

PUD-107
Exhibit A, Draft Conditions of Approval
377 St. Mary Street
November 18, 2015

PROJECT SPECIFIC CONDITIONS OF APPROVAL

Planning Division

1. The proposed Planned Unit Development Rezoning and Development Plan shall conform substantially to the project narrative, plans, color palette, and arborist report, Exhibit B, dated "Received October 5, 2015," on file with the Planning Division, except as modified by the following conditions of approval. Minor changes to the plans may be allowed subject to the approval of the Director of Community Development if found to be in substantial conformance to the approved exhibits.
2. The Planned Unit Development Development Plan shall lapse two years from the effective date of approval unless a building permit is obtained and construction diligently pursued, or a parcel map is recorded, or the City has approved a time extension.
3. The permitted and conditionally permitted uses for the Planned Unit Development – High Density Residential (PUD-HDR) zoned portion of the subject property shall be those of the R-1 One-Family Residential District.
4. Unless otherwise specified in the conditions of approval, the accessory structure site development standards shall be those of the RM-2,500 District.
5. No additions or expansions are permitted to any house or garage within the project area. Future building and/or site improvements not covered by this development plan approval will be subject to City review and approval prior to any changes to the building and/or site.
6. The garages shall not be modified or used for storage in a manner that would interfere with the ability to park two cars within the garage and each resident shall utilize the garages for the parking of vehicles. In addition, boats, trailers, campers, motor homes, and other recreational vehicles shall not be parked or stored on-site.

7. The permitted uses for the Planned Unit Development – Central Commercial (PUD-C-C) zoned portion of the subject property shall include:

Special downtown accessory entertainment uses, as defined in Chapter 18.08 of this title:	P
a. Indoor special downtown accessory entertainment uses with non-amplified or amplified sound in the downtown hospitality central core area and non-amplified sound in the downtown hospitality transition area (hours: 8:00 a.m.—11:00 p.m.)	
b. Indoor special downtown accessory entertainment uses with amplified sound in the downtown hospitality transition area (hours: 8:00 a.m.—9:00 p.m.)	
c. Outdoor special downtown accessory entertainment uses (hours: 8:00 a.m.—9:00 p.m.)	
d. The above accessory uses (5)(a)—(5)(c) shall meet all four of the following parameters:	
i. The use is in compliance with all applicable requirements of Chapter 9.04 (Noise Regulations). The applicant may be required to install noise mitigating measures to ensure compliance with the noise regulations	
ii. For indoor music and entertainment, the exterior doors of the establishment shall remain closed when not being used for ingress/egress and self-closing mechanisms shall be installed on all exterior doors	
iii. For indoor music and entertainment, the establishment's windows shall remain closed when music/entertainment activities are taking place	
iv. The use is in compliance with all applicable requirements of the Pleasanton Municipal Code and all other applicable laws, particularly pertaining to noise, public disturbance, littering, and parking	
Special downtown accessory entertainment uses, as defined in Chapter 18.08 of this title, and the use does not comply with the hour restrictions for the use to be a permitted use. Temporary special downtown accessory entertainment uses shall be subject to the requirements of Section 18.116.060 of this title	TC
Special downtown accessory entertainment uses, as defined in Chapter 18.08 of this title, and the use does not comply with the hour restrictions and/or conditions required for the use to be a permitted use or a temporary conditional use	C
Antique stores, no firearm sales	P
Antique stores with sales of antique firearms	C
Art galleries and artists' supply stores	P
Bakery	P
Barbershops and beauty shops	P
Bars and brew pubs, as defined in Chapter 18.08 of this title	C
Beauty shops including massage services of four or more massage technicians at any one time. Massage establishments within a beauty shop shall meet the requirements of Chapter 6.24	C
Beauty shops or beauty shops including massage services of three or fewer massage technicians at any one time. Massage establishments within a beauty shop shall meet the requirements of Chapter 6.24	P
Beer Garden	C
Bicycle shops	P
Bookstores and rental libraries	P

Candy stores	P
Carpet, drapery and floor-covering stores	P
Catalog stores, no firearm sales	P
Catering establishments	P
Clothing and costume rental establishment	P
Clothing, shoe and accessory stores	P
Coffee Shop	P
Copying and related duplicating services and printing/publishing services using only computers, copy machines, etc., not including lithographing, engraving, or such similar reproduction services	P
Dairy products manufacturing for retail sale on-premises only	C
Delicatessen stores	P
Drugstores and prescription pharmacies	P
Dry goods stores	P
Financial institutions, including banks, savings and loan offices, finance companies, credit unions and related services	P
Florists	P
Furniture stores	P
Gift shops	P
Gymnasiums and health clubs	C
Hardware stores	P
Hobby shops	P
Ice cream sales	P
Interior decorating shops	P
Jewelry stores	P
Leather goods and luggage stores	P
Locksmiths	P
Massage establishments where four or more massage technicians provide massage services at any one time. Massage establishments shall meet the requirements of Chapter 6.24	C
Massage establishments where three or fewer massage technicians provide massage services at any one time. Massage establishments shall meet the requirements of Chapter 6.24	P
Medical and orthopedic appliance stores	P
Microbrewery	C
Music stores	P
Music and dance facilities which cannot meet the criteria for music and dance facilities as written in the use category below	C
Music and dance facilities with no more than 20 students in the facility at any one time are permitted uses subject to the following conditions:	P
1. The facility shall adhere to all occupancy, ADA, California Building Code, and exiting requirements	
2. The zoning administrator finds that adequate parking is available for the said use	
3. The standard city noise ordinance applies	

Newsstands	P
Office supply and business machines stores	P
Offices, including, but not limited to, business, professional and administrative offices	P
Outdoor art and craft shows	TC
Paint, glass and wallpaper shops	P
Pet and bird stores	P
Photographic studios	P
Photographic supply stores	P
Picture framing shops	P
Plant shops	P
Printing, including also lithographing and engraving and other reproduction services	C
Record and recording and sound equipment stores	P
Recreation and sport facilities, indoor, which cannot meet the recreation and sport facility criteria as written in the use category below	C
Recreation and sport facilities, indoor, with more than 20 students in the facility at any one time, or recreation and sports facilities, indoor, including massage services of four or more massage technicians at any one time. Massage establishments within recreation and sports facilities shall meet the requirements of Chapter 6.24	C
Recreation and sport facilities, indoor, with no more than 20 students in the facility at any one time, and with no massage services or with massage services of three or fewer massage technicians at any one time. Massage establishments within recreation and sports facilities shall meet the requirements of Chapter 6.24	P
1. The facility shall adhere to all occupancy, ADA, California Building Code, and exiting requirements	
2. The zoning administrator finds that adequate parking is available for the said use	
3. The standard city noise ordinance applies	
Restaurants and soda fountains not including drive-ins or take-out food establishments	P
Restaurants and soda fountains including take-out food establishments	C
Shoe repair shops	P
Shoe stores	P
Specialty stores selling those items normally sold in department stores	P
Sporting goods stores, no firearm sales	P
Stamp and coin stores	P
Stationery stores	P
Tailor or dressmaking shops	P
Toy stores	P
Tutoring with no more than 20 students at the facility at any one time are permitted uses subject to the following conditions:	P
1. The facility shall adhere to all occupancy, ADA, California Building Code, and exiting	

requirements	
2. The zoning administrator finds that adequate parking is available for the said use	
3. The standard city noise ordinance applies	
Variety stores	P
Watch and clock repair shops	P
Wine Bar	C

8. Unless otherwise specified in the conditions of approval, the site development standards for the commercial portion of the project shall be those of the C-C District.
9. No signage is part of this approval. All signage for the commercial portion of the project shall conform to the requirements of the Pleasanton Municipal Code, Downtown Revitalization District requirements, and the Downtown Design Guidelines. A Sign Design Review application shall be required.
10. Prior to issuance of a building permit, the applicant shall pay the current surface rate for three parking spaces into the City's in-lieu parking fund for Downtown.
11. Prior to issuance of a building permit, the applicant shall submit a growth management application for Zoning Administrator review and action. The growth management approval shall be granted prior to issuance of a building permit.
12. Prior to issuance of a building permit, the applicant shall submit a finished stucco sample for the homes. The stucco sample shall be subject to the review and approval of the Director of Community Development.
13. Prior to issuance of a building permit for the commercial portion of the project, the applicant shall submit design details for a trash enclosure for the commercial development. The trash enclosure shall be sized to accommodate both trash and recycling containers, and be on an accessible route. The trash and recycling containers shall be kept inside the enclosure at all times, except during pick-up times. The trash enclosure shall meet all City and Livermore Pleasanton Fire Department requirements. The trash enclosure location and design shall be subject to the review and approval of the Director of Community Development.
14. Prior to issuance of a building permit for the commercial portion of the project, the applicant shall submit design details for all outdoor structures and furniture to be located within the "placita" or plaza. These details shall be subject to the review and approval of the Director of Community Development. This condition shall be applicable to all uses that occupy the commercial portion of the project including those that do not have outdoor dining as part of their use, but still intend to place structures within the "placita" or plaza.
15. Prior to issuance of a building permit, the applicant shall prepare a noise study for the residential lots. Details of any recommended noise mitigation shall be submitted in conjunction with the plans submitted for issuance of building permits and shall be subject to the review and approval by the Director of Community Development prior to issuance of building permits for the project. The applicant's noise consultant shall

review the applicable noise mitigations shown on the building permit plans to ensure that the recommendations have been properly incorporated into the design. The consultant shall certify in writing that such recommendations have been followed.

16. Prior to issuance of a building permit, the applicant shall submit an addendum to the tree report providing a monetary value comparison between the trees to be removed versus those to be installed as mitigation and then contribute any positive difference to the City's Urban Forestry Fund.
17. The project developer shall provide a construction plan with the building permit plan set for review and approval by the Director of Community Development and Chief Building Official before issuance of a building permit. The construction plan shall show the proposed location of materials and equipment storage, scaffolding, safety measures to protect the public from construction activities, temporary fencing, construction trailers, parking of construction vehicles, location of portable toilets, etc. Said plan shall be designed to minimize the loss of public parking spaces and, if any need to be lost, to minimize the length of the time they are used for construction-related activities.
18. The final landscape and irrigation plan shall be submitted to and approved by the Director of Community Development as part of the building permit plan set prior to issuance of a building permit. Plant species shall be drought tolerant in nature with an irrigation system that maximizes water conservation (e.g., drip system). The landscaping and irrigation indicated on the approved plans shall be installed before each house final, and reviewed and approved by the Planning Division.
19. 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.
20. All exterior lighting including landscape lighting shall be directed downward and designed or shielded so as to not shine onto neighboring properties. The project/building developer shall submit a final lighting plan including photometrics and drawings and/or manufacturer's specification sheets showing the size and types of light

fixtures. The lighting plan shall be subject to the review and approval by the Director of Community Development prior to issuance of building permits for the project.

21. The recorded deed of sale for all lots covered by this PUD Development Plan approval shall include separately recorded disclosure statements or restrictive covenants indicating the following:
 - a. That the property is in an area subject to noise, activity, and traffic impacts associated with a Downtown location.
 - b. The adjacency of the Union Pacific Railroad and possible noise, including noise from train whistles and horns, and vibration impacts from said railroad.
 - c. That additions to the homes for all lots are prohibited.
 - d. That boats, trailers, campers, motor homes, and other recreational vehicles are prohibited from being parked or stored on-site.
 - e. That the garages shall not be modified or used for storage in a manner that would interfere with the ability to park two cars within the garage and that each resident shall utilize the garages for the parking of vehicles.

Wording for these disclosures and covenants shall be written in simple/plain language, shall be submitted to the City Attorney for review and approval before recordation of the parcel map for the development, and shall be recorded over the project site by separate instrument.

