

**EXHIBIT A
DRAFT CONDITIONS OF APPROVAL**

**P15-0290, Alok Ventures LLC
Design Review
4745 Augustine St.
July 22, 2015**

PROJECT SPECIFIC CONDITIONS

Planning Division

1. The proposed development shall conform substantially to Exhibit B (dated "Received" July 13, 2015), on file with the Planning Division, except as modified by these conditions. Minor changes to the approved plans shall be approved by the Community Development Director if determined to be in substantial conformance with the approved exhibits.
2. The project developer shall obtain growth management approval prior to building permit approval. The project shall meet all requirements of the City's Growth Management Ordinance, and the developer shall enter into a growth management agreement with the City.
3. Unless a phasing plan is approved by the Director of Community Development, the applicant shall construct the interior improvements to the existing dwelling, Building 1, Building 2, and related site improvements at the same time.
4. The existing dwelling unit shall have a maximum of two bedrooms. This restriction shall be clearly noted on the building permit plans and shall be recorded as a restrictive covenant prior to occupancy. The restrictive covenant shall be subject to the review and approval by the City Attorney prior to recordation.
5. The project developer shall submit a final exterior lighting plan for the project for the review and approval of the Director of Community Development prior to issuance of building permits. Lighting shall be downward-facing and/or shielded and shall be designed to reduce glare on adjacent properties.
6. The project developer shall submit revised balustrade designs for the balconies and exterior staircases to the satisfaction of the Director of Community Development and Chief Building Official, prior to issuance of building permits. The balusters shall complement the proposed architecture, be consistent with the Downtown Design Guidelines, and meet Building Code and fire safety requirements.

7. The windows shall be recessed at least one inch from the outside face of wall, not including the depth of the trim surrounding the windows. A window cross-section detail showing the window recess shall be included 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.
8. The garage doors shall have additional detailing, such as a “carriage style” design or the addition of windows. Manufacturer’s specification sheets and/or photographs of the garage door design shall be included with the building permit plans and shall be subject to review and approval by the Director of Community Development prior to building permit approval.
9. Prior to building permit issuance, site and landscaping plan sheets shall be revised to consistently show the mow strip along the centerline of the driveway. The driveway shall have a minimum width of at least 9 feet.
10. Prior to building permit issuance, a construction parking plan for the tenant of the existing dwelling unit shall be subject to review and approval by the Director of Community Development.
11. The garage parking spaces shall be maintained for parking of automobiles at all times and shall not be used for storage in a manner that would interfere with the ability to park cars within the garage. Furthermore, the parking of boats, campers, and trailers shall be prohibited on site or in any parking space. The applicant and/or property manager shall be responsible for enforcing these restrictions, which shall be stated clearly in all leases.
12. The project applicant or developer shall work with the Pleasanton Unified School District (PUSD) to develop a program to offset this project’s long term effect on school facility needs in Pleasanton in addition to the school impact fees required by State law. This program shall be designed to fund school facilities necessary to offset this project’s reasonably related effect on the long-term need for expanded school facilities. The method and manner for the provision of these funds and/or facilities shall be approved by the PUSD and in place prior to building permit issuance. Written proof of compliance with this condition shall be provided by the project applicant or developer to the City, on a form generated by the PUSD, prior to building permit issuance.
13. Prior to building permit submittal, a list of the green building measures used in the design of the units, covered by this approval, shall be provided to the Planning Division for the review and approval by the Director of Community Development. The units covered by this approval shall be designed to achieve a “certified rating” of a minimum of 50 total points, achieving at least the minimum points in each category, using BuildItGreen’s current GreenPoints rating system.

The green building measures shall be shown on one of the first two pages of the plans submitted for issuance of a building permit. **Each point identified shall have a notation indicating the sheet the point can be found, and each sheet shall note where the point is located.** All proposed green building measures shall be shown throughout the plan set, as appropriate, as determined by the Director of Community Development.

A special inspection by from Planning Division shall be coordinated with regards to landscaping, irrigation, and exterior materials. All of the green building measures indicated on the approved checklist shall be inspected and approved by either the City of Pleasanton, a third party rater, or the applicants shall provide written verification by the project engineer, architect, landscape architect, or designer.

