



August 14, 2014

Ms. Shweta Bonn
Associate Planner
City of Pleasanton
200 Old Bernal Ave.
P.O. Box 520
Pleasanton, CA 94566

P14-1155 (Preliminary Review)

STAPLES RANCH: RETAIL SITE

**Planning Commission Workshop 10.22.14
RECEIVED OCTOBER 2, 2014**

Re: Preliminary Review for Pacific Pearl Shopping Center on 11.53 acres of vacant land located at the southwest corner of Stoneridge Rd.

Dear Ms. Bonn,

As we have discussed over the last several months, BHV CenterStreet Properties, LLC and its project entity, BHVCP Pleasanton, LLC (collectively "BHVCP"), are pleased to submit our proposal for the Pacific Pearl Shopping Center ("Pacific Pearl") to you for preliminary review. Pacific Pearl is an approximately 120,000 square foot, grocery-anchored, Asian-oriented and Pleasanton community-oriented shopping center in northeast Pleasanton. The center will include a well-known, multi-store Bay Area Asian grocery store (28,000-30,000 square feet) that offers a higher-quality and more organic product mix than most of its competitors as well as a 15,000 square foot international public market and food bazaar similar to the Republic of Food in Singapore, which will be the first of its kind in the Bay Area. The shopping center will include wide array of restaurants, retail and services to serve the Asian community as well as the broader Pleasanton population. We think the first-class design, tenant mix and easy access will prove to be a compelling shopping destination for the entire Pleasanton community as well as the broader trade area now coming to the outlet center.

Pleasanton's demographics have evolved over the past two decades such that there is a substantial Asian population, which is generally well-educated and high-income. In addition, there is demonstrated demand from overall Pleasanton, Tri-Valley and East Bay residents for international shopping and dining experiences. Most of this demand is now met by shopping centers well beyond Pleasanton in Fremont and the South Bay. Hence, there is significant retail and restaurant sales leakage from Pleasanton that can be captured by BHVCP's proposed project, Pacific Pearl. Currently, there is a limited offering of these types of retail and restaurant services and there is no major shopping center in Pleasanton or the Tri-Valley that has been designed and planned from its inception to address this emerging retail niche and customer demand. The Asian grocery stores in the Tri-Valley are in shopping centers that were not initially designed or planned for Asian customers and tenants. They don't provide an interesting or comprehensive shopping experience as the customers tend to shop at the Asian grocery store and then leave the center. The one Asian-oriented center in Dublin has challenging visibility, access and parking, but despite these challenges is quite busy.

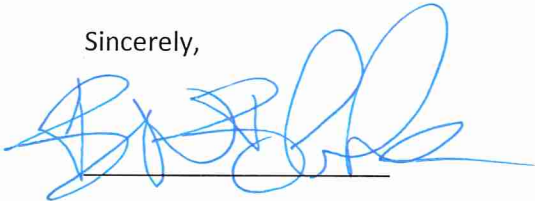
The adjacent outlet center in Livermore generates substantial customer traffic with a majority of the customers being Asian. Pacific Pearl will attract a high percentage of the outlet center's customers who will find the retail and restaurant offerings at Pacific Pearl attractive, unique and different from the food options that are provided at the outlet center. The restaurant offering at the outlet center is minimal and consists mostly of quick-service, fast-food type restaurants. Because the outlet shoppers will already be in the area, the impact on traffic will be minimal.

We are designing architecture that is very attractive and will position Pacific Pearl as one of the most attractive and highest quality shopping centers in the East Bay. BHVCP believes that all Pleasanton residents will find the design and tenant mix to be compelling, interesting and fun to experience and will become a shopping and dining destination distinct from other Pleasanton conventional community shopping centers and those in Dublin and Livermore that in recent years have captured a significant portion of the retail sales in the Tri-Valley. BHVCP believes Pacific Pearl will enhance the shopping and dining experience in Pleasanton and help position Pleasanton as a dynamic and forward-thinking city that is addressing the needs of a large and important demographic segment as well as the broader community.

