly changed as a result of the appeal. In no case will a building permit be issued prior to the expiration of the appeal period.
5. **LIABILITY AND INDEMNIFICATION:** To the extent permitted by law, the project applicant shall hold harmless, defend (with counsel acceptable to the City), and indemnify the City, its City Council, its officers, commissions, employee and agents from and against any claim, action, or proceeding brought by a third party against the indemnified parties and/or the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including without limitation, reimbursing the City its attorneys' fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.

PLANNING DIVISION – 925-931-5600

6. **PRIOR APPROVAL:** All conditions of approval associated with City Council Resolution No.19-1077 shall remain in full force and effect. ***(Project Specific Condition)***

Site Development and Building Design

7. **BUILDING MATERIALS AND COLORS:** The building materials and colors in the Approved Plans shall be stated on the building permit plans.
8. **PAVING MATERIALS:** The color, material, design, and product specifications for the paving materials used on-site shall be in conformance with the Approved Plans and included with the building permit submittal. Any proposed modifications to the final paving design details shall be subject to review and approval by the Planning Division prior to issuance of building permits.
9. **WINDOWS:** Manufacturer type, design, material, and installation details for all windows within the project shall be specified for each unit/building in conformance with the Approved Plans in the building permit submittal. Any proposed modifications shall be subject to review and approval by the Planning Division prior to issuance of building permits.
10. **COLOR SCHEME:** The applicant shall paint a portion of the building with the color scheme in conformance with the Approved Plans. Primary and secondary (accent) paint colors should be painted next to each other on the building, to the extent feasible, for purposes of inspection for conformance with the Approved Plans. The colors shall not be considered in conformance with the Approved Plans until after inspection and verification by the Planning Division. Any proposed modifications shall be subject to review and approval by the Planning Division.
11. **OUTDOOR STORAGE:** There is to be no outdoor storage without prior approval by the City.

12. LIGHTING PLAN: The applicant shall submit a lighting plan with the building permit submittal. The plan shall include photometric contours, manufacturer's specifications on the fixtures, and mounting heights. All exterior lighting including landscape lighting shall be directed downward and designed or shielded so as to not shine onto neighboring properties or streets. The photometrics shall be reviewed and approved by the City Traffic Engineer and Director of Community Development prior to building permit issuance. The type and location of all exterior light fixtures shall be reviewed and approved by the Director of Community Development prior to building permit issuance.
13. FINAL INSPECTION: Final inspection by the Planning Division is required prior to occupancy.
14. TRANSFORMERS: New electrical transformers shall be placed underground, or aboveground and screened from view to the satisfaction of the Director of Community Development. Details of the new electrical transformers, and any screening architecturally compatible with the building, shall be included in the building permit submittal and shall be subject to the review and approval of the Director of Engineering/City Engineer and Director of Community Development prior to building permit issuance.
15. MECHANICAL EQUIPMENT – SCREENING: The applicant shall effectively screen from view all ducts, meters, 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 building permit, the adequacy of which shall be determined by the Director of Community Development. All required screening shall be installed prior to final occupancy.
16. TRASH ENCLOSURE: All trash, refuse, and recycling shall be contained completely within enclosures. Containers shall be stored within the enclosures at all times except when being unloaded. The enclosures shall be sized to accommodate trash, recycling, and green waste containers in compliance with the Alameda County Mandatory Recycling Ordinance. The materials and colors of any new enclosures shall match or be compatible with the primary building on site and the gates shall be metal or solid wood unless otherwise approved by the Director of Community Development. Elevation drawings and plan details, including color and material of the enclosures noted, shall be included in the building permit submittal and shall be subject to the review and approval of the Director of Community Development prior to building permit issuance.
17. RECYCLING AND COMPOSTING PROGRAMS: The project shall comply with the current City/Pleasanton Garbage Service recycling and composting programs.
18. SIGNAGE: A separate sign design review application shall be submitted for all signage associated with Chabad of the Tri-Valley and is subject to review and approval by the Director of Community Development prior to issuance of a permit and prior to installation. **(Project Specific Condition)**
19. FENCE AT PLAYGROUND: The height of the proposed wood sound-attenuating fence on the south and west sides of the playground shall be reduced from the proposed eight feet to six feet. This revision shall be reflected on the plans submitted for issuance of a building permit and is subject to review and approval by the Director of Community Development. **(Project Specific Condition)**

