

P14-1169
Exhibit A, Draft Conditions of Approval
4262 Stanley Boulevard
November 12, 2014

PROJECT SPECIFIC CONDITIONS OF APPROVAL

Planning Division

1. The proposed automobile sales business activities and operations approved by this Conditional Use Permit shall conform substantially to the narrative and project plans, Exhibit B, marked "Received October 24, 2014," on file with the Planning Division, except as modified by the following conditions. Minor changes to the plans may be allowed subject to the approval of the Zoning Administrator if found to be in substantial conformance to the approved exhibits.
2. The following are approved hours of operation: 8:00 a.m. to 5:00 p.m. Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturdays. If additional hours of operation or activities beyond that proposed in the applicant's narrative, dated "Received October 24, 2014," on file with the Planning Division, are desired, prior City review and approval is required. The Community Development Director may approve the modification or refer the matter to the Planning Commission if judged to be substantial.
3. The automobile sales business shall be limited to a maximum of two automobiles on-site in the designated spaces at any one time and these vehicles shall not be parked on any public street.
4. If operation of this use results in conflicts pertaining to parking, interior or exterior noise, traffic/circulation, or other factors, at the discretion on the Community Development Director, this conditional use permit may be submitted to the Planning Commission for subsequent review at a public hearing. If necessary, the Commission may modify or add conditions of approval to mitigate such impacts, or may revoke the conditional use permit. Possible mitigation measures can include, but are not limited to: modifying the hours of operation, reducing the number of display vehicles, or other measures deemed necessary by the Planning Commission.
5. At no time shall balloons, banners, pennants, or other attention-getting devices be utilized on the site except as allowed by Section 18.96.060K of the Zoning Ordinance for grand openings.

STANDARD CONDITIONS

Community Development Department

6. The applicant shall pay all fees to which the use may be subject prior to operation.
7. 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.

Planning

8. If the applicant wishes to relocate the use to a new address and/or suite, the applicant shall secure a new conditional use permit prior to occupying the new building or tenant suite.
9. This Conditional Use Permit approval will lapse and shall become void one year following the date on which the use permit became effective, unless prior to the expiration of one year, the applicant initiates the use, or the applicant or his or her successor has filed a request for extension with the Zoning Administrator pursuant to the provisions of the Pleasanton Municipal Code Section 18.12.030.
10. The applicant and/or employees shall maintain the area surrounding the tenant space in a clean and orderly manner at all times.
11. Changes to the exterior of the building shall not be made without prior approval from the Planning Division.
12. This approval does not include approval of any signage. If signs are desired, the applicant shall submit a sign proposal to the City for review and approval prior to sign installation.

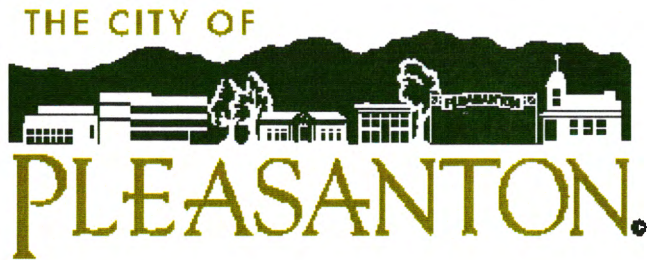
CODE REQUIREMENTS

Applicants/Developers are responsible for complying with all applicable Federal, State, and City codes and regulations regardless of whether or not the requirements are part of this list. The following items are provided for the purpose of highlighting key requirements.

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

14. Any tenant improvement plans shall be submitted to the Building and Safety Division for review and approval.
15. Prior to occupancy, the applicant shall contact the Building and Safety Division and Fire Marshal to ensure that the proposed use of the subject building/structures meet Building and Safety and Fire Code requirements. If required, the applicant shall obtain all appropriate City permits.

{end}



From:
Sent: Monday, November 03, 2014 3:00 PM
To: Eric Luchini
Subject: planned car lot on Stanley Blvd.