22. The project developer shall provide all initial home buyers with copies of the project conditions of approval and the site development standards for accessory structures.
23. Wood-, fiberglass-, or vinyl-framed/sashed windows shall be utilized on all windows. If fiberglass- or vinyl-framed/sashed windows are used, they shall have a similar frame and sash thickness as found on a traditional wood-framed/sashed window unless the required noise mitigation for this project prevents compliance with this requirement. In addition, window mullions shall be raised and located on both sides of the glass unless the required noise mitigation for this project prevents compliance with this requirement. Manufacturer's specification sheets, details, and sections of the windows, and window treatments (sills, trim, etc.) shall be shown on the building permit plans and shall be subject to review and approval by the Director of Community Development prior to issuance of a building permit.
24. All HVAC equipment, antennas, satellite receiving stations, etc., shall be located on the plans submitted for permit for the commercial portion of the project. No HVAC equipment, antennas, satellite receiving stations, etc. equipment shall be permitted on the roof.

25. Prior to final inspection, the applicant shall provide a setback verification letter for all residences certifying the final building setbacks conform to the approved development plan.

Engineering Division

Prior to issuance of any construction permits, the applicant shall provide the Storm Water Requirements Checklist and appropriate storm water treatments as per State NPDES permit.

26. Prior to final inspection, the applicant shall remove the existing driveway on Peters Avenue and replace it with curb gutter and sidewalk as per City standard specifications and details dated January 2011.
27. Prior to final inspection, the applicant shall construct new driveways on Peter's Avenue per City standard specifications and details dated January 2011.
28. Prior to final inspection, the applicant shall reconstruct the existing curb ramp at the northeast corner of Peters Avenue and St. Mary Street per Caltrans Standard Plan R8P A88A.
29. The applicant shall construct the water and sanitary sewer laterals outside of the driveways as far as possible. Details of the water and sanitary sewer laterals shall be shown on the building permit plans and shall be subject to the review and approval of the City Engineer prior to issuance of a building permit.
30. The preliminary grading plan dated January 24, 2015 within Exhibit B shows the proposed water meter and sanitary sewer lateral within driveway. Prior to final inspection, the applicant shall install the water meter outside of the driveway in the landscaped area.
31. Prior to final inspection, the applicant shall install a traffic-rated boxes and traffic-rated covers on all utilities within the driveway.
32. Prior to final inspection, the applicant shall connect all storm drain laterals that connect to the City storm drain system to the existing or new storm drain manhole.
33. A parcel map shall be required to subdivide the property into four lots. With the map, the project developer shall set forth the maintenance areas of the proposed development and maintenance responsibilities. The property owners shall be responsible for the maintenance of all private utilities.

STANDARD CONDITIONS

Community Development Department

34. The applicant shall submit a refundable cash bond for hazard and erosion control. The amount of this bond will be determined by the Director of Community Development. The cash bond will be retained by the City until all the permanent landscaping is installed for the development, including individual lots, unless otherwise approved by the department.
35. The applicant shall submit a written dust control plan or procedure as part of the improvement plans.
36. 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.
37. The applicant shall pay any and all fees to which the property may be subject prior to issuance of building permits. The type and amount of the fees shall be those in effect at the time the building permit is issued. This includes, but is not limited to, the park dedication fees and Bernal Community Park fees.
38. This approval does not guarantee the availability of sufficient water capacity to serve the project. Prior to the recordation of a Final Map, 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.
39. The applicant shall pay the applicable Zone 7 and City connection fees and water meter cost for any water meters, including irrigation meters. Additionally, the applicant shall pay any applicable Dublin San Ramon Services District (DSRSD) sewer permit fee prior to issuance of a building permit.

Planning Division

40. To the extent permitted by law, the applicant shall defend (with counsel reasonable acceptable to the City), indemnify and hold harmless the City, its City Council, its officers, boards, commissions, employees and agents from and against any claim (including claims for attorney's fees), action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including (without limitation) reimbursing the City its attorney's fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.
41. The applicant shall obtain all required City permits prior to construction.
42. The applicant shall work with the Pleasanton Unified School District (PUSD) to develop a program to offset this project's long term effect on school facility needs in Pleasanton in addition to the school impact fees required by State law. This program shall be designed to fund school facilities necessary to offset this project's reasonably related effect on the long-term need for expanded school facilities. The method and manner for the provision of these funds and/or facilities shall be approved by the PUSD and in place prior to building permit issuance. Written proof of compliance with this condition shall be provided by the applicant to the City, on a form generated by the PUSD, prior to building permit issuance.
43. The development shall comply with the current City of Pleasanton's Garbage Service's recycling and composting programs.
44. The electrical plan for the home shall provide telecommunications infrastructure consistent with state-of-the-art methods (e.g. cabling for DSL, broadband, or wireless service, wiring for total room access, etc.) in effect at the time that building permit(s) are issued. The plan shall be part of the building permit plan set.
45. A minimum of one appliance or system meeting Energy Star standards shall be installed as part of the project. The proposed appliances shall be stated on the plans submitted for the issuance of a building permit.
46. Water conservation devices such as low-flow faucets, toilets, shower fixtures, etc., shall be installed as part of the project. The water conservation devices shall be stated on the plans submitted for the issuance of a building permit.
47. The applicant/building developer shall submit a final list of the green building measures used in the design of the residences covered by this approval to the Planning Division for the review and approval by the Director of Community Development prior to the building permit submittal. The single-family residences shall be designed to achieve a "certified rating" of a minimum of 50 total points, achieving at least the minimum points in each category, using BuildItGreen's current GreenPoints rating system.

Notwithstanding the foregoing, the State of California's Green Building Standards Code, "CALGreen", as amended, shall also apply.

- a. The green building measures shall be shown on one of the first two pages of the plans submitted for issuance of a building permit. Each point identified shall have a notation indicating the sheet the point can be found, and each sheet shall note where the point is located. All proposed green building measures shall be shown throughout the plan set, as appropriate, as determined by the Director of Community Development.
 - b. A special inspection by from the Planning Division shall be coordinated with regards to landscaping, irrigation, and exterior materials. All of the green building measures indicated on the approved checklist shall be inspected and approved by either the City of Pleasanton, a third party rater, or the applicants shall provide written verification by the project engineer, architect, landscape architect, or designer.
48. The new residences shall be constructed to allow for future installation of a Photovoltaic (PV) system and solar water heating systems. The project applicant shall comply with the following requirements for making the dwelling photovoltaic-ready and solar-water-heating-ready:
- c. Electrical conduit and cable pull strings shall be installed from the roof/attic area to the building's main electrical panels;
 - d. 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;
 - e. Engineer the roof trusses to handle an additional load as determined by a structural engineer to accommodate the additional weight of a prototypical photovoltaic system beyond that anticipated for roofing.
 - f. Plumbing shall be installed for solar-water heating; and
 - g. Space shall be provided for solar-heating tank.

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

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

53. Prior to occupancy, the landscape architect or landscape designer shall certify in writing to the Director of Community Development that the landscaping has been installed in accordance with the approved landscape and irrigation plans with respect to size, number, and species of plants and overall design concept.
54. Before project final, all landscaping shall be installed, review, and approved by the Planning Division.
55. The developer and future homeowners are 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.
56. The applicant is encouraged to use best management practices for the use of pesticides and herbicides.
57. The applicant must provide to the Director of Community Development a building height certification performed by a licensed land surveyor or civil engineer. Said certification must allow for the installation of finished roof materials and must meet the approved building height.
58. The applicant shall comply with the recommendations of the tree report prepared for the applicant by Traverso Tree Service, dated September 8, 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.
59. The applicant shall post cash, letter of credit, or other security satisfactory to the Director of Community Development in the amount of \$5,000 for each tree required to be preserved, up to a maximum of \$25,000. This cash bond or security shall be retained for one year following completion of construction and shall be forfeited if the trees are destroyed or substantially damaged. No trees shall be removed other than those specifically designated for removal on the approved plans or tree report.
60. The building permit plan check package will be accepted for submittal only after completion of the 30-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 30-day time-period.
61. The approved building materials and colors shall be stated on the plans submitted for issuance of building permits.

62. 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 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.
63. 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.
64. 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.
65. A construction trailer shall be allowed to be placed on the project site for daily administration/coordination purposes during the construction period.
66. Portable toilets used during construction shall be kept as far as possible from existing residences and shall be emptied on a regular basis as necessary to prevent odor.

Landscaping

67. The applicant shall enter into an agreement with the City, approved by the City Attorney, which guarantees that all landscaping included within the commercial portion of this project 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.
68. The project developer shall provide root control barriers and four inch perforated pipes for parking lot trees, street trees, and trees in planting areas less than ten feet in width, as determined necessary by the Director of Community Development at the time of review of the final landscape plans.

Tree Requirements

69. The following statements shall be printed on to the site, grading, and landscape plans where applicable to the satisfaction of the Director of Community Development prior to issuance of a building permit:
 - a. No existing tree may be trimmed or pruned without prior approval by the Community Development Director.
 - b. No equipment may be stored within or beneath the driplines of the existing trees.

- c. No oil, gasoline, chemicals, or other harmful materials shall be deposited or disposed within the dripline of the trees or in drainage channels, swales, or areas that may lead to the dripline.
 - d. No stockpiling/storage of fill, etc., shall take place underneath or within five feet of the dripline of the existing trees.
70. Prior to issuance of a grading or building permit, the applicant shall install a temporary six foot tall chain-link fence (or other fence type acceptable to the Director of Community Development) outside of the existing tree drip lines, as shown on the plans. The fencing shall remain in place until final landscape inspection by the Community Development Department. Removal of such fencing prior to that time may result in a “stop work order.”
71. The applicant shall comply with the following tree root cutting requirements:
- Roots that are one inch (1") in diameter and smaller are not considered to be significant and may be removed by the most efficient means.
 - Within eight feet (8') of the tree trunk, no roots larger than two inches (2") in diameter shall be cut or ground unless prior approval has been received from the Director of Community Development.
 - Farther than eight feet (8') from the tree trunk, roots of any diameter may be ground a maximum of one-half (1/2) of their diameter if they are in conflict with the proposed work. Work of this nature shall only be performed using a mechanical stump grinder and only by personnel experienced with its operation.
 - Farther than eight feet (8') from the tree trunk, roots up to six inches (6") in diameter may be removed if they are in conflict with the proposed work. Roots that are removed shall be cleanly cut using a hand saw.

Engineering Division

72. A “Conditions of Approval” checklist shall be completed and attached to all plan checks submitted for approval indicating that all conditions have been satisfied.
73. 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.
74. 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.

75. 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.
76. 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.
77. This approval does not guarantee the availability of sufficient water and/or sewer capacity to serve the project.
78. The parcel map shall contain a brief legal description of any parcel being re-subdivided, a statement of lot and total acreage, and a statement referencing any separate documents required to be recorded with the map.
79. There shall be no direct roof leaders connected to the street gutter or storm drain system, unless otherwise approved by the City Engineer.
80. The project developer and/or the project developer's contractor(s) shall obtain an encroachment permit from the City Engineer prior to moving any construction equipment onto the site.
81. The project developer shall submit a final grading and drainage plan prepared by a licensed civil engineer depicting all final grades and drainage control measures, including concrete-lined V-ditches, to protect all cut and fill slopes from surface water overflow. This plan shall be subject to the review and approval of the City Engineer prior to the issuance of a subdivision grading permit.
82. The project developer shall include erosion control measures on the final grading plan, subject to the approval of the City Engineer. The project developer is responsible for ensuring that the contractor is aware of such measures. All cut and fill slopes shall be revegetated and stabilized as soon as possible after completion of grading, in no case later than October 15. No grading shall occur between October 15 and April 15 unless approved erosion control measures are in place, subject to the approval of the City Engineer. Such measures shall be maintained until such time as a permanent landscaping is in place.
83. Storm drainage swales, gutters, inlets, outfalls, and channels not within the area of a dedicated public street or public service easement approved by the City Engineer shall be privately maintained by the property owners or through an association approved by the City.
84. All retaining walls along the street shall be placed behind the Public Service Easement (PSE), unless otherwise approved by the City Engineer.