BHVCP's principals and their predecessor companies have developed and operated several million square feet of shopping centers in Northern California and on the West Coast over the past 30 years, including shopping centers in Pleasanton and the Tri-Valley area. BHVCP's principals are directly involved in acquisition, entitlements, design/planning, community outreach and overseeing the successful completion of its projects. BHVCP is based in Danville, California and prides itself on being a locally responsive firm with access to capital and resources. More information on BHVCP is available at www.bhvcp.com.

We look forward to reviewing your preliminary comments and working collaboratively with you and the City of Pleasanton to make this project a successful and positive addition to the Community.

Sincerely,



Bradley N. Blake
Managing Partner
BHV CenterStreet Properties, LLC

Cc: Galen Grant (Project Architect, FCGA Architects); Lauren Colbert (Project Manager, BHVCP); Brad Griggs (Managing Partner, BHVCP)

PACIFIC PEARL

BHV CENTERSTREET PROPERTIES LLC



PROPOSED USE

APPROX. 120,000 SQUARE FOOT GROCERY-ANCHORED SHOPPING CENTER

APPLICANT

BHVCP Pleasanton, LLC
550 HARTZ AVE. SUITE 200
DANVILLE, CA 94526
PHONE: (925) 683-6662
CONTACT: BRAD BLAKE
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CIVIL ENGINEER

MacKay & Soms
5142 FRANKLIN DR. SUITE B
PLEASANTON, CA 94588
PHONE: (925) 225-0690
CONTACT: CHRISTOPHER GUENTHER
EMAIL: cguenther@msce.com

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NOTE

THESE DRAWINGS ARE PRELIMINARY. SOME REVISIONS MAY OCCUR DUE TO TENANT REQUIREMENTS.

ARCHITECT

FCGA Architecture
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DANVILLE, CA 94526
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FAX: (925) 820-5858
CONTACT: GALEN GRANT
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LANDSCAPE ARCHITECT

David Gates & Associates
2671 CROW CANYON RD.
SAN RAMON, CA 94583
PHONE: (925) 736-8176
FAX: (925) 838-8901
CONTACT: DAVID GATES
EMAIL: david@dgates.com