We strongly oppose a car lot on Stanley Blvd. Our Chiropractic office has been here since 1987 at this location. A car lot belongs on the edge of the city not downtown. What are you thinking?

The downtown of Pleasanton is the selling point for living here and having a business here. A car lot does not lend itself to downtown on any level.

Dr. Thomas Forest and Christine Forest

Click [here](#) to report this email as spam.

From:
To: [Eric Luchini](#)
Subject: Re: planned car lot on Stanley Blvd.
Date: Monday, November 03, 2014 3:32:30 PM
Attachments: [image001.png](#)

We understand the limited use concept but honestly, once this happens the precident has been set for selling cars in downtown Pleasanton. Is that the vision you have for downtown?

Yes, I would like it sent on for consideration.

From: "Eric Luchini" <ELuchini@cityofpleasantonca.gov>
To:
Sent: Monday, November 3, 2014 3:15:14 PM
Subject: RE: planned car lot on Stanley Blvd.

Hello,

Thank you for your comments on this project. I wanted to clarify that a full blown car lot is not being proposed. The owner of the existing automobile repair/smog business is requesting the ability to sell up to four used cars at a time, with a maximum of two displayed on-site at any given time (the other two would be stored at an off-site facility in Livermore), in conjunction with the existing repair/smog business, which will remain the primary activity on-site. It is unlikely that you would even notice two cars for sale given the other primary activities the site is being used for currently. The zoning conditionally allows for auto sales with the approval of a Conditional Use Permit by the Planning Commission. Would you like your email attached to the staff report for the Planning Commission's consideration?

Best regards,

Eric Luchini
Associate Planner
City of Pleasanton
Community Development Department
Planning Division
P.O Box 520 / 200 Old Bernal Avenue
Pleasanton, CA 94566-0802
eluchini@cityofpleasantonca.gov
(p) 925-931-5612
(f) 925-931-5483

From: [Ginny Ferguson](#)
To: [Eric Luchini](#)
Subject: B&T Auto Sales
Date: Monday, November 03, 2014 8:31:12 PM

Dear Mr. Luchini:

I understand that the Pleasanton Planning Commission is holding a meeting on Wednesday Nov 12th at 7:00 pm to consider this request for a conditional Use Permit for auto sales. This business repairs cars and does smog checks so I would assume that the cars in question will not be shiny new cars but old used cars in various questionable conditions. We have already had a tire store eliminated on that corner close to this business and now you want to consider another eye sore at the entrance to downtown Main Street. Regardless that I may be set back from Main Street by a hundred feet or so it will still be an eye sore and certainly not within keeping of our downtown community. The businesses housed in that area may be commercial but they are located in properties that look like homes and with parking already a challenge in that immediate area, where would the visitors to this new endeavor park? Whether the limit is for 10 or 20 cars for sale, the main street area is not appropriate for this type of business - it would be better served in the industrial area off Stanley Blvd and California Blvd area, not downtown. Our Planning Commission seems to have completely lost sight of the quaint small town image Pleasanton has always had. You eliminated St Vincent DePaul, the card rooms on Main Street, have moved to more shopping and restaurants downtown, this would in fact be a huge step backwards in our planning and what we all expect the Main Street area to look like.