85. A detailed grading and drainage plan prepared by a licensed Civil Engineer including all supporting information and design criteria (including but not limited to any peer review comments), storm drain treatment calculations, hydromodification worksheets, etc., shall be submitted as part of the improvement plans.
86. The minimum grade for the gutter flowline shall be set at one percent where practical, but not less than .75% unless otherwise approved by the City Engineer.
87. A water meter shall be provided to each lot of record within the development unless otherwise approved by the City Engineer.
88. A sanitary sewer lateral with two-way cleanout (located at the back of the sidewalk or curb, whichever is applicable) shall be provided to each lot of record within the development unless otherwise approved by the City Engineer.
89. The in-lieu park dedication fees shall be paid to the City prior to approval of the map, at the rate then in effect, for the total number of residential lots on the map, unless this requirement has been otherwise satisfied.
90. For residential subdivisions or properties in residential zones, any existing assessment to which the property may be subject shall be cleared prior to the approval of the final map.
91. The property owner/developer shall deposit a bond with the City to ensure completion of any required improvements. This bond shall be in a standard form approved by the City Attorney and shall be in an amount satisfactory to the City Engineer. The City Engineer may waive this requirement if the required improvements have been satisfactorily installed prior to approval of the map.
92. All existing service drops (PG&E Pac Bell and Cable TV) to existing homes and new services to proposed units within this development shall be installed underground in conduit to the nearest "utility approved" riser pole.

Building

93. All retaining walls higher than four feet from the top of the wall to the bottom of the footway shall be constructed of reinforced concrete, masonry, or other material as approved by the Director of Community Development, or shall be an approved crib wall type. Calculations signed by a registered civil engineer shall accompany the wall plans.
94. At the time of building permit plan submittal, the applicant shall submit a final grading and drainage plan prepared by a licensed civil engineer depicting all final grades and on-site drainage control measures to prevent stormwater runoff onto adjoining properties.

95. Prior to issuance of a business license, the applicant shall contact the Building and Safety Division and the Fire Marshal to ensure that the proposed use of the tenant space meets Building and Fire Code requirements. If required, the applicant shall obtain all appropriate City permits.
96. Prior to issuance of building or demolition permits, the applicant shall submit a waste management plan to the Building and Safety Division. The plan shall include the estimated composition and quantities of waste to be generated and how the project developer intends to recycle at least 75 percent of the total job site construction and demolition waste measured by weight or volume. Proof of compliance shall be provided to the Chief Building Official prior to the issuance of a final building permit. During demolition and construction, the project developer shall mark all trash disposal bins "trash materials only" and all recycling bins "recycling materials only." The project developer shall contact Pleasanton Garbage Service for the disposal of all waste from the site.

Fire

97. The project developer shall keep the site free of fire hazards from the start of lumber construction until the final inspection.
98. Prior to any construction framing, the project developer shall provide adequate fire protection facilities, including, but not limited to a water supply and water flow in conformance to the City's Fire Department Standards able to suppress a major fire.
99. 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.
100. All commercial, industrial, and multi-family residential occupancies shall have valve tamper and water flow connected to an Underwriters Laboratory (UL) listed Central Station Service. Fire Department plan check includes specifications, monitoring certificate(s), installation certificate and alarm company U.L. certificate. Fire alarm control panel and remote annunciation shall be at location(s) approved by the Fire Prevention Bureau. All systems shall be point identified by individual device and annunciated by device type and point.
101. The Fire Prevention Bureau reviews building/civil drawings for conceptual on-site fire mains and fire hydrant locations only. Plan check comments and approvals DO NOT INCLUDE:
 - Installation of the on-site fire mains and fire hydrants. Specific installation drawings submitted by the licensed underground fire protection contractor shall be submitted to the Fire Prevention Bureau for approval.
 - Backflow prevention or connections to the public water mains.

102. 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.
103. Address numbers shall be installed on the front or primary entrance for all buildings. Minimum building address character size shall be 12 inches high by 1-inch stroke. If building is located greater than 50 feet from street frontage, character size shall be 16 inches high by 1 ½ inches stroke minimum. Where multiple access is provided, address or tenant space number shall be provided on each access and/or warehouse door and character size shall be no less than 4 inches high by ¾-inch stroke. In all cases address numerals shall be of contrasting background and clearly visible in accordance with the Livermore-Pleasanton Fire Department Premises Identification Standards. This may warrant field verification and adjustments based upon topography, landscaping or other obstructions. conditions of approval checklist shall be completed and attached to all plan checks submitted for approval indicating that all conditions have been satisfied.
104. The following items will be provided prior to any construction above the foundation or slab. NOTE: Periodic inspections will be made for compliance.
 - a. Emergency vehicle access will be required to be provided to the site (tract), including the area where construction is occurring.
 - b. Multi-family residential developments: Projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.
 - c. Emergency vehicle access shall be a minimum of 20 feet in clear width. A clear height free of obstructions (power, cable, telephone lines, tree limbs, etc.) is required. This clearance shall be a minimum of 13 feet-6 inches. Inside turning radius of 45 feet and outside turning radius of 55 feet shall be provided.
 - d. Buildings or portions of buildings or facilities exceeding 30 feet (9144 mm) in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Fire apparatus access roads shall have a minimum unobstructed width of 26 feet in the immediate vicinity of any building or portion of building more than 30 feet (9144 mm) in height. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4572 mm) and a maximum of 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building.
 - e. The carrying capacity of the access route(s) shall be 69,000 pounds under all weather conditions.
 - f. Designated construction material storage and construction worker parking shall not obstruct the emergency vehicle access route(s).
 - g. On-site fire hydrants shall be in service. Fire hydrants shall be flushed and all valves open.

Urban Stormwater

105. The project shall comply with the “Alameda Countywide NPDES Permit #CAS612008 dated October 14, 2009 and amendments to this permit” issued the by California Regional Water Quality Control Board, San Francisco Bay Region, a copy of which is available at the Community Development Department, Public Works/Engineering section at City offices, Alameda County Clean Water Program and at State Water Board:
- (http://www.waterboards.ca.gov/sanfranciscobay/water_issues/programs/stormwater/Municipal/index.shtml.; and
 - http://www.waterboards.ca.gov/sanfranciscobay/board_info/agendas/2007/march/alameda%20final%20order%20r2-2007-0025.pdf)
106. The project shall also comply with the “Construction General Permit” by the California Regional Water Quality Control Board, San Francisco Bay Region.

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

A. Design Requirements

107. The NPDES Permit design requirements include, but are not limited to, the following:
- a) Source control, sight design measures, and design and implementation of stormwater treatment measures are required when commercial, industrial or residential development creates and replaces 10,000 square feet or more of impervious surface, including roof area, streets and sidewalk.
 - b) Hydro-modification standards are required when a new development or redevelopment project creates and replaces total impervious area of one acre or more.
 - c) The NPDES Permit requires a proactive Diazinon pollutant reduction plan (aka Pesticide Plan) to reduce or substitute pesticide use with less toxic alternatives.
 - d) The NPDES Permit requires complying with the Copper Pollutant Reduction Plan and the Mercury Pollutant Reduction Plan.
108. The following requirements shall be incorporated into the project:
- a) The project developer shall submit a final grading and drainage plan prepared by a licensed civil engineer depicting all final grades and on-site drainage control measures including bio-swales. Irrigated bio-swales shall be redesigned as needed to the satisfaction of the City Engineer to optimize the amount of the stormwater running off the paved surface that enters the bio-swale at its most upstream end. This plan shall be subject to the review and approval of the City Engineer prior to the issuance of any building permits.
 - b) The project developer shall submit sizing design criteria to treat stormwater runoff and for hydromodification, if required, at the time of PUD plan submittal and an updated detailed copy of calculations with subsequent submittals.

- c) Landscaping shall be designed to minimize irrigation and runoff, promote surface infiltration where appropriate and acceptable to the project soils engineer, and minimize the use of fertilizers and pesticides that can contribute to stormwater pollution.
 - I. Structures shall be designed to prohibit the occurrence and entry of pests into buildings, thus minimizing the need for pesticides.
 - II. Where feasible, landscaping shall be designed and operated to treat stormwater runoff. In areas that provide detention of water, plants that are tolerant of saturated soil conditions and prolonged exposure to water shall be specified. Soil shall be amended as required. (See planting guide line by Alameda County Clean Water Program.)
 - III. Plant materials selected shall be appropriate to site specific characteristics such as soil type, topography, climate, amount and timing of sunlight, prevailing winds, rainfall, air movement, patterns of land use, ecological consistency and plant interactions to ensure successful establishment.
 - IV. Landscaping shall also comply with City of Pleasanton ordinances and policies regarding water conservation.

- d) Trash areas, dumpsters and recycling containers shall be enclosed and roofed to prevent water run-on to the area and runoff from the area and to contain litter and trash, so that it is not dispersed by the wind or runoff during waste removal. These areas shall not drain to the storm drain system, but to the sanitary sewer system and an area drain shall be installed in the enclosure area, providing a structural control such as an oil/water separator or sand filter. No other area shall drain into the trash enclosure; a ridge or a berm shall be constructed to prevent such drainage if found necessary by the City Engineer/Chief Building Official. A sign shall be posted prohibiting the dumping of hazardous materials into the sanitary sewer. The project developer shall notify the Dublin-San Ramon Services District (DSRSD) upon installation of the sanitary connection; a copy of this notification shall be provided to the Planning Department.

- e) All paved outdoor storage areas shall be designed to minimize pollutant runoff. Bulk materials stored outdoors that may contribute to the pollution of stormwater runoff must be covered as deemed appropriate by the City Engineer/Chief Building Official and as required by the State Water Board.

- f) All metal roofs, if used, shall be finished with rust-inhibitive paint.

- g) Roof drains shall discharge and drain away from the building foundation. Ten percent of the stormwater flow shall drain to landscaped area or to an unpaved area wherever practicable.

B. Construction Requirements

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

Stormwater

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

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

C. Operation Requirements

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

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

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

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

CODE REQUIREMENTS

Planning

- 111. The project shall meet all requirements of the City's Growth Management Plan, as determined by the Director of Community Development.
- 112. The applicant shall submit a final drainage plan showing drainage on each lot. No cross-drainage between lots is allowed. The final drainage plan is subject to review and approval by the Director of Community Development.

Building

(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.)

- 113. 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.

114. 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.
115. The building covered by this approval shall be designed and constructed to meet Title 24 state energy requirements.
116. All building and/or structural plans must comply with all codes and ordinances in effect before the Building and Safety Division will issue permits.
117. Any tenant improvement plans shall be submitted to the Building and Safety Division for review and approval.

Fire

(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.)

118. 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.
119. Automatic fire sprinklers shall be installed in all occupancies in accordance with City of Pleasanton Ordinance 2015. Installations shall conform to NFPA Pamphlet 13 for commercial occupancies NFPA 13D for residential occupancies and NFPA 13R for multifamily residential occupancies.
120. 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.
121. City ordinances require that all new and existing occupancies be provided with an approved key box from the Knox Company as specified by the Fire Department. The applicant is responsible for obtaining approval for location and the number of boxes from the Fire Prevention Bureau. Information and application for Knox is available through the Knox Company website or the Fire Prevention Bureau. Occupant shall be responsible for providing tenant space building access keys for insertion into the Knox Box prior to final inspection by the Fire Department. Keys shall have permanent marked tags identifying address and/or specific doors/areas accessible with said key.