14. The applicant shall effectively screen from view all ducts, meters, air conditioning equipment, backflow preventers, and any other mechanical equipment, whether on the structure, on the ground, or on the roof, with landscaping and/or materials and colors that architecturally compatible with the main structure. Screening details shall be shown on the plans submitted for issuance of building permits, the adequacy of which shall be determined by the Director of Community Development prior to building permit approval.
15. A final landscape plan 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 building permit issuance. Said landscape plan shall be consistent with the approved landscape plan plus any conditions of approval, and shall be detailed in terms of species, location, size, quantities, and spacing.
16. Plant species shall be of drought tolerant nature with an irrigation system that maximizes water conservation (e.g. drip system). The project shall comply with the State of California's Model Water Efficient Landscape Ordinance and shall implement Bay Friendly Basics. The project applicant or developer and future property owner is encouraged to use reclaimed gray water, rain water, etc., for landscape irrigation. If used, the details shall be shown on the permit plan set to the satisfaction of the Director of Community Development before issuance of a building permit.

A licensed landscape architect shall verify the project's compliance with the ordinance: 1) prior to the issuance of a building permit; and 2) prior to final inspection. The verification shall be provided to the Director of Community Development, prior to building permit approval.

17. Prior to occupancy, the landscape architect shall certify in writing to the Director of Community Development that the landscaping has been installed in accordance with the approved landscape and irrigation plans with respect to size, number, and species of plants and overall design concept.

18. A minimum of one appliance or system that meets Energy Star standards shall be installed in each unit. The proposed appliance or system and how it adheres to Energy Star standards shall be stated on the plans submitted for the issuance of a building permit.
19. A minimum of one water conservation device such as low-flow faucets, toilets, shower fixtures, etc., shall be installed in each unit. The water conservation device(s) shall be stated on the plans submitted for the issuance of a building permit.
20. Each unit covered by this approval shall be constructed to encourage telecommuting by providing telecommunications infrastructure such as cabling for DSL service, wiring for total room access, etc. The applicant/building developer shall show the infrastructure on the building permit plan set prior to issuance of a building permit.
21. The project shall comply with the current City/Pleasanton Garbage Service recycling and composting programs.
22. All conditions of approval shall be attached to all building permit plan check sets submitted for review and approval. These conditions of approval shall be attached at all times to any grading and construction plans kept on the project site. It is the responsibility of the applicant/property owner to ensure that the project contractor is aware of, and abides by, all conditions of approval. It is the responsibility of the applicant/property owner to ensure that the project landscape contractor is aware of, and adheres to, the approved landscape and irrigation plans, and all conditions of approval. Prior approval from the Director of Community Development is required before any changes are constituted in site design, grading, building design, building colors or materials, fence material, fence location, landscape material, etc.

Engineering Division

23. Prior to issuance of a building permit, the property owner shall make a pro-rata payment to underground overhead utility lines along Augustine Street. The amount of the fee shall be determined by the City Engineer.

Fire Department

24. Building heights shall be limited to a maximum of 30 feet to the eave or highest wall top plate, whichever is highest.
25. All construction shall conform to the requirements of the 2013 California Fire Code; City of Livermore Ordinance No. 1985. All required permits shall be obtained prior to work commencement.

26. Automatic fire sprinklers shall be installed in all occupancies in accordance with the 2013 California Building, Fire and Residential Codes; City of Pleasanton Ordinance No. 2083. Installations shall conform to NFPA Pamphlet 13, Occupancy Hazard Approach for commercial occupancies **OR** NFPA 13D with local amendments for one and two-family occupancies.
27. The Fire Prevention Bureau reviews building/civil drawings for conceptual on-site fire mains and fire hydrant locations only. Plan check comments and approvals DO NOT INCLUDE:
 - a. Installation of the on-site fire mains and fire hydrants.
 - b. Specific installation drawings submitted by the licensed underground fire protection contractor shall be submitted to the Fire Prevention Bureau for approval.
 - c. Backflow prevention or connections to the public water mains.
28. The following items will be provided prior to any construction above the foundation or slab:
 - a. Emergency vehicle access shall be provided to the site or tract, as specified in the approved Site Plan, including the area where construction is occurring. If Public Works Improvements are part of the project to access the site, an emergency vehicle access plan shall be submitted for review and approval.
 - b. If permanent access or site paving is not provided, the carrying capacity of the emergency vehicle access shall be 69,000 pounds under all weather conditions.
 - c. Designated construction material storage and construction worker parking shall not obstruct the emergency vehicle access route(s).
 - d. Where on-site fire hydrant(s) are required, they shall be installed, flushed and all valves open prior to any construction above the foundation or slab. This includes concrete tilt-up and masonry buildings.
 - e. On-site fire hydrant(s) shall not be obstructed and shall be sufficiently above grade to have all hydrant valves and outlets accessible for emergency use
 - f. Where a project is phased as part of the development approved by the City, specific access, water supply and fire hydrant installations will be required as part of each phase. As needed, a phasing plan with these improvements will be required.
29. Address numbers shall be installed on the front or primary entrance of the building. Minimum building address character size shall be minimum 4" high by 1/2" stroke. If building is setback from primary access 50 feet or greater address size shall be increased for visibility and in accordance with Livermore-Pleasanton Standard Operating Procedures – Premises Identification Standards.