Construction Practices and Noticing

20. **WORK HOURS:** All demolition and construction activities, inspections, plan checking, material delivery, staff assignment or coordination, etc., shall be limited to the hours of 8 a.m. to 5 p.m., Monday through Friday. 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. All construction equipment shall meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices. Prior to construction, the hours of construction shall be posted on site.
21. **CONSTRUCTION PARKING:** 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 subject to receipt of a temporary conditional use permit (per PMC 18.116.010.E).
22. **CONSTRUCTION TRAILERS:** A construction trailer shall be allowed to be placed on the project site for daily administration/coordination purposes during the construction period.
23. **CONSTRUCTION AND PARKING MANAGEMENT PLAN:** The applicant shall prepare a construction and parking management plan to address impacts and parking demands during the construction phase of the project. The construction and parking management plan shall be subject to review and approval by the City Traffic Engineer and Director of Community Development prior to issuance of a demolition permit, or the first building permit, whichever comes first. The following items shall be incorporated into the construction and parking management plan:
 - a. Show truck route for construction and delivery trucks that does not include neighborhood residential streets, unless approved by the City Traffic Engineer;
 - b. Show construction vehicles and equipment parking area, materials storage, temporary fencing, construction trailer location, and construction contractors/workers parking area.
 - c. Sidewalk closure or narrowing is not allowed during on-site construction activities without prior approval by the City.
24. **PORTABLE TOILETS:** Portable toilets used during construction shall be kept on the project site and as far as possible from existing residences and shall be emptied to prevent odor.
25. **NOTICE OF CONSTRUCTION:** Prior to construction, the applicant shall notify neighbors within 300-feet of the project site of the construction schedule in writing. Such notice shall include contact names and numbers for property owner, agent or contractor.
26. **DISTURBANCE COORDINATOR:** The applicant shall designate a “disturbance coordinator” who shall be responsible for responding to any complaints regarding construction noise, dust, construction parking, etc. The coordinator (who may be an employee of the general contractor) shall determine the cause of the complaint and shall require the implementation of reasonable measures warranted to correct the problem. A telephone number of the disturbance coordinator shall be posted on the construction site fence and on the notification sent to neighbors adjacent to the site. The sign shall also list an emergency after-hours contact number for the disturbance coordinator, or designee.
27. **CULTURAL RESOURCES:** If any prehistoric or historic artifacts, or other indication of cultural resources are found once the project construction is underway, all work shall 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 California Environmental Quality Act (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 their authorized representative. A similar note shall appear on the building permit and/or improvement plans.

Fees

28. FEES: The applicant shall pay any and all fees to which the property may be subject, prior to issuance of grading and/or building permits, or prior to recordation of the final map, whichever is applicable. The type and amount of the fees shall be those in effect at the time the permit is issued.
29. WATER FEES AND WATER METER CONNECTION FEES: The applicant shall pay the applicable Zone 7 and City connection fees and water meter cost for any water meters and irrigation meters, if applicable, prior to building permit issuance.
30. SEWER FEES: The applicant shall pay the applicable Dublin-San Ramon Services District (DSRSD) and City sewer permit fees prior to building permit issuance.

ENGINEERING DEPARTMENT – LAND DEVELOPMENT – 925-931-5650

31. DRIVEWAY REPLACEMENT: The driveway approach on Valley Trails Drive that provides vehicle access to the parking area is badly cracked and damaged, thus creating a potential hazard to pedestrians. The damaged areas shall be replaced according to City Standard Drawing No. 106. This work requires an Encroachment Permit issued by the City in accordance with Pleasanton Municipal Code Chapter 13.04. **(Project Specific Condition)**
32. IRRIGATION WATER METER: City records indicate that the property is served by only one water service (Meter #58052347). For buildings of this size, a separate irrigation service is needed in addition to the existing potable water service. Said irrigation service shall be installed in accordance with City Standard Drawing 701 to the existing 14" mainline on the west side of Hopyard Road. This work requires an Encroachment Permit issued by the City in accordance with Pleasanton Municipal Code Chapter 13.04. **(Project Specific Condition)**
33. NO PARKING IN FRONT OF TRASH ENCLOSURE ON COLLECTION DAY: Signs shall be posted for the three parking spaces in front of the trash enclosure prohibiting parking on the trash collection day assigned by Pleasanton Garbage Service. **(Project Specific Condition)**
34. DESIGN PER CITY STANDARDS: All public improvements shall be designed in compliance with the City Standard Specifications and Details in effect at the time of the issuance of the encroachment, grading, or subdivision permit, whichever occurs first.
35. EROSION CONTROL MEASURES FOR COMMERCIAL DEVELOPMENTS: The applicant shall submit an erosion control plan designed by a certified Qualified SWPPP (Stormwater Pollution Prevention Plan) Practitioner (QSP) for all projects disturbing 1 acre or more or by a California licensed civil engineer or California licensed landscape architect for all projects disturbing less