122. 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.
123. 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.
124. 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.
125. 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.
126. The building (s) covered by this approval shall conform to the requirements of the California Building Code currently in effect, the California Fire Code currently in effect and the City of Pleasanton Ordinance 2015. If required plans and specifications for the automatic fire sprinkler system shall be submitted to the Livermore-Pleasanton Fire Department for review and approval prior to installation. The fire alarm system, including water flow and valve tamper, shall have plans and specifications submitted to Fire Prevention for review and approval prior to installation. All required inspections and witnessing of tests shall be completed prior to final inspection and occupancy of the building(s).

< End >

November 4, 2015

VIA E-MAIL
bryan@hoddyprop.com

Bryan Bowers
Fireside Investors LLC
1020 Serpentine Lane, Suite 111
Pleasanton, CA 94566

**Subject: Preliminary Application Comments – File No. P14-0190
Proposed Planned Unit Development for Mixed Use Project
377 St. Mary Street
APN: 094-0122-008**

Dear Mr. Bowers:

Thank you for submitting a Preliminary Review application for the purpose of creating a new Planned Unit Development (PUD) to allow for the conversion of an existing day spa within a former residential unit for retail use and to construct four new detached single-family residences at 377 St. Mary Street, dated received on February 25, 2014.

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

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

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

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

with the surrounding area that is measured in a variety of ways, including visual aesthetics, architectural style and quality, massing, height, materials, etc. Based on the limited information provided with the preliminary application, the proposed project, which includes four, three-story tall single-family homes on relatively small lots and significantly reduced setbacks appears to be out of character and overly imposing on the neighborhood. This proposal is directly in conflict with the Downtown Specific Plan Land Use Policy No. 15 for Residential Development that refers to Municipal Code Section 18.84 limiting building heights in residential areas and future PUD's in the Downtown to two stories and no more than 30 feet. Additionally, the Downtown Design Guidelines encourage two-story homes that use techniques such as hip roofs and dormers to minimize height and lessen the impact on the predominantly single-story residences in the area. The Guidelines also require new homes to be the same or lower height than other existing homes in the neighborhood specifically along Peters Avenue. Accordingly, staff recommends reducing the building heights and massing, as well as the elimination of one residential unit from the proposal to allow for more generous lot sizes and setbacks keeping in character with the surrounding single-family neighborhoods to the west.

2. **Architectural Styling.** On any formal application, identify the architectural styling that the new residential units are based on and that is complimentary to the surrounding area. The design features of that specific styling shall be required to be applied to all four sides of each unit, not just the front elevation as currently depicted with the preliminary application.
3. **General Plan and Specific Plan Amendment.** The proposal would require a formal General Plan and Downtown Specific Plan Amendment application. To initiate this process, submit the filing fee for each application type, a detailed project description that states at a minimum, current and proposed plan language/revisions, the project objectives, desired uses, site/building data table, justification statements, etc.

Please note, the proposed General Plan Amendment and Downtown Specific Plan Amendment may become controversial as office uses were originally envisioned on this site by the Downtown Specific Plan, and more importantly there is strong sentiment from the Downtown Business owners for commercial/retail uses to be expanded in this area. The introduction of residential uses could meet with resistance and a lack of support.

4. **Planned Unit Development.** The proposal would require submittal of a formal PUD rezoning and development plan application.

Please see the following link for more information on the submittal requirements for a PUD:

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

5. **Existing Historical Structure.** The existing structure is currently listed on the City's Historical Structures List. Therefore, any modifications to the structure must be consistent with the revised Historic Preservation Guidelines of the Downtown Specific Plan and the Secretary of the Interior's Standards for Rehabilitation.
6. **Parking/Parking In-lieu.** Clarify if you intend to request that the City consider the proposed plaza as a public amenity to satisfy Design and Beautification elements of the Downtown

Specific Plan that would qualify the project for an on-site parking waiver. Also address removal of the existing garage as it relates to parking.

7. **Fencing.** Include a fencing plan with any formal application.
8. **ADA Ramp.** Confirm the ADA ramp at the rear of the existing building will remain and is fully compliant from both a design and setback standpoint to meet the required ADA and City development standard requirements. The plans submitted do not show the existing ramp. However, based upon the proposed lot configurations, it does not appear the existing ramp will be compliant with setbacks and other required standards.

Please note there are several areas of overlap between the submittal requirements of the General Plan, Specific Plan, and PUD application types. It is not required to submit duplicate information for each application type. A master submittal package meeting the requirements for all application types will suffice. Similarly, one completed development review application and impervious surface/stormwater form for all application types will suffice. However, the applicable fee for each application type is due payable to the City of Pleasanton upon submittal. Please see the following links for access to the City's development review application and impervious surface/stormwater forms:

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

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

9. **CEQA.** An initial study will be prepared for this project since it involves a General Plan Amendment, Specific Plan Amendment, and a Rezoning. Please note, as part of the General Plan Amendment, the City, as lead agency, is required to send a letter providing an opportunity for the Native American Heritage Commission to request a consultation on the project. Under State Law, the Commission is granted up to 90 days to respond. Additionally, any formal application must include submittal of the required environmental assessment form and corresponding fee of \$25.00. The form may be accessed using the following link:

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

Traffic Division Comments, Janis Stephen (925) 931-5671, JStephen@cityofpleasantonca.gov

10. **Driveways and Garages.** The Traffic Division is concerned with the introduction of four new driveways along Peters Street given the current traffic volume on that street. Additional vehicles backing into the busy street poses new traffic safety/congestion issues and is not encouraged. Accordingly, front-loaded garages are also not encouraged for the subject site. Should the project design continue to include this design, then the minimum driveway length should be 25 feet, rather than the 23 feet currently required, to reduce vehicle overhang into the public right of way and over the sidewalk.

11. **On-street Parking.** Clarify the existing and proposed number of on-street parking spaces.

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

12. **Street Overlay.** Please note the project would be required to provide a new paving overlay on both St. Mary Street and Peters Avenue.

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

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

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

Fire Department Comments, Scott Deaver (925) 454-2330, SDeaver@lpfire.org

14. **Service Access Issue.** The Fire Department is concerned with the inability to provide adequate rescue service due to a lack of access created by relatively small building separation distances and property line setbacks. It is recommended that one unit be removed to create larger lot sizes and increase access for fire/rescue service and general safety.

15. **Sprinklers.** Please note fire sprinklers will be required for all new residential units.

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

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

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

Sincerely,

Eric Luchini
Associate Planner

/

cc Mike Carey via email at: careybroker@aol.com
File



NEW HOME RATING SYSTEM, VERSION 6.0

SINGLE FAMILY CHECKLIST

RECEIVED

The GreenPoint Rated checklist backs green features incorporated into the home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.

The minimum requirements of GreenPoint Rated are verification of 50 or more points. Earn the following minimum points per category: Community (2), Energy (25), Indoor Air Quality/Health (5), Resources (8), and Water (6), and meet the prerequisites CALGreen Mandatory 110.1, 15.1, 01, 07.

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

Points Achieved 50

JUN 17 2015

Certification Level Certified

CITY OF PLEASANTON PLANNING DIVISION

POINTS REQUIRED

PUD-107
P14-1024/1025

A home is only GreenPoint Rated if all features are verified by a Certified GreenPoint Rater through Build It Green.

Single Family New Home Version 6.0.2



PROJECT NAME		Points Achieved	Community	Energy	IAQ/Health	Resources	Water	NOTES
MEASURES		Possible Points						
A. GREEN								
CA: Green								
TBD CALGreen Res (REQUIRED)								
A. S.F.								
No	A1 Construction Footprint	0				1		
No	A2 Job Site Construction Waste Diversion	0				1		
No	A2.1 65% C&D Waste Diversion (Including Alternative Daily Cover)	0				2		
No	A2.2 65% C&D Waste Diversion (Excluding Alternative Daily Cover)	0				2		
No	A2.3 Recycling Rates from Hard Party Verified Mixed Use Waste Facility	0				1		
No	A3 Recycled Content Base Material	0				1		
No	A4 Heat Island Effect Reduction (Non Roof)	0				1		
No	A5 Construction Environmental Quality Management Plan including Flush Out	0				1		
No	A6 Stormwater Control: Prescriptive Path	0				1		
Yes	A6.1 Permeable Paving Material	0				1		
Yes	A6.2 System and/or Disinfection Features	0				1		
Yes	A6.3 Non Leaking Roofing Material	0				1		
Yes	A6.4 Smart Stormwater Street Design	0				1		
Yes	A7 Stormwater Control: Performance Path	0				1		
B. FOUNDATION								
Yes	B1 Fly Ash and/or Slag in Concrete	1				1		
No	B2 Radon Resistant Construction	0			2			
Yes	B3 Foundation Drainage System	2						
No	B4 Moisture Controlled Crawlspace	0			1		2	
No	B5 Structural Pest Controls	0						
Yes	B5.1 Termite Shields and Separated Earth Wall to Concrete Slab	1					1	
Yes	B5.2 Flange Tracks, Bases, or Stems at Least 26 Inches from the Foundation	1					1	
C. LANDSCAPE								
Enter the landscape area percentage								
Yes	C1 Plants Grouped by Water Needs (Hydrozoning)	1					1	
Yes	C2 Three Inches of Mulch in Planting Beds	1					1	
C3 Resource Efficient Landscapes								
Yes	C3.1 No Invasive Species Listed by CalIPC	1					1	
Yes	C3.2 Plants Chosen and Located to Grow in Natural Site	1					1	
Yes	C3.3 Drought Tolerant, California Native, Mediterranean Species, or Other Appropriate Species	2					3	
C4 Minimal Soil in Landscape								
Yes	C4.1 No Leafless Stems Extending 10% and No Deciduous Species Installed in Areas Less Than 6x4 Feet Wide	0					2	
No	C4.2 Topsoil in Critical Percentage of Landscaped Area	0					2	
Yes	C5 Trees to Moderate Building Temperature	0			1		1	
No	C6 High-Efficiency Irrigation System	0					2	
No	C7 One Inch of Compost on the Top Six to Twelve Inches of Soil	0					2	
No	C8 Rainwater Harvesting System	0					1	
No	C9 Recycled Wastewater Irrigation System	0					1	
No	C10 Stormwater Dedicated Meter for Landscape Irrigation	0					2	
No	C11 Landscape Meets Water Budget	0					2	
No	C12 Environmentally Preferable Materials for Site Elements as of 1/1/10	0					2	
Yes	C12.1 Environmentally Preferable Materials for 70% of New Plant Landscape Elements as of 1/1/10	1					1	
Yes	C13 Reduced Light Pollution	1					1	
No	C14 Large Shade Trees	0					1	
No	C15 Third Party Landscape Program Certification	0					1	
No	C16 Maintenance Contract with Certified Professional	0					1	
D. STRUCTURAL FRAME AND BUILDING ENVELOPE								
D1 Optimal Value Engineering								
No	D1.1 Joists, Rafters, and Ceilings at 24 Inches on Center	0		1			3	
No	D1.2 Non Load Bearing Walls and Window Headers Good Fit and Seal	0					1	
No	D1.3 Advanced Framing Measures	0					2	
No	D2 Construction Material Efficiencies	0					1	
D3 Engineered Lumber								
Yes	D3.1 Engineered Joists and Headers	1					1	
Yes	D3.2 Wood Joist or Web Trusses for Floors	1					1	
No	D3.3 Engineered Joists for Roof Decking	0					1	
No	D3.4 Engineered Joist or Joist/Chord with Vertical Application	0					1	
Yes	D3.5 O.D. in Ceiling	0.5					0.5	
Yes	D3.6 O.D. in Wall and Roof Cladding	0.5					0.5	
No	D4 Insulated Headers	0		1			0.5	

