

**EXHIBIT A
DRAFT CONDITIONS OF APPROVAL**

**P15-0331, Administrative Design Review
5082 Crestwood Court – Patio Cover**

1. The patio cover shall conform substantially to the approved elevations, site plans, and other materials, Exhibit B, marked "Received May 8, 2015," on file at the Planning Division except as modified by these conditions. Minor changes to the plans may be allowed subject to the approval of the Director of Community Development if found to be in substantial conformance to the approved exhibits.
2. Plans submitted to the Building and Safety Division shall include detailed drawings and specifications of any proposed lighting for the detached patio cover and shall be subject to the review and approval by the Director of Community Development prior to issuance of a building permit. Plans shall demonstrate to the satisfaction of the Director of Community Development that the lighting is of low-intensity, that the lighting source is concealed, and that the lighting is directed downward and designed or shielded so as to not shine onto neighboring properties.
3. The property owner shall comply with Chapter 9.04.030 of the Pleasanton Municipal Code (Noise limits – Residential property).
4. The plans submitted to the Building and Safety Division for plan check and permit issuance shall be revised to show that the maximum height of the patio cover will be 12 feet, 6 inches. Said revision shall be subject to the review and approval of the Planning Division prior to issuance of a building permit.
5. The colors and materials of the patio cover shall match those of the existing residence.
6. All appropriate City permits shall be obtained prior to the construction of the patio cover.
7. All conditions of approval for this case shall be reprinted and included as a plan sheet(s) with the building permit plan check sets submitted for review and approval. At all times, these conditions of approval shall be on all grading and construction plans kept on the project site.
8. 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.

9. 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 attorney 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 fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.

<END>

EXHIBIT C





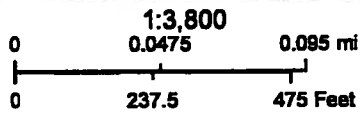
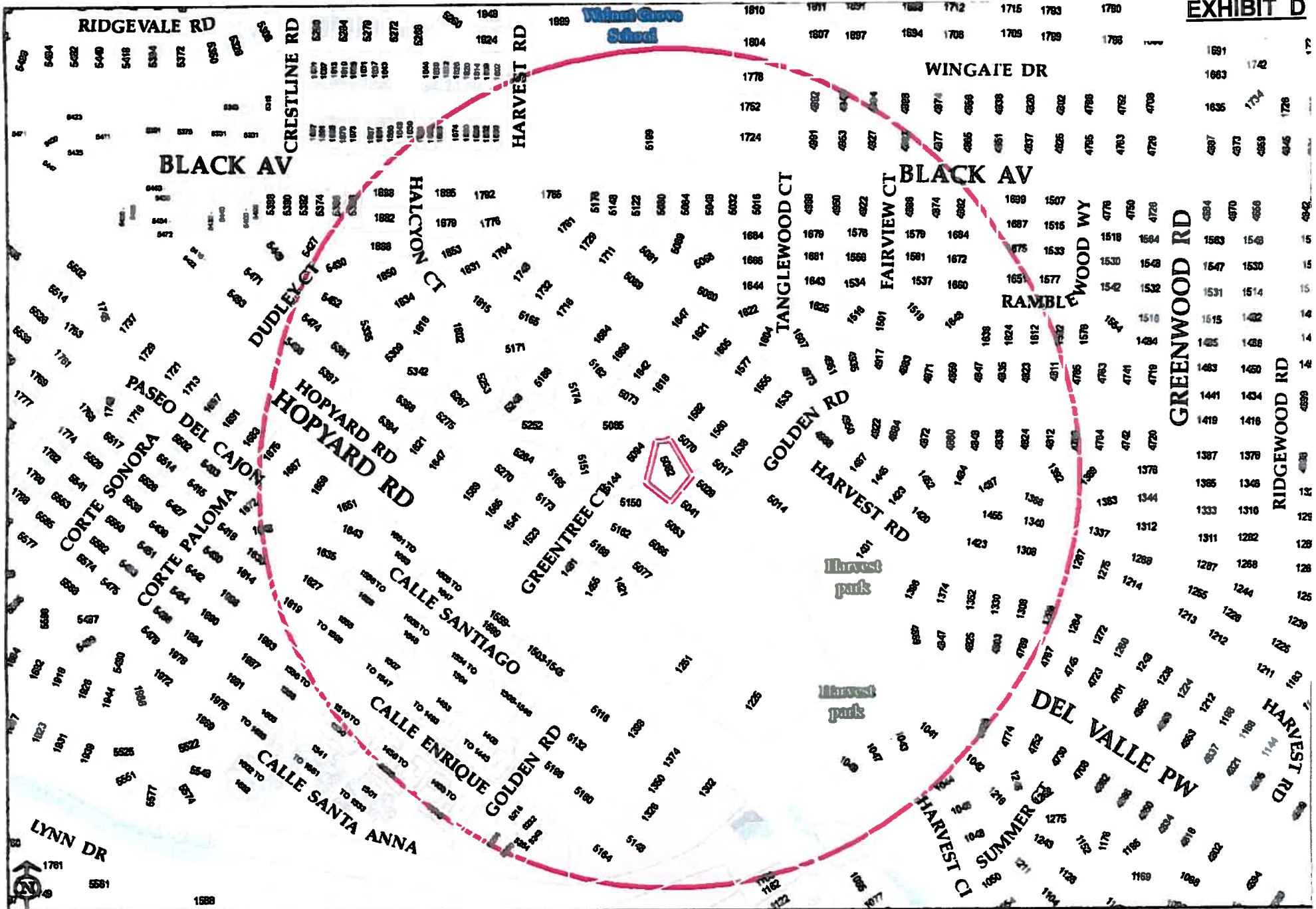
POLE

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POLE

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P15-0331, Rex & Jean Shoemake, 5082 Crestwood Court

Planning Division
June 10, 2015