than 1 acre of land, subject to the review and approval of the Chief Building and Safety Official. All cut and fill slopes shall be hydromulched/hydroseeded and stabilized immediately after the completion of grading work and in no case later than October 1, unless otherwise approved by the Chief Building and Safety Official. No grading shall occur between October 1 and April 30 unless erosion control measures are in place, subject to the review and approval of the Chief Building and Safety Official. Such measures shall be maintained until the permanent landscaping is completed to the satisfaction of the Chief Building and Safety Official and the Notice of Termination for the coverage under the Construction General Permit, if applicable, is approved by the State Water Resources Board.

36. **DAMAGE TO EXISTING PUBLIC AND PRIVATE IMPROVEMENTS:** The applicant shall repair damage to existing public and private improvements on and near the project site and along the haul route at their full expense caused by construction activities as determined and to the satisfaction of the Director of Engineering/City Engineer and prior to issuance of an occupancy permit.
37. **WATER METERS (NON-RESIDENTIAL):** The applicant shall provide a separate water meter and water system for domestic and irrigation purposes subject to the review and approval of the Director of Operations and Water Utilities. The applicant shall use recycled water for landscape irrigation as determined by the Director of Operations and Water Utilities.
38. **STORMWATER TREATMENT – SMALL PROJECTS:** The project creates and/or replaces between 2,500 square feet and 10,000 square feet of impervious surface. The applicant's California licensed civil engineer shall include one or more of the following site design measures on the improvement plans subject to the review and approval of the Director of Engineering/City Engineer that shall be installed prior to the issuance of the certificate of occupancy:
 - a. Direct roof runoff into cisterns or rain barrels for reuse;
 - b. Direct roof runoff onto vegetated areas;
 - c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas;
 - d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas;
 - e. Construct sidewalks, walkways, and/or patios with permeable surfaces; or
 - f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.
39. **TRASH ENCLOSURES:** Trash areas including containers for trash, recycling, and organic waste/composting shall be enclosed and roofed per the city's trash enclosure design guidelines available on the City's website and as required by the NPDES Permit No. CAS612008 and amendments, issued by the San Francisco Bay Regional Water Quality Control Board. The trash enclosure shall be constructed to prevent stormwater run-on and runoff and to contain litter and trash, so that it is not dispersed by the wind or runoff during waste removal. The area enclosed shall drain 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 sign shall be posted prohibiting the dumping of hazardous materials into the sanitary sewer.

FIRE DEPARTMENT – 925-454-2361

The Fire Prevention Bureau reviews building/civil drawings for conceptual on-site fire mains and fire hydrant locations only. Plan check comments and approval DO NOT include: 1.) 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; and 2.) Backflow prevention or connections to the public water mains.