Single Family New Home

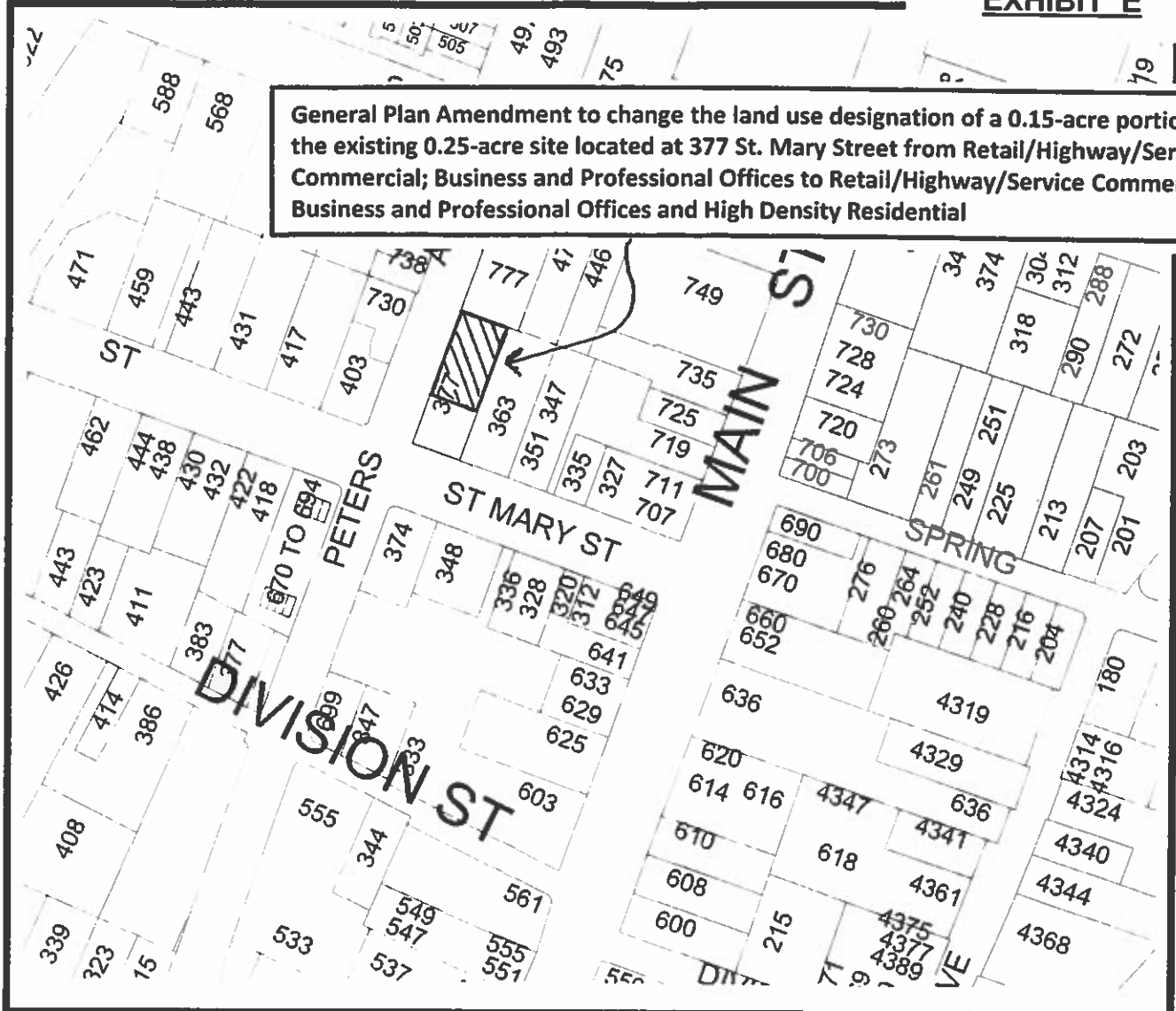
Version 6.0.2

No	D5.1 Dimensional Lumber, Studs and Timber	0			6
No	D5.2 Panel Products	0			3
No	D6. Solid Wall Systems	0			1
No	D6.1 At Least 90% of Floors	0			1
No	D6.2 At Least 90% of Exterior Walls	0			1
No	D6.3 At Least 90% of Roofs	0			1
No	D7. Energy Heels on Roof Trusses	0			1
No	D8. Overhangs and Outlets	0			1
No	D9. Reduced Pollution Entering the Home from the Garage	0			1
No	D9.1 Detached Garage	0			1
No	D9.2 Attached Garage	0		2	1
No	D10. Structural Pest and Rot Controls	0			1
Yes	D10.1 All Wood Treated At Least 12 Inches Above the Soil	1			1
No	D10.2 Wood Framing Treated With Borates or Factory Impregnated or Wall Materials Other Than Wood	0			1
Yes	D11. Moisture-Resistant Materials in Wet Areas (such as Kitchens, Bathrooms, Utility Rooms, and Basements)	2			1
II. EXTERIOR					
No	E1. Environmentally Preferable Decking	0			1
No	E2. Flashing Installation Third-Party Verified	0			2
No	E3. Rain Screen Wall System	0			2
Yes	E4. Durable and Non-Combustible Cladding Materials	1			1
No	E5. Durable Roofing Materials	1			1
Yes	E5.1 Durable and Fire-Resistant Roofing Materials or Assembly	1			1
No	E6. Vegetated Roof	0	2	2	1
F. INSULATION					
No	F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content	0			1
No	F1.1 Walls and Floors	0			1
No	F1.2 Ceilings	0			1
No	F2. Insulation that Meets the CDPH Standard Method Residential for Low Emissions	0			1
No	F2.1 Walls and Floors	0		1	1
No	F2.2 Ceilings	0		1	1
No	F3. Insulation that Does Not Contain Fire Retardants	0			1
No	F3.1 Cavity Walls and Floors	0			1
No	F3.2 Ceilings	0			1
No	F3.3 Interior and Exterior	0			1
G. PLUMBING					
No	G1. Efficient Distribution of Domestic Hot Water	0			1
No	G1.1 Insulated Hot Water Pipes	0			1
No	G1.2 WaterSense Volume Limit for Hot Water Distribution	0			2
No	G1.3 Increased Efficiency of Hot Water Distribution	0			2
No	G2. Install Water Efficient Fixtures	0			2
No	G2.1 WaterSense Showerheads with Matching Compensation Valve	0			2
No	G2.2 WaterSense Bathroom Faucets	0			1
No	G2.3 WaterSense Toilets with a Maximum Performance (MP) Threshold of 1.1 or Less Than 500 Grams	0			1
No	G3. Pre-Planning for Graywater System	0			1
No	G4. Operational Graywater System	0			3
H. HEATING, VENTILATION AND AIR CONDITIONING					
Yes	H1. Sealed Combustion Units	1			1
No	H1.1 Sealed Combustion Furnace	0			2
No	H1.2 Sealed Combustion Water Heater	0			1
No	H2. High-Performing Zoned Hydronic Radiant Heating System	0			1
No	H3. Effective Ductwork	0			1
No	H3.1 Duct Mastic on Duct Joints and Seams	0			1
No	H3.2 Pressure-Balance the Ductwork System	0			1
No	H4. ENERGY STAR Bathroom Fans Per IAH Standards with Air Flow Verified	0			1
No	H5. Advanced Practices for Cooling	0			1
No	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms	0			1
No	H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality	0			1
No	H6.1 Meet ASHRAE 62.2 2010 Ventilation Requirements Standards	0			1
No	H6.2 Advanced Ventilation Standards	0			1
No	H6.3 Outdoor Air Ducted to Bedroom and Living Areas	0			2
No	H7. Effective Range Hood Design and Installation	0			1
No	H7.1 Effective Range Hood Design and Installation	0			1
No	H7.2 Automatic Range Hood Control	0			1
No	H8. No Fireplace or Sealed Gas Fireplace	0			1
No	H9. Humidity Control Systems	0			1
No	H10. Register Design Per ACCA Manual 1	0			1
No	H11. High-Efficiency HVAC Filter (MERV 8+)	0			1
I. RENEWABLE ENERGY					
No	I1. Pre-Planning for Solar Water Heating	0			1
No	I2. Preparation for Future Photovoltaic Installation	0			1
No	I3. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)	0			21
No	I4. Net Zero Energy Home	0			2
No	I4.1 Net Zero Energy Home	0			2
No	I4.2 Net Zero Energy Home	0			4

J. BUILDING PERFORMANCE AND TESTING									
No	J1	Third-Party Verification of Quality of Insulation Installation	0						
No	J2	Supply and Return Air Flow Testing	0						
No	J3	Mechanical Ventilation Testing and Low Leakage	0						
No	J4	Combustion Appliance Safety Testing	0						
2008	J5	Building Performance Exceeds Title 24 Part 6	18	40					
10 00%	J5.1	Home Outperforms Title 24 Part 6	18						
No	J6	Title 24 Prepared and Signed by a CABEC Certified Energy Analyst	0						
No	J7	Participation in Utility Program with Third Party Plan Review	0						
No	J8	ENERGY STAR for Homes	0						
No	J9	EPA Indoor airPlus Certification	0						
No	J10	Blower Door Testing	0						
K. FINISHES									
No	K1	Entryways Designed to Reduce Tracked-In Contaminants	0						
No	K1.1	Individual Entryways	0						
Yes	K2	Zero-VOC Interior Wall and Ceiling Paints	2						
No	K3	Low-VOC Caulks and Adhesives	0						
No	K4	Environmentally Preferable Materials for Interior Finishes	0						
No	K4.1	Cabinets	0						2
No	K4.2	Interior Trim	0						2
No	K4.3	Shelving	0						2
No	K4.4	Doors	0						2
No	K4.5	Countertops	0						1
No	K5	Formaldehyde Emissions in Interior Finishes Exceed CARB	0						
No	K5.1	Doors	0						1
No	K5.2	Cabinets and Countertops	0						2
No	K5.3	Interior Trim and Shelving	0						2
No	K6	Products That Comply With the Health Product Declaration Open Standard	0						
No	K7	Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion	0						2
No	K8	Comprehensive Inclusion of Low-Emitting Finishes	0						1
L. FLOORING									
No	L1	Environmentally Preferable Flooring	0						
No	L2	Low-Emitting Flooring Meets CDPH 2010 Standard Method - Residential	0						3
No	L3	Durable Flooring	0						1
No	L4	Thermal Mass Flooring	0						
M. APPLIANCES AND LIGHTING									
Yes	M1	ENERGY STAR Dishwasher	1						1
No	M2	CEE-Rated Clothes Washer	0						2
No	M3	See Efficient ENERGY STAR Refrigerator	0						
No	M4	Permanent Closures for Waste Reduction Strategies	0						
No	M4.1	Dish in Recycling Center	0						1
No	M4.2	Dish in Composting Center	0						1
No	M5	Lighting Efficiency	0						
No	M5.1	High-Efficiency Lighting	0						3
No	M5.2	Lighting System Designed to Exceed Footcandle Standards or Designating Lighting Consultant	0						2
N. COMMUNITY									
Yes	N1	Smart Development	2						
No	N1.1	1st 1/2 Mile	0						1
No	N1.2	Designated Growth Site	0						1
No	N1.3	Conserve Resources by Increasing Density	0						2
No	N1.4	Cluster Homes for Land Preservation	0						1
No	N1.5	Home Site Efficiency	2						0
2456		Enter the area of the home's exterior lot							
4		Enter the number of bedrooms							
Yes	N2	Home(s) Development Located Within 1/2 Mile of a Major Transit Stop	2						
Yes	N3	Pedestrian and Bicycle Access	2						
Yes	N3.1	Provision Access by Services Within 1/2 Mile of Community Services	0						2
Yes		Enter the number of Tier 1 services							
Yes		Enter the number of Tier 2 services							
Yes	N3.2	Connections to Pedestrian Pathways	1						1
No	N3.3	Traffic Calming Strategies	0						2
No	N4	Outdoor Gathering Places	0						
No	N4.1	Public or Semi-Public Outdoor Gathering Places on Res. Lots	0						1
No	N4.2	Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services	0						1
No	N5	Social Interaction	0						
Yes	N5.1	Residence Faces with Views to Curb	1						3
Yes	N5.2	Evidence of Visual from Street and/or Other Front Drive	1						1
Yes	N5.3	Porch(es) Opened to Street and Public Space	1						0
No	N5.4	Shared Gathering Space	0						1
No	N6	Passive Solar Design	0						
No	N6.1	Heating Load	0						2
No	N6.2	Cooling Load	0						2
No	N7	Adaptable Building	0						
No	N7.1	Universal Design Principles in Plans	0						1
No	N7.2	Full Function Independent Rental Unit	0						1
O. OTHER									
Yes	O1	GreenPoint Rated Checklist or Blueprint	1						
No	O2	Pre-Construction Kick-off Meeting with Rater and Subcontractors	0						0.5
No	O3	Orientation and Training to Occupants—Conduct Educational Walkthroughs	0						0.5
No	O4	Builder and Developer's Management Staff are Certified Green Building Professionals	0						0.5
No	O5	Home System Monitors	0						0.5
No	O6	Green Building Education	0						1
No	O6.1	Marketing Green Benefits	0						2
No	O6.2	Green Building Campaign	0						0.5
No	O7	Green Appraisal Addendum	0						0.5
No	O8	Detached Disability Plan and Third-Party Verification of Plan Implementation	0						1


