

PLANNING COMMISSION CITY OF PLEASANTON

ALAMEDA COUNTY, CALIFORNIA

RESOLUTION NO. PC-2016-05

RESOLUTION APPROVING A DESIGN REVIEW FOR
JOHN G. MAZE, AS FILED UNDER CASE P15-0739

WHEREAS, John G. Maze, has applied for Design Review approval to retain the existing residence and construct three new apartment units at the rear and related site improvements at 236 Ray Street; and

WHEREAS, zoning for the property is Central Commercial (C-C), Downtown Revitalization, Core Area Overlay District; and

WHEREAS, at its duly noticed public hearing of March 23, 2016, the Planning Commission considered all public testimony, relevant exhibits, and recommendations of the City staff concerning this application; and

WHEREAS, this project is categorically exempt from environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines, Section 15303, New Construction or Conversion of Small Structures; and

WHEREAS, the Planning Commission determined that the proposed project is consistent with the appearance of the existing buildings in the area.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF PLEASANTON RESOLVES THE FOLLOWING:

Section 1. Approves Case P15-0739, the application of John G. Maze, for Design Review approval to retain the existing residence and construct three new apartment units at the rear and related site improvements at 236 Ray Street, subject to the conditions shown in Exhibit A, attached hereto and made part of this case by reference.

Section 2. This resolution shall become effective 15 days after its passage and adoption unless appealed prior to that time.

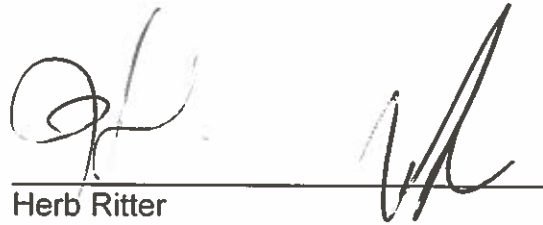
THIS RESOLUTION ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF PLEASANTON ON THE 23RD DAY OF MARCH 2016 BY THE FOLLOWING VOTE:

AYES: Commissioners Allen, Nagler, O'Connor, and Ritter
NOES: None
ABSTAIN: None
RECUSED: None
ABSENT: Commissioner Balch

ATTEST:



Adam Weinstein
Secretary, Planning Commission



Herb Ritter
Chair

APPROVED AS TO FORM:



Larissa Seto
Assistant City Attorney

**EXHIBIT A
CONDITIONS OF APPROVAL**

**P15-0739, John G. Maze
236 Ray Street
March 23, 2016**

PROJECT SPECIFIC CONDITIONS

Planning Division

1. The project developer shall obtain growth management approval prior to building permit approval. The project shall meet all requirements of the City's Growth Management Ordinance, and the developer shall enter into a growth management agreement with the City.
2. Except as otherwise approved by the Director of Community Development, the stucco finish for the new buildings shall have a relatively smooth hand-troweled look. Prior to installation, the applicants/project developer shall submit a sample of the stucco wall finish for the new home and remodeled building for review and approval by the Director of Community Development.
3. The wall pack light fixtures shown on the plans shall be replaced with "traditional-looking" light fixtures that are appropriate to the architectural style of the buildings, subject to review and approval by the Director of Community Development. Plans shall demonstrate to the satisfaction of the Director of Community Development that the lighting is of low-intensity, that the lighting source is concealed, and that the lighting is directed downward and designed or shielded so as to not shine onto neighboring properties. The project/building developer shall submit a final lighting plan with the plans submitted to the Building and Safety Division for permits, and include drawings and/or manufacturer's specification sheets showing the intensity, size, design, and types of light fixtures proposed for the exterior of the building and the site.
4. The plans submitted to the Building and Safety Division for plan check and permit issuance shall be revised to show all windows being recessed a minimum of one inch from the outside face of wall not including the trim around the windows and match the design/style of Unit 1 (existing home). Wood, fiberglass-, or vinyl-framed/sashed 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. 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.
5. The railings on the new buildings shall be wood. The plans submitted to the Building and Safety Division for plan check and permit issuance shall include a detail of the wood railing and shall be subject to the review and approval of the Director of Community Development prior to issuance of a building permit.