40. FIRE SPRINKLERS FOR TRASH ENCLOSURE: Automatic fire sprinklers shall be installed in the trash enclosure in accordance with the 2016 Pleasanton Building, Fire and Residential Codes with local amendments and ordinances. **(Project Specific Condition)**
41. The plans submitted for issuance of building permit shall be reviewed and approved by the Livermore-Pleasanton Fire Department to ensure conformance to the Fire Code.
42. The existing building shall conform to the Educational Occupancy requirements of the 2010 California Building and Fire Code, NFPA 72 National Fire Alarm Code and the City of Pleasanton Ordinance 2015. The applicant shall install an automatic fire sprinkler system and modify/upgrade the existing fire alarm system to meet these requirements. Plans and specifications for the installation of the automatic fire sprinkler system and the modification/upgrading of the existing fire alarm system, including water flow and valve tamper, shall be submitted to the Livermore-Pleasanton Fire Department for review and approval prior to installation. All required inspections and witnessing of tests shall be completed prior to final inspection and occupancy by the preschool. **(Project Specific Condition)**
43. Portable fire extinguisher(s) shall be provided and installed in accordance with the 2007 California Fire Code and Fire Code Standard #10-1. Minimum approved size for all portable fire extinguishers shall be 2A 10B:C. **(Project Specific Condition)**
44. FIRE HAZARDS: The project developer shall keep the site free of fire hazards from the start of lumber construction until the final inspection.
45. FIRE CODE: All construction shall conform to the requirements of the 2016 Pleasanton Fire Code and local ordinances. All required permits shall be obtained prior to work commencement.
46. SITE SAFETY: Site safety during construction shall be in accordance with Fire Code chapter 33.
47. FIRE SPRINKLERS: Automatic fire sprinklers shall be installed in all occupancies in accordance with the 2016 Pleasanton Building, Fire and Residential Codes with local amendments and ordinances.
48. EMERGENCY RESPONDER RADIO: Emergency responder radio coverage shall be provided in accordance with section 510 of the Fire Code.
49. FIRE PROTECTION FACILITIES: Prior to any construction framing, the applicant 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.
50. WATER FLOW AND CONTROL VALVES: 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.
51. ELECTRICAL CONDUIT: 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.
52. LISTED: All commercial, industrial, and multi-family residential occupancies shall have valve tamper and water flow connected to a listed Central Station Service in accordance with NFPA 72. Fire Department plan check includes specifications, monitoring, installation, and alarm company

certificates. 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.

53. FIRE LANE MARKING: On-site access ways, turn arounds, and internal drives shall be designated as fire lanes and identified as such by red curb striping and posted with signs at locations approve by the Fire Department. Signs shall be according to State standards and read “No Parking – Fire Lane” and must be shown on the plans. The red curb striping, sign location(s), and sign language shall be included in the building permit submittal for review and approval by the Livermore-Pleasanton Fire Department prior to building permit issuance.

a. The following schedule for NO PARKING signs shall apply:

<i>Width</i>	<i>Requirements</i>
36 feet or greater	No requirements
Between 28 and 36 feet	Post one side
Between 20 and 28 feet	Post both sides
Less than 20 feet	Not permitted
Cul-de-Sac	Not permitted

54. PREMISES IDENTIFICATION: Address numbers shall be installed on the front or primary entrance for all buildings. Minimum building address character size shall be 12-inch high by 1-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.

55. FINAL INSPECTION: Prior to request for final inspection, all access roads, on-site access and fire hydrants shall be provided. All fire hydrants shall be accepted, inspected and tested to applicable City Standards.

LANDSCAPE ARCHITECTURE DIVISION – 925-931-5672

Landscaping

56. LANDSCAPING: Detailed landscape and irrigation plans encompassing all planting areas, both on-site and off-site, shall be included in the building permit plans. All plans shall be prepared by a licensed landscape architect and shall provide the species, location, size, quantities, and spacing of all plants. Minimum plant sizes are 1-gallon containers for ground cover, 5-gallon containers for shrubs, and 15-gallon containers for trees. Plant species shall be of a drought-tolerant nature and the irrigation design shall utilize low-volume drip, bubbler, or other water conserving irrigation systems to the maximum extent possible. The drawings shall be subject to the review and approval of the City Landscape Architect prior to building permit issuance.

57. WATER EFFICIENT LANDSCAPE ORDINANCE (WELO): The project shall comply with the City of Pleasanton’s Water Efficient Landscape Ordinance (WELO) and Bay Friendly Basics Landscape Checklist. The applicant shall submit a Landscape Documentation Package in PDF format to the Landscape Architecture Division, which shall be subject to review and approval by the City Landscape Architect prior to building permit issuance. The Landscape Documentation Package shall include:

- a. Project Information;
- b. Water Efficient Landscape Worksheet;