STANDARD CONDITIONS

Community Development Department

30. The applicant shall pay any and all fees to which the use may be subject prior to issuance of permits. The type and amount of the fees shall be those in effect at the time the permit is issued.
31. To the extent permitted by law, the project applicant shall defend (with counsel reasonably acceptable to the City), indemnify and hold harmless the City, its City Council, its officers, boards, commissions, employees and agents from and against any claim (including claims for attorneys fees), action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including (without limitation) reimbursing the City its attorneys fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.

Building and Safety Division

32. The applicant shall obtain a building permit and any other applicable City permits for the project prior to the commencement of any construction.
33. To initiate the building permit plan check process, the applicant shall submit the following:
 - a. Three (3) full-size sets of construction plans (wet-stamped and signed);
 - b. Two (2) sets of the necessary structural and Title 24 calculations;
 - c. Two (2) copies of a site-specific soils report;
 - d. Completed Building Permit Questionnaire; and
 - e. Necessary fees.
34. All building and/or structural plans shall comply with all codes and ordinances in effect before the Building Division will issue permits.
35. Prior to issuance of building or demolition permits, the applicant/building 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 applicant/ building 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.

36. At the time of building permit plan submittal, the project developer shall submit a final grading and drainage plan prepared by a licensed civil engineer depicting all final grades and on-site drainage control measures to prevent stormwater runoff onto adjoining properties.
37. All demolition and construction activities, inspections, plan checking, material delivery, staff assignment or coordination, etc., shall be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Saturday. No construction shall be allowed on State or Federal Holidays or Sundays. The Director of Community Development may allow earlier "start-times" or later "stop-times" for specific construction activities (e.g., concrete pouring), if it can be demonstrated to the satisfaction of the Director of Community Development that the construction noise and construction traffic noise will not affect nearby residents or businesses. All construction equipment must meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices. Prior to construction, the applicant shall post on the site the allowable hours of construction activity.

Planning Division

38. Design review approval shall lapse within one (1) year from the date of approval unless a building permit is issued and construction has commenced and is diligently pursued toward completion, or an extension has been approved by the City pursuant to Section 18.20.070 of the Municipal Code.
39. The height of the structures shall be surveyed and verified as being in conformance to the approved building height as shown on Exhibit B or as otherwise conditioned. Said verification is the project developer's responsibility, shall be performed by a licensed land surveyor or civil engineer, and shall be completed and provided to the Planning Division before the first framing or structural inspection by the Building Department.
40. The applicant shall submit a pad elevation certification prepared by a licensed land surveyor or registered civil engineer to the Chief Building Official and Director of Community Development, certifying that the pad elevations and building locations (setbacks) are pursuant to the approved plans, prior to receiving a foundation inspection for the structures.
41. Final inspection by the Planning Division is required prior to occupancy of the dwellings.
42. Each new building shall be constructed to allow for the future installation of a photovoltaic system and a solar-water-heating system. The applicant or

building developer shall comply with the following requirements to make the residence photovoltaic- and solar-water-heating-ready:

- a. Electrical conduit and cable pull strings shall be installed from the roof/attic area to the building's main electrical panels;
- b. An area shall be provided near the electrical panel for the installation of an "inverter" required to convert the direct current output from the photovoltaic panels to alternating current,
- c. Engineer the roof trusses to handle an additional load as determined by a structural engineer to accommodate the additional weight of a photovoltaic and solar water heating system beyond that anticipated for roofing;
- d. Plumbing shall be installed for solar-water heating; and
- e. Space shall be provided for a solar-heating tank.