6. The garage doors shall have additional detailing, such as a “carriage style” design. Manufacturer’s specification sheets and/or photographs of the garage door design shall be included with the building permit plans and shall be subject to review and approval by the Director of Community Development prior to building permit approval.
7. Prior to building permit issuance, the landscape plan shall be revised to include a legend of all plants that clearly references the species, size, and water usage for all landscaping proposed and shall be subject to the review and approval of the Planning Division prior to issuance of a building permit.
8. The red maple, noted as “specimen tree” on the landscape plans in Exhibit B, located in the front yard of Unit 1 (the existing home) shall be replaced with a tree that meets PG&E’s requirements for proximity to power lines and that is of low-water use. The replacement tree shall be noted on the landscape plans submitted to the Building and Safety Division for plan check and permit issuance and shall be subject to the review and approval of the Director of Community Development prior to issuance of a building permit.
9. The civil and landscape drawings shall match the architectural site plan. The plans submitted to the Building and Safety Division for plan check and permit issuance shall be consistent throughout and shall be subject to the review and approval of the Planning Division prior to issuance of a building permit.
10. Prior to issuance of a building permit, the applicant shall submit a payment in the amount of \$9,550 to the City’s Urban Forestry Fund for the removal of the three heritage-sized trees, Nos 87, 88, and 89 in the Arborist Report prepared by HortScience, dated “May 15, 2015,” on file with the Planning Division.
11. The leases of all residential units shall indicate the following:
 - a. That the property is in an area subject to noise, activity, and traffic 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 uncovered parking spaces shall not be modified or used for storage in a manner that would interfere with the ability to park one car within each unit’s designated one car garage space or two cars within the two uncovered spaces (one car per uncovered space). Each resident shall utilize the garages and uncovered parking spaces for the parking of vehicles.
12. The applicant/responsible party shall be required to pay \$2,500 per new unit into the Bernal Park Reserve Fund prior to issuance of building permits.

Traffic Division

13. The Ray Street sidewalk shall remain open while the buildings are being constructed.
14. Comprehensive construction traffic control plans shall be submitted to the traffic engineer for review and approval prior to the issuance of a building permit. The Plans shall include the use of proper lane closure procedures such as flagger stations, signage, cones, and other warning devices.
15. The haul route for all materials to and from the project shall be approved by the Traffic 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.

Engineering Department

16. Prior to issuance of a building permit, the property owner shall make a pro-rata payment to underground the overhead utility lines along Ray Street. The amount of the fee shall be determined by the City Engineer.
17. At no time shall the delivery of construction material, parking of construction vehicles, or storage of construction material impede the flow of traffic on Ray Street unless temporary and approved by the City Engineer.

STANDARD CONDITIONS

Community Development Department

18. The applicant shall pay any and all fees to which the use may be subject prior to issuance of permits. The type and amount of the fees shall be those in effect at the time the permit is issued.
19. The applicant shall submit a written dust control plan or procedure as part of the building permit plans.
20. 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.

21. 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.

Engineering Department

22. 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.
23. 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 Engineering. 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.
24. A "Conditions of Approval" checklist shall be completed and attached to all plan checks submitted for approval indicating that all conditions have been satisfied.
25. 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.
26. 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.
27. 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.
28. 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.
29. This approval does not guarantee the availability of sufficient water and/or sewer capacity to serve the project.

30. There shall be no direct roof leaders connected to the street gutter or storm drain system, unless otherwise approved by the City Engineer.
31. 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.
32. 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.
33. 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.
34. 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 owner.
35. 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.
36. The minimum grade for the gutter flowline shall be set at one percent where practical, but not less than 0.75% unless otherwise approved by the City Engineer.
37. 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.

Livermore-Pleasanton Fire Department

38. All construction shall conform to the requirements of the 2013 California Fire Code; City of Livermore Ordinance No. 1985. All required permits shall be obtained prior to work commencement.
39. Automatic fire sprinklers shall be installed in all occupancies in accordance with the 2013 California Building, Fire and Residential Codes; City of Pleasanton Ordinance No. 2083. Installations shall conform to NFPA Pamphlet 13, Occupancy Hazard Approach for commercial occupancies **OR** NFPA 13D with local amendments for one and two-family occupancies.