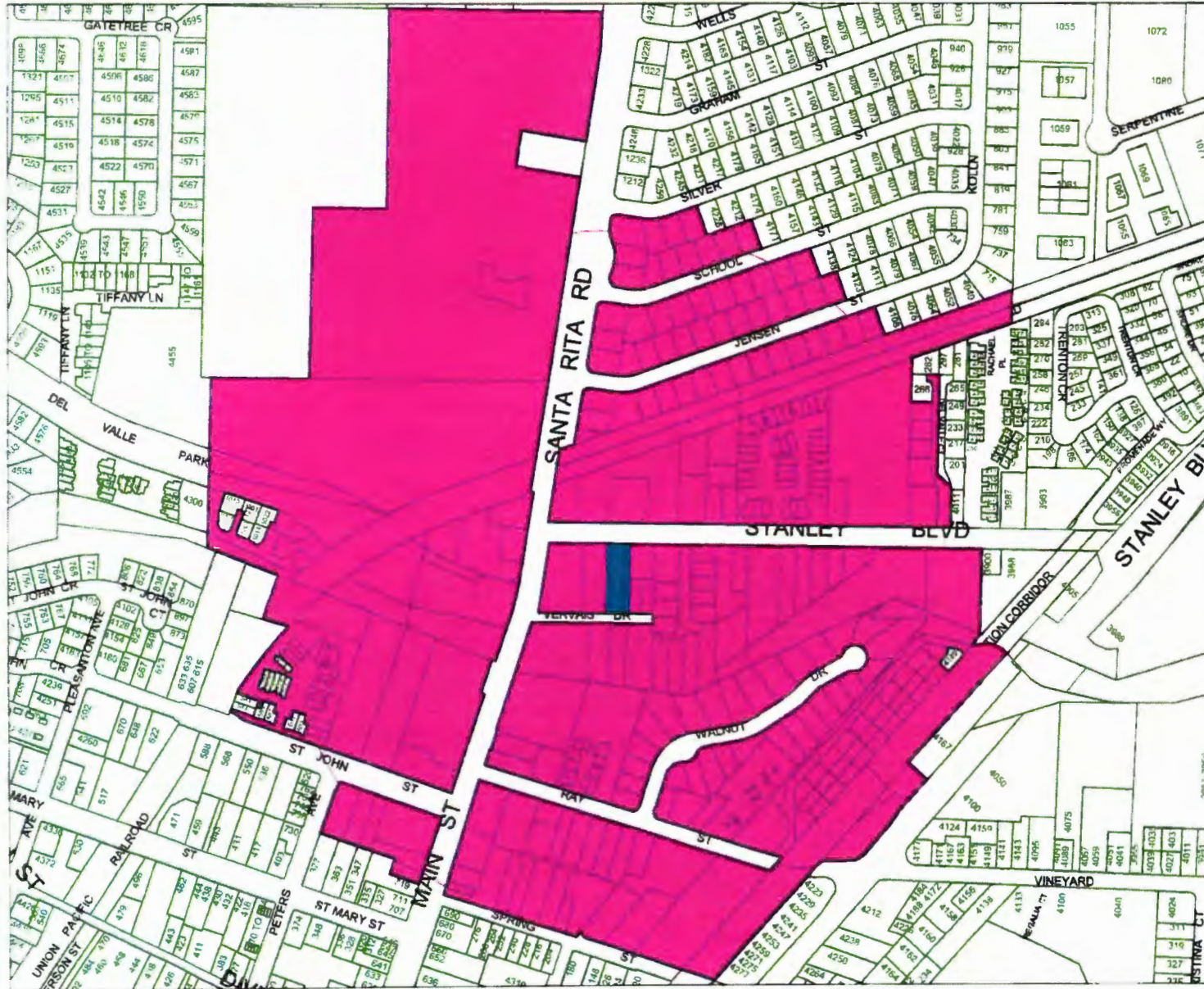
Unfortunately I will be out of the state from Nov 7th - 21st or I would in fact be attending this meeting - this permit needs to be denied for its negative impact on the appearance of downtown, the negative impact on the environment, the negative impact on traffic and the negative impact on the immediate neighbors. Please confirm receipt of this objection to this permit being approved.

Ginny Ferguson, CMC
Long time resident and business owner in Pleasanton

Named 1997 "National Broker of the Year" by NAMB the Association of Mortgage Professionals and Named "1999 State Broker of the Year" by the California Association of Mortgage Professionals
"Life is too short to wake up with regrets, so love the people who treat you right and forget about those who don't! Believe everything happens for a reason. If you get a chance to do something, take it. Nobody said life would be easy, they just promised it would most likely be worth it."

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P14-1169, B&T Auto Sale

City of Pleasanton

GIS

Department

4262 Stanley Blvd