Summary									
Total Available Points in Specific Categories			342	26	131	54	83	48	
Minimum Points Required in Specific Categories			50	2	25	6	6	6	
Total Points Achieved			400	26	131	40	83	60	

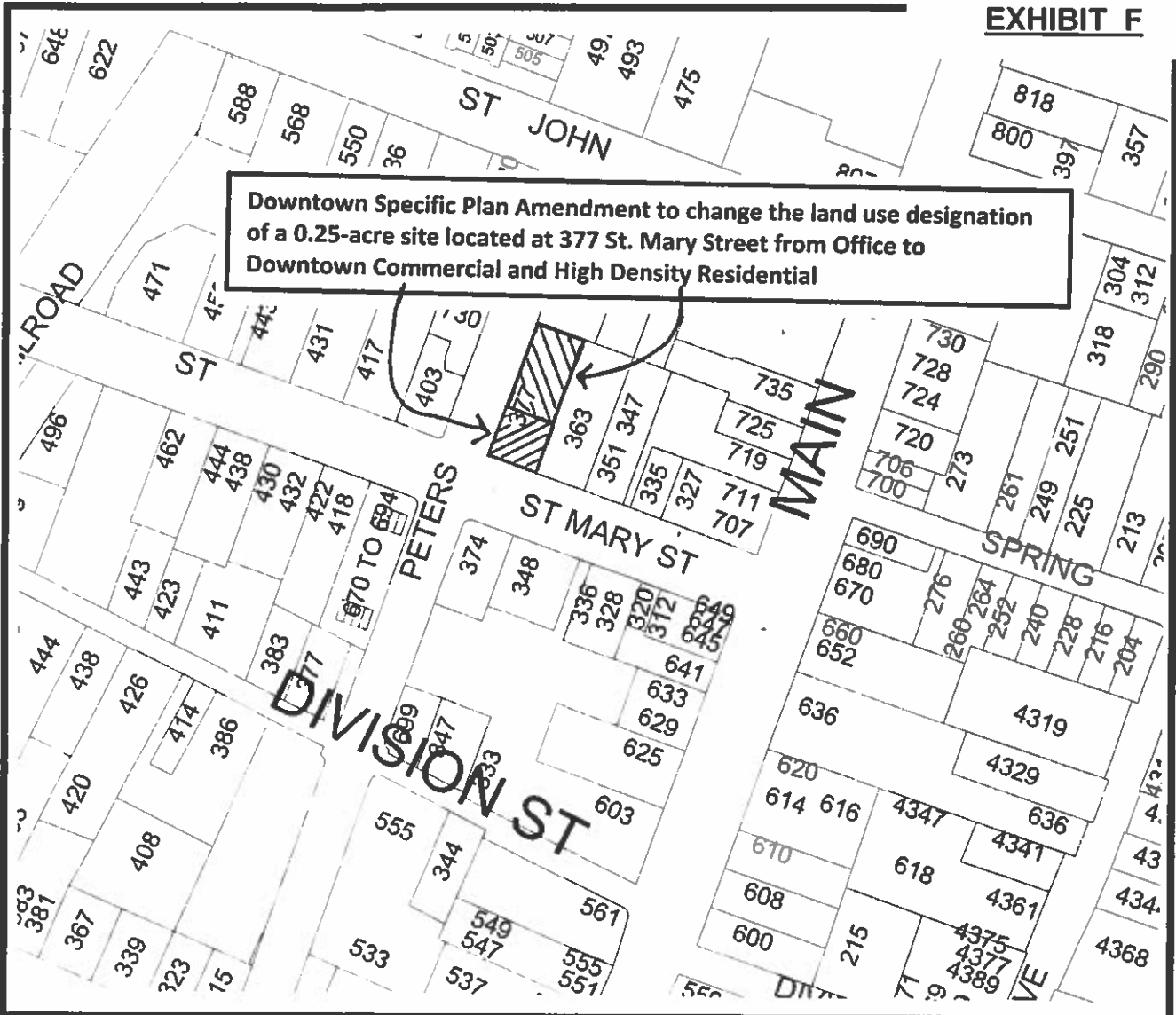
General Plan Amendment to change the land use designation of a 0.15-acre portion of the existing 0.25-acre site located at 377 St. Mary Street from Retail/Highway/Service Commercial; Business and Professional Offices to Retail/Highway/Service Commercial; Business and Professional Offices and High Density Residential



CITY OF PLEASANTON PLANNING DIVISION

General Plan Amendment

DRAWN BY: M. Hoey	APPROVED BY:  GERRY BEAUDIN Director of Community Devt	DATE: November 18, 2015
SCALE: 1" = 300'		SEC. NO.: P14-1024



CITY OF PLEASANTON PLANNING DIVISION

Specific Plan Amendment

DRAWN BY:

M. Hoey

APPROVED BY:

DATE:

November 18, 2015

SCALE:

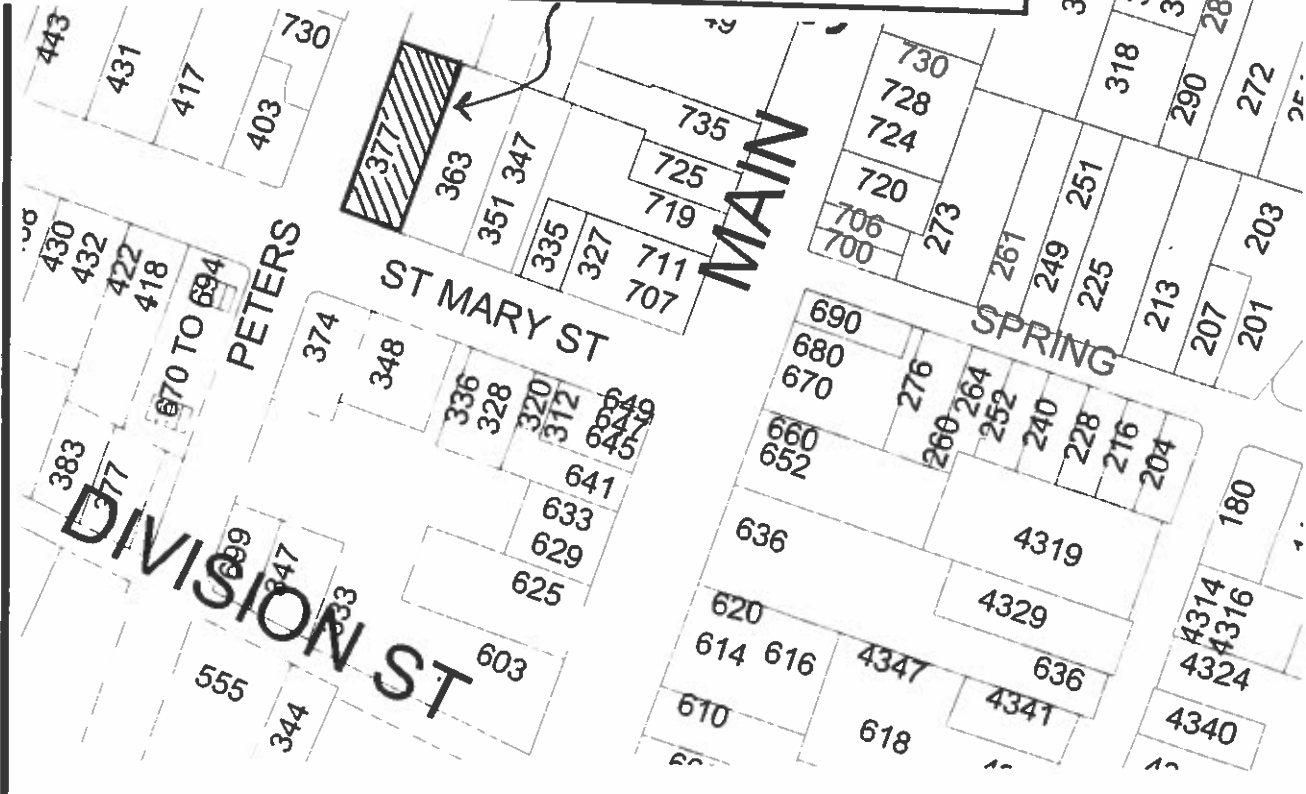
1" = 300'

SEC. NO.:

P14-1025

GERRY BEAUDIN
Director of Community Dev't

Rezoning of a 0.25-acre site located at 377 St. Mary Street from the C-C (Central Commercial), Downtown Revitalization, Core Area Overlay District to a PUD-HDR/C-C (Planned Unit Development – High Density Residential/Central Commercial) District



CITY OF PLEASANTON PLANNING DIVISION

Rezoning Map

DRAWN BY:
M. Hoey

APPROVED BY:

GERRY BEAUDIN
Director of Community Devt

DATE:
November 18, 2015

SCALE:
1" = 300'

SEC. NO.:
PUD-107

Eric Luchini

From: Rick MacKirdy
Sent: Friday, November 13, 2015 4:20 PM
To: Eric Luchini
Subject: 377 St Mary St Project

Eric, Stephanie and I would really like to see this project move forward.

We like the project for a number of reasons, but probably the most important to us is making good use of a vacant lot. A mixed use project like 377 will add to the ambiance of downtown.

--

Rick MacKirdy

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Eric Luchini

From: Carolyn Crosby
Sent: Friday, November 13, 2015 10:23 AM
To: Eric Luchini
Subject: 377 St Mary St Project

Hello Mr. Luchini.

As a resident of our downtown, I'd like to express my support of the 377 St Mary St project. Not only would it be nice to see the eye sore of a dirt lot developed into something visually interesting, but injecting some life into our downtown area is much needed.

I hope you will consider the desires of our downtown residents and approve the long overdue development of this proposed project.

Thank you for your time.
Carolyn Crosby

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Eric Luchini

From: Gary Gemma <gemma@pleasanton.com>
Sent: Friday, November 13, 2015 10:11 AM
To: Eric Luchini
Subject: 377 St Mary St Project

I am in favor of the 377 St. Mary St. Project
This is the kind of improvements we need in our downtown.