40. 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:
- a. Installation of the on-site fire mains and fire hydrants.
 - b. Specific installation drawings submitted by the licensed underground fire protection contractor shall be submitted to the Fire Prevention Bureau for approval.
 - c. Backflow prevention or connections to the public water mains.
41. The following items will be provided prior to any construction above the foundation or slab:
- a. Emergency vehicle access shall be provided to the site or tract, as specified in the approved Site Plan, including the area where construction is occurring. If Public Works Improvements are part of the project to access the site, an emergency vehicle access plan shall be submitted for review and approval.
 - b. If permanent access or site paving is not provided, the carrying capacity of the emergency vehicle access shall be 69,000 pounds under all weather conditions.
 - c. Designated construction material storage and construction worker parking shall not obstruct the emergency vehicle access route(s).
 - d. Where on-site fire hydrant(s) are required, they shall be installed, flushed and all valves open prior to any construction above the foundation or slab. This includes concrete tilt-up and masonry buildings.
 - e. On-site fire hydrant(s) shall not be obstructed and shall be sufficiently above grade to have all hydrant valves and outlets accessible for emergency use.
 - f. Where a project is phased as part of the development approved by the City, specific access, water supply and fire hydrant installations will be required as part of each phase. As needed, a phasing plan with these improvements will be required.
42. Address numbers shall be installed on the front or primary entrance of the building. Minimum building address character size shall be a minimum 4" high by 1/2" stroke. If the building is setback from primary access 50 feet or greater, address size shall be increased for visibility and in accordance with Livermore-Pleasanton Standard Operating Procedures – Premises Identification Standards.

Planning Division

43. The proposed development shall conform substantially to Exhibit B, dated "Received" December 4, 2016, on file with the Planning Division, except as modified by these conditions. Minor changes to the approved plans shall be approved by the Community

Development Director if determined to be in substantial conformance with the approved exhibits.

44. The building permit plan check package will be accepted for submittal only after completion of the 15-day appeal period, measured from the date of the approval letter, unless the project developer submits a signed statement acknowledging that the plan check fees may be forfeited in the event that the approval is overturned on appeal, or that the design is significantly changed as a result of the appeal. In no case will a building permit be issued prior to the expiration of the 15-day time-period.
45. Design review approval shall lapse within one (1) year from the date of approval unless a building permit is issued and construction has commenced and is diligently pursued toward completion, or an extension has been approved by the City pursuant to Section 18.20.070 of the Municipal Code.
46. The height of the structures shall be surveyed and verified as being in conformance to the approved building height as shown on Exhibit B or as otherwise conditioned. Said verification is the project developer's responsibility, shall be performed by a licensed land surveyor or civil engineer, and shall be completed and provided to the Planning Division before the first framing or structural inspection by the Building Department.
47. 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, prior to receiving a foundation inspection for the structures.
48. To the extent permitted by law, the project applicant shall defend (with counsel reasonably acceptable to the City), indemnify and hold harmless the City, its City Council, its officers, boards, commissions, employees and agents from and against any claim (including claims for attorneys fees), action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including (without limitation) reimbursing the City its attorneys fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.
49. The applicant shall comply with the recommendations of the tree report prepared for the applicant by HortScience, dated May 15, 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.
50. The approved building materials and colors shall be stated on the plans submitted for issuance of building permits.
51. Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed.

52. 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.
53. The project applicant or developer 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 project applicant or developer to the City, on a form generated by the PUSD, prior to building permit issuance.
54. Prior to building permit submittal, a list of the green building measures used in the design of the units, covered by this approval, shall be provided to the Planning Division for the review and approval by the Director of Community Development. The units covered by this approval 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.

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.

A special inspection by from 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.

55. 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.
56. A minimum of one water conservation device such as low-flow faucets, toilets, shower fixtures, etc., shall be installed in each unit. The water conservation device(s) shall be stated on the plans submitted for the issuance of a building permit.

57. Each new building shall be constructed to allow for the future installation of a photovoltaic system and a solar-water-heating system. The applicant or building developer shall comply with the following requirements to make the residence photovoltaic- and 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 photovoltaic and solar water heating system beyond that anticipated for roofing;
 - d. Plumbing shall be installed for solar-water heating; and
 - e. Space shall be provided for a 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.

58. Each unit covered by this approval shall be constructed to encourage telecommuting by providing telecommunications infrastructure such as cabling for DSL service, wiring for total room access, etc. The applicant/building developer shall show the infrastructure on the building permit plan set prior to issuance of a building permit.
59. The project shall comply with the current City/Pleasanton Garbage Service recycling and composting programs.
60. 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.
61. A construction trailer shall be allowed to be placed on the project site for daily administration/coordination purposes during the construction period. At no time shall campers, trailers, motor homes, or any other vehicle be used as living or sleeping quarters on the construction site. All such vehicles shall be removed from the site at the end of each workday.
62. 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.
63. 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.