- c. Soil management report;
 - d. Landscape design plan;
 - e. Irrigation design plan; and
 - f. Grading design plan.
58. CERTIFICATE OF COMPLETION: Upon completion of construction and prior to final inspection by the Building and Safety Division, the applicant's landscape architect shall submit a Certificate of Completion Package in PDF format to the Landscape Architecture Division for review and approval. The Certificate of Completion Package shall include:
- a. Project information sheet;
 - b. Certificate of installation according to the landscape documentation package;
 - c. Irrigation scheduling;
 - d. Schedule of irrigation, landscape and irrigation maintenance;
 - e. Landscape irrigation audit report; and
 - f. Soil management report (if not previously submitted).
59. LANDSCAPING INSTALLATION: Prior to building permit final all landscaping shall be installed as shown on the approved building permit set and shall be inspected and approved by the Landscape Architecture Division.
60. CONCRETE CURBS: 6-inch vertical concrete curbs, with curb cuts or flush curbs with wheel stops, if determined to be acceptable by the Director of Engineering/City Engineer and Director of Community Development, shall be installed between all paved and landscape areas, in conformance with the City's Standard Specifications and Details.
61. EROSION CONTROL: For purposes of erosion control, the applicant shall plant a hydro seed mixture designed by the applicant's landscape architect and approved by the Landscape Architecture Division prior to installation. The erosion control shall be maintained by the applicant until permanent landscaping is in place.
62. BACKFLOW AND IRRIGATION METER SCREENING: All backflow prevention devices and above ground irrigation controls shall be screened and are subject to the review and approval of the City Landscape Architect prior to their installation. If above-ground, they shall be painted forest green or an equivalent dark-green color. Screens shall consist of berms, walls, or landscaping satisfactorily integrated into the landscape plan. Landscape screens shall include shrubbery designed by species and planting density to establish a complete screen within 1 year from the date of planting. Weather protection devices, such as measures to protect pipes from freezing, shall require approval by the City Landscape Architect prior to use; at no time shall fabric or other material not designed and/or intended for this purpose be wrapped around or otherwise placed on these devices. **(Project Specific Condition)**
63. IRRIGATION METER: There shall be a water meter dedicated to irrigating the landscape. The water meter shall be of a type and size as approved by the City and shall not be a Rainbird meter as indicated on the irrigation plans. **(Project Specific Condition)**
64. MAINTENANCE: The applicant and all future owners of the property shall, at no expense to the City, maintain all the landscaped areas related to the project in a healthful, attractive and reasonably weed-free manner consistent with the approved landscape plan, for the duration of the existence of the project.

Trees

65. TREE REPORT: The applicant shall comply with the recommendations of the tree report prepared by Traverso Tree dated February 8, 2021. The Tree Protection Plan provided by the arborist shall be included in the plan set. No tree trimming or pruning other than that specified in the tree report shall occur. The applicant shall arrange for the Project Arborist to conduct a field inspection prior to building permit issuance to ensure all recommendations have been properly implemented. The Project Arborist shall certify in writing all recommendations have been followed. **(Project Specific Condition)**

66. TREE BOND: Any tree affected by development/construction must be protected per the Municipal Code. The applicant shall post cash, letter of credit, or other security satisfactory to the Director of Engineering/City Engineer, for all Heritage Trees and any other significant tree as deemed by the City Landscape Architect. This bond or security will be for the value of trees 1-17 as identified in the arborist report for a total bond amount of \$68,820 and shall be held for a minimum of 1 year following acceptance of public improvements or completion of construction, whichever is later. The bond shall be forfeited if the trees are destroyed or substantially damaged. An arborist shall be onsite during any tree work (i.e. root pruning, trimming, setting up tree protection, etc.). The bond or security may be released early with a certification letter by the arborist confirming he/she was present during said tree work and work was performed in accordance with the arborist's recommendations. **(Project Specific Condition)**

67. ROOT CONTROL BARRIER: The applicant shall provide root control barriers for all trees located within 8-feet of pavement or other hardscape. Root barriers shall be located along the edge of the pavement wherever the tree is within 8-feet of pavement or hardscape. Information and details shall be included in the landscape plan submittal for review and approval by the Landscape Architecture Division. **(Project Specific Condition)**

[end]

EXHIBIT C



1:11,343

0 0.125 0.25 mi

0 650 1,300 Feet

P21-0136, Tri Valley Chabad Center, 3370 Hopyard Rd

Planning Division
March 29, 2021