Thank you,

Gary Gemma
Gary Patrick Salon

Pleasanton

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Eric Luchini

From: Brian Gentry
Sent: Thursday, November 12, 2015 6:03 PM
To: Eric Luchini
Subject: 377 St Mary St Project

Mr. Luchini

I just wanted to send you a quick note voicing my support for the infill project downtown at 377 Saint Mary Street, at the corner of Saint Mary and Peters.

The renderings that I have seen look terrific. I really like the Spanish Colonial design, and the outdoor public space seems very special and will help expand our Main Street commercial activity. Eliminating the eyesore vacant lot is an added bonus.

Brian A. Gentry

Resident of Pleasanton in the Country Fair Ponderosa homes

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Eric Luchini

From: Wendy Barnes < >
Sent: Wednesday, November 11, 2015 3:34 PM
To: Eric Luchini
Subject: General Plan Amendment

Hi Eric First of all, it looks like they are already moving forward on this demolition and rebuild. I am against their proposition because of parking. Ever since the new Starbucks went in with not one parking place, there has been more of a parking issue than ever. I am at Jewelers Gallery and several blocks from Starbucks but I have more complaints from my customers (several whom are elderly and can't make the walk) that there isn't any place for them to park. Please don't give the permission for the building unless there is parking on site. They are right around the corner. Where are all the people going to park?????????

Wendy Barnes

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October 10, 2015

Planning Commission
City of Pleasanton
200 Old Bernal Ave.
Pleasanton, CA 94566
c/o Eric Luchini, Associate Planner
cc: Adam Weinstein, Planning manager
by email

RE: P14-1024 (General Plan Amendment)
P14-1025 (Specific Plan Amendment)
PUD-107 (Rezoning and Development Plan)
Proposed by Fireside Investors, LLC for 377 St. Mary's street

Dear Planning Commission,

A lot of thought and planning went into developing the General Plan and the Downtown Specific Plan. The proposed amendments and rezoning are in conflict with a number of fundamental principles used in the design of the Downtown Specific Plan. Specifically:

- The Central Commercial zone was established to support business development and economic vitality, not residential use.

The close proximity of residential and commercial use in the downtown area raises potential conflicts in terms of outdoor music sound levels, among others. Peters Ave. was specifically set as the boundary to mitigate potential conflicts. The subject property is in very close proximity to several entertainment establishments that provide outdoor music as part of their business and conflicts may well result.

The Specific Plan land use of the east side of Peters as offices further acts as a buffer between the commercial use on Main Street and the residential use on the west side of Peters. Non-office commercial zoning on Peters would create the potential for developing coffee shops and restaurants directly across from the residential use on the west side of Peters eliminating the barrier to potential conflict.

The Central Core real estate should be preserved for the intended commercial and institutional uses and the office use on the east side of Peters should also be maintained.

- The Historic Preservation Plan was specifically developed to preserve the look and feel of the downtown area and its historical resources.

The "single family residence", for which site and exterior modifications are proposed to adapt it for commercial use, is a historical building built in 1932 (see photo of plaque attached to building). It is in good condition, of a mediteranian design and very nicely

landscaped. It promotes the small town ambiance for one of the main intersections in the downtown area, St. Mary's Street and Peters Ave. It has been functioning as a commercial establishment in the past and includes ADA compliant handicapped access. The commercial use of buildings originally built as single family residences in the downtown is prevalent, including the building directly across St. Mary's St. and is instrumental in maintaining the unusually pleasant downtown small town ambiance.

- The proposed new three story buildings are out of character with downtown architecture. The recent development on Peters Streets illustrates the urban row house impact of the only three story building in the downtown plan area. It looms over the neighboring residences, including an on-site historic building, and is out of scale with the rest of the neighborhood. Please do not let three story construction become a precedent for acceptable architecture in the downtown plan area as it will ensure the loss of the of the small town neighborhood feel which is unique to the Pleasanton Downtown.
- If a perceived need for "high density residential housing" should become a significant consideration for changing the planned land use it should be remembered that Pleasanton currently meets regional residential development requirements and there are many architecturally less sensitive sites to develop for residential use. Additionally, given recent similar high density developments in the area, it seems unlikely that the proposed development would qualify as low cost housing.

Please do not change the course of the General and Downtown Specific Area plans and zoning. They are the result of significant thought and should not be lightly compromised.

Thank you,

Andrew and Diana Shaper



377 St. Mary's Street
Front



377 St. Mary's street
Historical Significance Plaque



Prior Residence used for commercial purposes immediately across St. Mary's street



3 story to 1 story architectural scale conflict

Eric Luchini

From: Jalayne Ladd <[redacted]>
Sent: Tuesday, November 10, 2015 9:59 AM
To: Eric Luchini
Subject: 377 St Mary St Project

Hi Eric –

I wanted to send a note regarding my enthusiastic support of this project. I've seen the plans, and think this project would be a great addition to our downtown. I'm a downtown resident at 225 Spring St, and would really love to walk by something other than a vacant lot on my way to the park with my boys everyday. We really need some fresh stores and gathering places to liven up our downtown and this would be a great start. New development really should be encouraged – that's what makes a downtown so desirable for those of us choosing to live down here. Please help this project get going!

Regards,
Jalayne Ladd

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Eric Luchini

From: Rob Dondero
Sent: Monday, November 09, 2015 5:39 PM
To: Eric Luchini
Subject: P-14-1024

Hello Eric,

My name Rob Dondero and my wife and I have lived in Pleasanton for over 25 years. We currently live on 2nd Street.

We have reviewed the plans of the subject project and we believe this project will blend in nicely with the existing community. Now that we live Downtown we support the local businesses as often as we can and we feel the added residential units will also help support the business on Main Street and the downtown core.

Thank you.
Rob Dondero

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Eric Luchini

From: Dr. Paul Quarneri
Sent: Friday, November 06, 2015 5:34 PM
To: Eric Luchini
Subject: Downtown Pleasanton infill project located at 377 St. Mary Street

Hello Eric,

I wanted to send an email endorsing my recommendation and support for the project at 377 St. Mary St. I have reviewed the plans and believe this project would bring a nice facelift to the existing site and continue to beautify our downtown area. The combination of housing and a potential night time outdoor destination is very attractive. The project has my yes vote.

If you should have any questions, please do not hesitate to contact me.

Thank You,

Dr. Paul Quarneri
(City of Pleasanton Resident)

--

Dr. Paul Quarneri, DC, DACNB, FACFN
Chiropractic Neurologist
Functional Neurologist

11/6/15

5:34 PM

11/6/15

www.theneurolink.com

<http://www.sanmateochiropractorinfo.com/san-mateo-chiropractors-blog/>

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Eric Luchini

From: Helen Smith ·
Sent: Thursday, November 05, 2015 5:16 PM
To: Eric Luchini
Subject: 377 St Mary St Project

Hi,
My name is Helen Smith I have been a resident of Pleasanton for 16 years. I had a chance today to view the plans Mike Carey has for downtown. I am excited and support the buildings. The design is complimentary to downtown. I have built 4 homes in the last 20 years and feel that this project is a very good use of the land. Helen

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Eric Luchini

From:
Sent: Thursday, November 05, 2015 3:54 PM
To: Eric Luchini
Subject: 377 St Mary St Project

Hello,

My name is Scott Sherwood, CEO of SLP Properties II LLC and the developer of 511 Main St. I support this new project. This project would be a fine addition to the downtown, a quality development with a wonderful design in keeping with other properties in the City. If you would like to reach me for any reason please call

Sincerely,
Scott Sherwood

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Eric Luchini

From:
Sent: Tuesday, November 03, 2015 4:51 PM
To: Eric Luchini
Subject: 377 St Mary St Project

Hi Eric,

I wanted to send my support of this project! I LOVE THIS!! Hoping it would get started soon?

Something Pleasanton needs, other than a hair salon, which has been approved for next door to you in Dr. Wong's old office, putting the downtown salon total to 25 -:(.

This is refreshing to see!!

Thanks!

Lana

Lana J Harris
Controller/Accounting Manager
HARRIS, ROSALES & HARRIS

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Eric Luchini

From:
Sent: Tuesday, November 03, 2015 5:27 AM
To: Eric Luchini
Subject: 377 St Mary St Project

I am a resident of Pleasanton moving here eleven years ago from Mission San Jose. My husband and I presently live in a "downtown" home which we enjoy greatly.

After looking at the renderings of the 377 Saint Mary Street project I believe that the homes and commercial plaza will enhance an already wonderful downtown. I love the downtown older homes and buildings but I have also felt that something was missing. That something is some Spanish architecture. After all Pleasanton was originally a Spanish land grant and then there's Phoebe Apperson Hearst's original ranch.

The new Starbucks building is outstanding so I feel sure the city "decider's" of this project will be as excited as I am about the project and the especially the plaza. It is just beautiful.

Thank you,

Jo and Waldo Silver

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Eric Luchini

From:
Sent: Monday, November 02, 2015 2:47 PM
To: Eric Luchini
Subject: 377 St Mary St Project

Hello I support this project and think it would a great addition to the downtown area. The Spanish style design would and location would be a great place to Live. Pleasanton needs more developments like this project.

Michael Segundo

www.advantagemetal.com



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Eric Luchini

From:
Sent: Monday, November 02, 2015 1:08 PM
To: Eric Luchini
Subject: 377 St Mary St Project

Dear Eric,

I've lived in Pleasanton for the past 12 years and am so excited about some of the changes that are happening downtown. I really think that it's helping to make us one of the better cities in the area (even more than we already are). I wanted to write because I really really like the fact that the plans for this one are keeping with the Spanish Colonial Design of the area. I really think the commercial addition right there is wonderful too – great central location, but off the main path is nice. The design though is just spectacular and looks very "California" to me.

Thanks for taking the time to read this.
Katlyn Haus

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Eric Luchini

From: Lederer, Raymond D
Sent: Monday, November 02, 2015 12:15 PM
To: Eric Luchini
Subject: 377 St Mary St Project

Hi Eric,

I wanted to express my support for the proposed project on St. Mary's street. The addition of a large commercial plaza and public gathering space will add tremendous value to our downtown area for residence and visitors alike. Not to mention, it will be a huge improvement over the empty lot! Thanks for your consideration.

Regards,

Ray

Raymond D Lederer, CFP®

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Eric Luchini

From:
Sent: Monday, November 02, 2015 12:11 PM
To: Eric Luchini
Subject: 377 St Mary St Project

Eric

I understand the project at 377 St Mary will be going to the planning commission on 11/18. I would like to give my support to the project. It would be a nice addition to the downtown area and a good use for the ugly vacant lot. I am a resident of Pleasanton at 3334 Santa Rita Rd and I frequently visit the downtown.

Thank You,
Mike Rogers

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Eric Luchini

From:
Sent: Monday, November 02, 2015 10:57 AM
To: Eric Luchini
Subject: 377 St Mary St Project

Eric-

Good morning. I just want to send you a quick email supporting the proposed project at 377 St Mary Street. It would be a great addition to our downtown. The new Plaza would be a very nice feature (corner of St. Mary/Peters Ave).

Please let me know of any questions?

Regards,

Tony Ferreri | Principal
Lee & Associates | East Bay, Inc.



A member of the Lee & Associates Group of Companies
Company ID#011948 69 | Agent ID#01231805

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Eric Luchini

From:
Sent: Monday, November 02, 2015 6:28 AM
To: Eric Luchini
Subject: 377 St Mary St Project

Hi Eric I Bart Price support the St.Marys project located at St.Marys street downtown Pleasanton my

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Eric Luchini

From:
Sent: Saturday, October 31, 2015 2:00 PM
To: Eric Luchini
Subject: 377 St Mary St Project

Dear Mr. Luchini,

I think this project would be a great addition to downtown Pleasanton. The buildings look very well designed and it may be a nice place to meet up with friends.