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

Engineering Division

43. 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.
44. 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. This shall include slurry seal, overlay, or street reconstruction if deemed warranted by the City Engineer.
45. This approval does not guarantee the availability of sufficient water and/or sewer capacity to serve the project.
46. 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.
47. 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.

48. The project developer shall submit a final grading, drainage and utility plan prepared by a licensed civil engineer depicting all final grades, drainage control measures, and existing and proposed utilities. This plan shall be subject to the review and approval of the City Engineer prior to the issuance of a grading permit.
49. 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.

{end}

EXHIBIT C

4745 Augustine Street / P15-0290

Progression of Architectural Design

While City staff was generally supportive of the proposal to add apartment units to this parcel, upon the applicant's formal submittal in April 2015, staff was not supportive of the project's massing, height, design, and colors. Sample elevations from this initial submittal are shown in Figures 1 and 2 below. Staff provided a range of recommendations, including to: reduce the building height and number of stories from three to two; reduce the building massing; revise the architectural form to be more compatible with the surrounding neighborhood and to be more cohesive in style and proportions; and select a more subdued color palette and high quality materials that would be compatible with the existing home on the site and the neighboring properties.

The applicant made substantial revisions to the massing, architectural form, and detailing, resulting in the project described in the staff report and provided in Exhibit B, which staff believes conforms to the Downtown Design Guidelines and meets the City's design review criteria.

Figure 1: Building 1 Elevations (Previous Submittal – April 27, 2015)

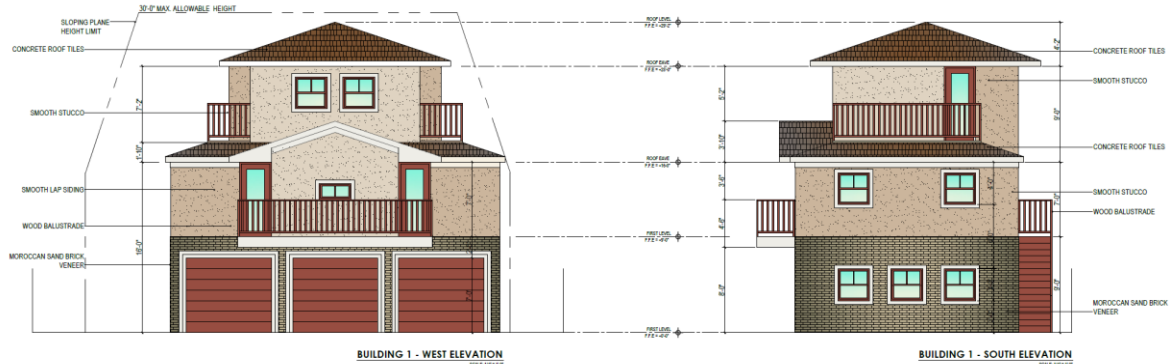


Figure 2: Building 2 Elevations (Previous Submittal – April 27, 2015)