64. Final inspection by the Planning Division is required prior to occupancy of the dwellings.
65. All conditions of approval shall be attached to all building permit plan check sets submitted for review and approval. These conditions of approval shall be attached at all times to any grading and construction plans kept on the project site. It is the responsibility of the applicant/property owner to ensure that the project contractor is aware of, and abides by, all conditions of approval. It is the responsibility of the applicant/property owner to ensure that the project landscape contractor is aware of, and adheres to, the approved landscape and irrigation plans, and all conditions of approval. Prior approval from the Director of Community Development is required before any changes are constituted in site design, grading, building design, building colors or materials, fence material, fence location, landscape material, etc.

Landscaping Conditions

66. All trees used in landscaping shall be a minimum of 15 gallon size and all shrubs shall be a minimum of five (5) gallons.
67. 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 building final, and reviewed and approved by the Planning Division.
68. 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.

69. Prior to occupancy, the landscape architect 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.
70. 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.
71. The applicant is encouraged to use best management practices for the use of pesticides and herbicides.
72. 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.

Building and Safety Division

73. The applicant shall obtain a building permit and any other applicable City permits for the project prior to the commencement of any construction.
74. After the issuance of a building or demolition permits, the applicant shall submit a waste management plan to the Building and Safety Division through (www.GreenHaloSystems.com). 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.
75. The project developer shall provide a construction plan with the building permit plan set for review and approval by the Director of Community Development 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.

76. To initiate the building permit plan check process, the applicant shall submit the following:
 - a. Three (3) full-size sets of construction plans (wet-stamped and signed);
 - b. Two (2) sets of the necessary structural and Title 24 calculations;
 - c. Two (2) copies of a site-specific soils report;
 - d. Completed Building Permit Questionnaire; and
 - e. Necessary fees.
77. All building and/or structural plans shall comply with all codes and ordinances in effect before the Building Division will issue permits.
78. 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, Exhibit B, on file with the Planning Division.
79. At the time of building permit plan submittal, 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 to prevent stormwater runoff onto adjoining properties.

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.)

Building Division

80. 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.
81. 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.
82. The buildings covered by this approval shall be designed and constructed to meet Title 24 state energy requirements.

83. All building and/or structural plans must comply with all codes and ordinances in effect before the Building and Safety Division will issue permits.

Livermore-Pleasanton Fire Department

84. 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.
85. 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.
86. 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.
87. 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.
88. 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.
89. 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.

90. 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.
91. 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).

URBAN STORMWATER CONDITIONS OF APPROVAL

Engineering Department

92. The project shall comply with the City of Pleasanton's Stormwater NPDES Permit #CAS612008, dated October 14, 2009 and amendments (hereafter referred to as NPDES Permit). This NPDES Permit is issued by the California Regional Water Quality Control Board, San Francisco Bay Region (hereafter referred to as Regional Water Quality Control Board). Information related to the NPDES Permit is available at the City of Pleasanton Community Development Department, Engineering Division, and on line at:

- <http://www.ci.pleasanton.ca.us/business/planning/StormWater.html>
- http://www.waterboards.ca.gov/sanfranciscobay/water_issues/programs/stormwater/Municipal/index.shtml

A. Design Requirements

1. NPDES Permit design requirements include, but are not limited to, the following:
 - a. Source control, site design, implementation, and maintenance standards.
 - b. Compliance with a Diazinon pollutant reduction plan (Pesticide Plan) to reduce or substitute pesticide use with less toxic alternatives.
 - c. Compliance with a Copper Pollutant Reduction Plan and a Mercury Pollutant Reduction Plan.
2. The following requirements shall be incorporated into the project:
 - a. The project developer shall submit a final grading and drainage plan. The grading and drainage plan shall be subject to the review and approval of the

City Engineer prior to the issuance of a grading or building permit, whichever is sooner.