Thank you for your consideration.

Linda Ware

Click

<https://www.mailcontrol.com/sr/FrwACITJCX3GX2PQPOMvUgfUspOYWKRbQRUE493qw6Xlh4tlo4RDMSmS3QGO3INFQFKPnp16efgDMGoTToeXlw==> to report this email as spam.

Eric Luchini

From:
Sent: Friday, October 30, 2015 5:19 PM
To: Eric Luchini
Subject: 377 St Mary St Project

Hello Mr. Lucchini-

My wife and I have reviewed Mr. Carey's plans and renderings of the proposed project, per above.

As residents owning a home here in Pleasanton near downtown, we both believe it is a lovely project and would add value, beauty and enjoyment for folks residing in Pleasanton, and those considering Pleasanton for living and recreational endeavors. We hope the City feels the same way.

Thank you kindly,

David and Naomi James

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Eric Luchini

From:
Sent: Friday, October 30, 2015 1:18 PM
To: Eric Luchini
Subject: 377 St Mary St Project

Heidi Bailey

Dear Sirs,

I am so excited to see such a beautiful and well thought out plan for this property! I love the keeping with the Spanish traditional, especially the ceramic tiles which are a very old pattern!

I am happy to see three large style row homes instead of apartments or condos.

I also love the idea of a corner business that can attract nice evening sitting and dining. I think it will bring more business to Fernandos which has out door front seating, but goes un used. This project offers a good balance and helps define main streets depth from beginning to end along Saint Peters.

Thank you for listening to my comments and for thoughtfully considering this proposal!

Heidi Bailey

Sent from my iPhone

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Eric Luchini

From:
Sent: Friday, October 30, 2015 8:59 AM
To: Eric Luchini
Subject: 377 St Mary St Project

The Spanish Colonial Design on this project is so beautiful and will only be an enhance Pleasanton.

Anita Auf der Maur

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Eric Luchini

From:
Sent: Thursday, October 29, 2015 8:54 PM
To: Eric Luchini
Subject: 377 St Mary St Project

Dear Mr. Luchini,

After seeing the renderings of the project, I believe it fits in very well with the overall architecture of the downtown area of Pleasanton. As a comparison, the new Starbucks and restaurant building is very similar in the look and feel of the two buildings. That corner area is currently very tired looking, and this project will spruce up the area and serve the community and city very well.

As a resident of Pleasanton for 42 years, I welcome this project which would definitely enhance our great city!

Thanks for listening,

Sue Connolly

Sent from my iPhone

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Eric Luchini

From:
Sent: Thursday, October 29, 2015 9:35 AM
To: Eric Luchini
Subject: 377 St Mary St Project

We are in full support of the 377 Saint Mary infill project downtown. While we no longer live downtown - we are now in Birdland - I work downtown 5 days a week and we try to get our family downtown as well. We have lived in Pleasanton since 1999 (we moved here from San Francisco) and have been watching and waiting for Infill projects like this one to help fill in the 'blank spots', add more real downtown living, get more people walking downtown sidewalks, provide additional opportunities for coffee, bakeries, night-life, etc., as this vibrancy has been lacking here in Pleasanton for many years. While we hate to admit it... we often end up in Downtown Danville or Downtown Livermore where there are more options, more activity, and more of what we are looking for in general. We like supporting Pleasanton businesses and want to be able to do more of this, but are not always interested in \$30 salmon fillets and a multitude of white table cloth restaurants with our young family.

Downtown doesn't seem to be connecting with its residents wants and needs, and we hope that a project like this this will help turn the tide. There are many Pleasantonians who want more out our downtown, as this project provides so beautifully, with a great option for a commercial use of the existing building. We are looking forward to seeing this built out and seeing something great go in, along with gorgeous new downtown housing options that include off-street parking!

Thank you,

Michelle and John Bouchard

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Eric Luchini

From:
Sent: Wednesday, October 28, 2015 10:32 PM
To: Eric Luchini
Subject: 377 St Mary St Project

I fully support the project proposed here in. The style and use of space is a great addition to the down town area. The residential units provide the key of any downtown project, PARKING! The units have a garage and driveways to keep cars off the streets. I see no negative aspects of this proposed use of this site and fully support what is proposed at this time.

Mike Cheney

Mike@valleyplumbinginc.com

Click

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Eric Luchini

From:
Sent: Wednesday, October 28, 2015 5:15 PM
To: Eric Luchini
Subject: 377 St Mary St Project

To whom it may concern,

My name is Justin B. Smith, and I live in the downtown Pleasanton area at [REDACTED] I also own Main Street Sunglasses, located at 739 Main St. Suite I Pleasanton 94556.

I have been very excited to see all of the new developments in the downtown area. The pastime plaza, for instance, is a great improvement to the commerce of Downtown Pleasanton and yet, architecturally, it retains the character of the historic downtown area. I was happy to see the tasteful facade which blends well with the historic architecture along Main street, and the fact that the plaza was named after the Pastime pool hall which occupied that area for many years. I believe that the 377 St. Mary St. Project falls into that same vein of improvement. The Spanish colonial architecture is quite aesthetically pleasing, and looks to be done with a timeless longevity in mind. Many of my customers and friends in the community have mentioned to me that the developmental progress seen in Pleasanton over the last decade, or so, is lacking in comparison with that seen in other nearby cities like (downtown) Livermore, so it is great to see Pleasanton begin to catch up without sacrificing its historical character. I'm quite confident that, once completed, the 377 St. Mary Street project will enhance the Downtown and help bring more people to spend more time in the downtown area which is of great help to me and my small retail business neighbors. It is not a secret that many of the small retailers in Downtown struggle competitively with cities like Livermore and Walnut Creek which attract many shoppers. Many of the retail spaces along main street and connecting streets have a "revolving door" which further perpetuates the lack of retail shoppers coming to the downtown area. We need more progressive developments, like this one, to bring more people to shop, dine, and enjoy Pleasanton downtown. The Purpose of this letter is to let the Pleasanton planning department know that members of the community and business owners here in Pleasanton want to see this type of progress, and it is of my opinion that the 377 St. Mary St. project is deserving of a "fast tack" through the planning and permit process so that we in the community are able to enjoy the constructed improvements on the property and all of the benefits that come with it.

If you have any questions, please feel free to call me at [REDACTED].

Sincerely,

Justin Booth Smith

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Eric Luchini

From:
Sent: Wednesday, October 28, 2015 4:14 PM
To: Eric Luchini
Subject: 377 St Mary St Project

Hey Eric -

It's Clifton & Michelle Ashley from - We love the new development on 377 At Mary.

This will add value to the city, our neighborhood and another place for residents to go besides the vacant lot there now.

Please proceed with haste and let's make this happen.

Thank you,

Clifton & Michelle Ashley

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Eric Luchini

From:
Sent: Wednesday, October 28, 2015 3:20 PM
To: Eric Luchini
Subject: 377 St Mary St Project

Hi Eric,

Please count the Knuppe Family as supporters of the beautiful plan at 377 St.Mary Street for the following reasons.

1. **New development Downtown**
2. **Spanish Colonial Design**
3. **Addition of a large commercial plaza, public gathering space**
4. **Potential night time destination**
5. **Tired of looking at a vacant lot with overgrown weeds**

-Mike Knuppe
Owner of K Commons directly across the street

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Eric Luchini

From:
Sent: Wednesday, October 28, 2015 2:47 PM
To: Eric Luchini
Cc: Mike Carey
Subject: 377 St Mary St Project

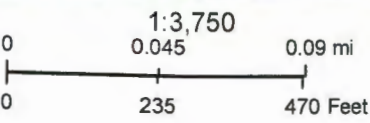
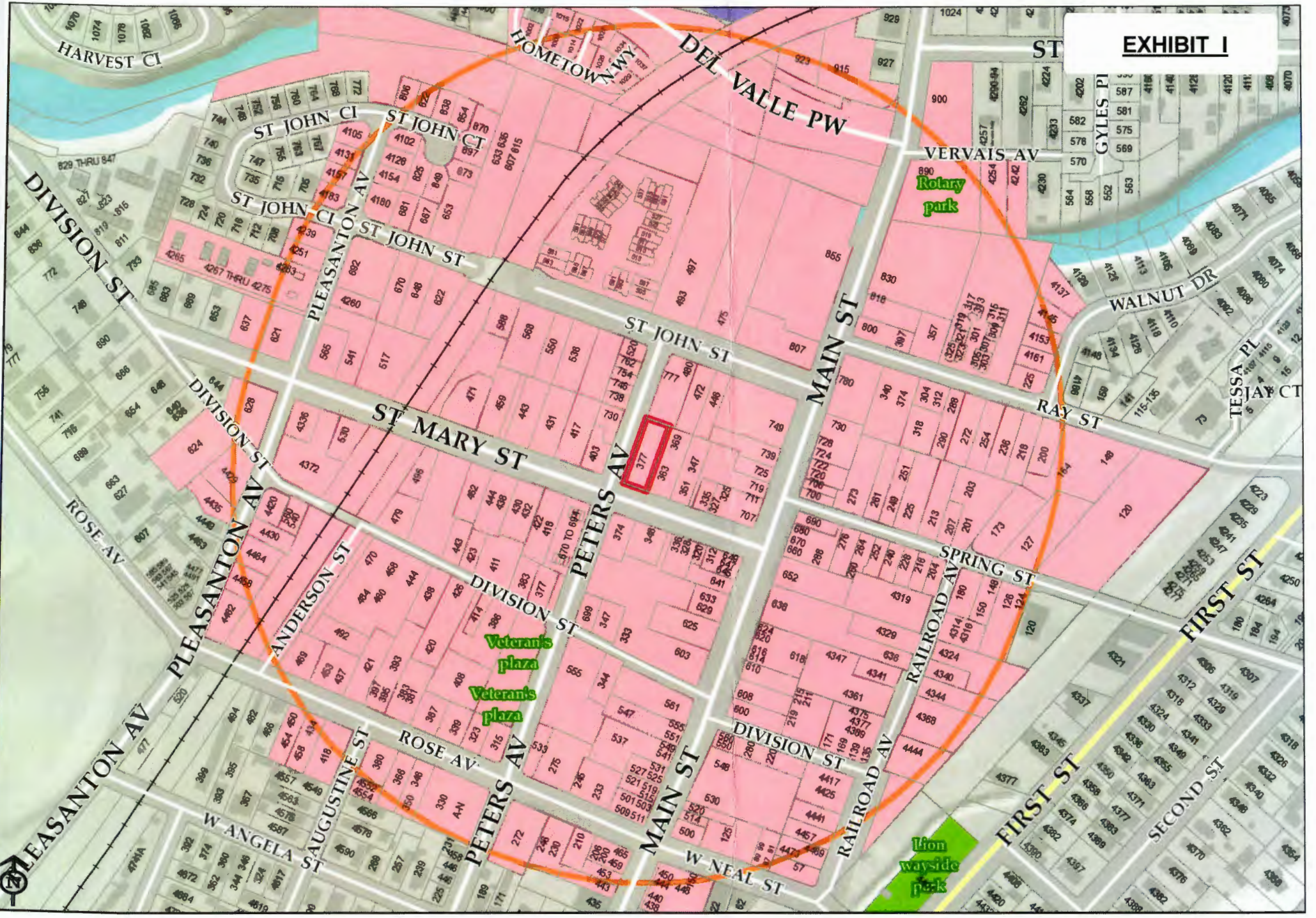
I support this project in too many ways to list!

Respectfully,

Jeff DeBernardi

DeBernardi Development, Inc., Construction & Remodeling

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P14-1024/P14-1025/PUD-107, 377 St. Mary Street, Fireside Investors

Planning Division
November 4, 2015