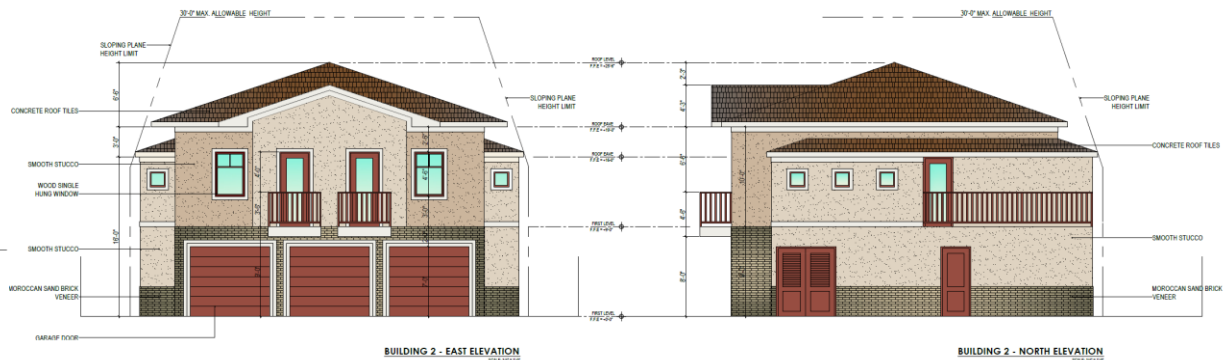
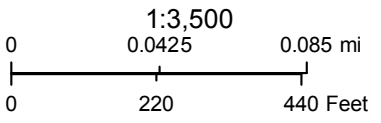
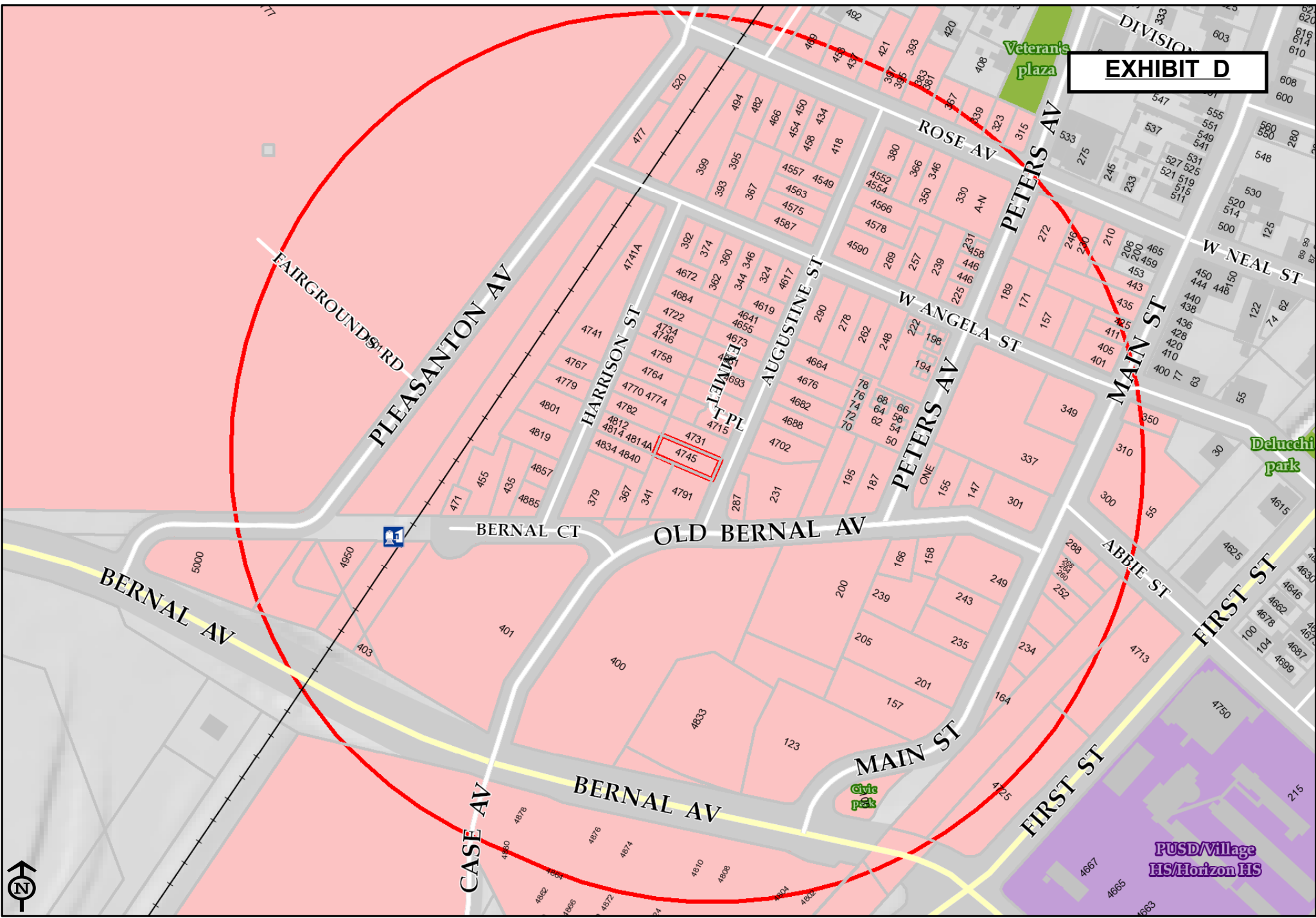


EXHIBIT D



P15-0290, Alok Damireddy Ventures, LLC., 4745 Augustine Street