- b. The project developer will be required to install a structural control(s), such as an oil/water separator(s), sand filter(s), or approved equal(s) on the site to intercept and pre-treat stormwater prior to reaching the storm drain. The design, location(s), and a schedule for maintaining the separator shall be submitted to the City Engineer/Chief Building Official for review and approval prior to the issuance of a grading or building permit, whichever is sooner. The structural control shall be cleaned at least twice a year (once immediately prior to October 15 and once in January).
- c. Building/Structures shall be designed to minimize the occurrence and entry of pests into buildings, thus minimizing the need for pesticides, as determined by the Chief Building Official prior to the issuance of a building permit.
- d. The project's landscape and irrigation plans shall be designed to: 1) minimize the use of fertilizers and pesticides that can contribute to stormwater pollution; and 2) promote surface infiltration. Prior to the installation of project landscaping and irrigation, the project landscape architect shall submit a landscaping and irrigation plan to the City Engineer for review and approval and submit written verification stating the project incorporates the following:
 - (i) Plants tolerant of saturated soil conditions and prolonged exposure to water in areas that provide detention of water.
 - (ii) Plants and soil amendments appropriate to site specific characteristics such as topography and climate.
 - (iii) Landscaping and irrigation consistent with Bay-Friendly Landscaping.
 - (iv) Water conservation techniques to promote surface infiltration.
- e. All metal roofs, gutters, and downspouts shall be finished with rust-inhibitive finish/paint as determined by the Chief Building Official.
- f. All projects using architectural copper roofing, gutters, downspouts, etc., shall utilize the following Best Management Practices for use and maintenance:
 - a. During installation, copper material shall be pre-patinated at the factory. If patination is done on-site; collect the rinse water in a tank and haul off-site for disposal. With prior authorization from Dublin San Ramon Services District (DSRSD), you may collect the rinse water in a tank and discharge to the sanitary sewer. Optionally, consider coating the copper materials with a clear coating that prevents further corrosion and

stormwater pollution. The clear coating, if utilized, shall be reapplied (as recommended by the coating manufacturer) to maintain its efficacy.

- b. During maintenance, the following applies during washing and patination:
 - (i) Minimize washing of architectural copper as it damages the patina and any protective coating.
 - (ii) Block all storm drain inlets downstream of the wash.
 - (iii) collect in a tank and dispose off-site, or discharge the wash water to the sanitary sewer (with prior authorization from DSRSD).
- c. During re-patination, collect the rinse water in a tank and dispose off-site or discharge to sewer (with prior authorization from DSRSD).
- g. Roof drains shall drain away from the building foundation. Stormwater flow shall drain to the infiltration planter, a landscaped area or to an unpaved area wherever practicable as determined by the City Engineer/Chief Building Official.
 - (i) There shall be no direct roof leaders connected to the street gutter or storm drain system, unless otherwise approved by the City Engineer.

B. Construction Requirements

1. The project developer shall submit a Stormwater Pollution Prevention Plan (SWPPP) to the City Engineer/Chief Building Official for review and approval prior to the issuance of a grading or building permit, whichever is sooner. A copy of the approved SWPPP, including all approved amendments, shall be available at the project site for City review until all engineering and building work is complete and City permits have been finalized. A site specific SWPPP must be combined with proper and timely installation of the BMPs, thorough and frequent inspections, maintenance, and documentations. SWPPP for projects shall be kept up to date with the projects' progress. Failure to comply with the most updated construction SWPPP may result in the issuance of correction notices, citations, and/ or stop work orders.
2. The project developer is responsible for implementing the following Best Management Practices (BMPs). These, as well as any other applicable measures, 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 project grading plan which shall specifically address measures to prevent soil, dirt, and debris from entering the public storm drain system. Such measures may include, but are not limited to, hydroseeding, hay bales, sandbags, and siltation fences and shall be 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 a building permit, and shall be 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 vegetated areas 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 and place in the appropriate container for recycling; to be emptied 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 by being windblown or by being spilled.
- 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 a street, gutter, or storm drain.
- i. Concrete wash area: (1) locate wash out area away from storm drains and open ditches; (2) construct a temporary pit large enough to store the

liquid and solid waste; (3) clean the pit by allowing concrete to set; (4) break up the concrete; and then (5) recycle or dispose of properly.

- j. Equipment and vehicle maintenance area is not permitted; use an off-site repair shop is strongly encouraged.

C. Operation and Maintenance Requirements

1. The project shall comply with the following:
 - a. Repainting text near any drain inlets to state "No Dumping – Drains to Bay."
 - b. Ensuring maintenance of landscaping with minimal pesticide and fertilizer use.
 - c. Ensuring no one is disposing of vehicle fluids, hazardous materials or rinse water from cleaning tools, equipment or parts into storm drains.
 - d. Cleaning 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.
 - e. Sweeping regularly but not less than once a month, 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.

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