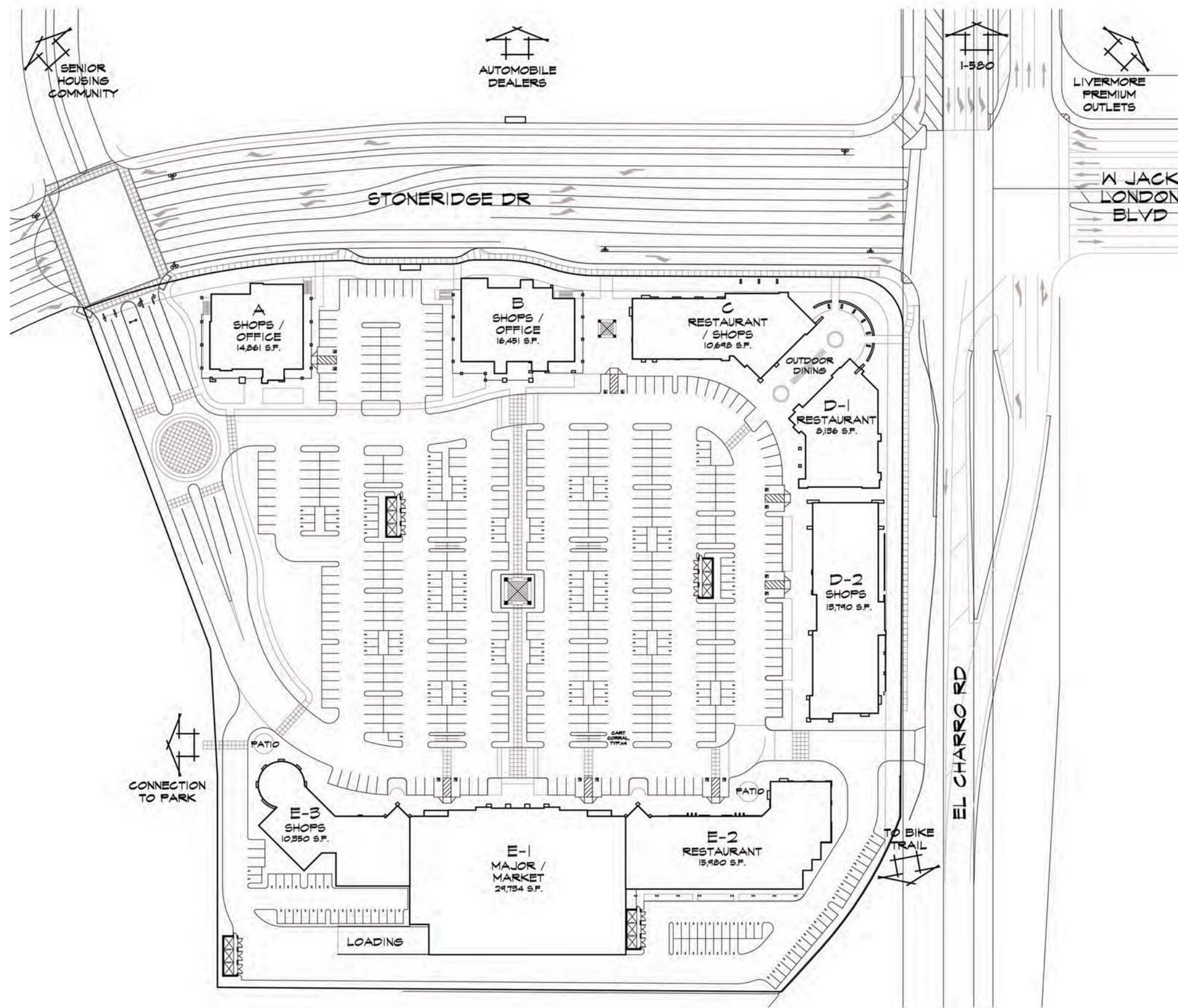
- LANDSCAPE ARCHITECTURE:**
- L1 OVERALL SITE PLAN
 - L2 ENLARGED PLANS
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- CIVIL ENGINEERING:**
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10.01.2014



SUMMARY:

SITE DATA

APN: 946-4623
 TOTAL SITE AREA: ± 11.4845 ACRES (± 500,265 SF)
 LOCATION: SWC OF STONERIDGE DR. AND EL CHARRO RD.
 CURRENT ZONING: PUD-C
 PROPOSED ZONING: PUD-C
 EXISTING USE: VACANT LAND
 WORK PROPOSED: APPROX. 120,000 SQUARE FOOT
 GROCERY-ANCHORED SHOPPING CENTER
 ALLOWABLE FLOOR AREA RATIO (F.A.R.) 0.25
 ALLOWABLE BUILDING AREA: (± 125,066 SF)

BUILDING DATA

		PARKING REQ'D.	PARKING PROV'D.
A:	SHOPS / OFFICE	14,861 SF	50 (1/300)
B:	SHOPS / OFFICE	16,451 SF	55 (1/300)
C:	RESTAURANT / SHOPS	10,698 SF	54 (1/200)
D-1:	RESTAURANT	8,136 SF	41 (1/200)
D-2:	SHOPS	13,790 SF	46 (1/300)
E-1:	MAJOR MARKET	29,734 SF	199 (1/150)
E-2:	RESTAURANT	15,980 SF	80 (1/200)
E-3:	SHOPS	10,350 SF	35 (1/300)

TOTAL BLDG AREA: 120,000 SF 560 578

PARKING DATA

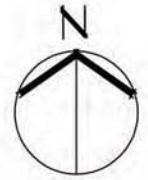
FOOD STORES: 1 : 150
 BANKS: 1 : 300
 RETAIL: 1 : 300
 RESTAURANTS: 1 : 200 OR 1 PER 3 SEAT (WHICHEVER IS GREATER)

PARKING SIZES: STANDARD 9' x 19'
 COMPACT 8' x 16'

AISELS 25'

ACCESSIBLE REQ'D: 13 (2% OF TOTAL)

PARKING PROVIDED:
 STANDARD 396
 COMPACT 168
 ACCESSIBLE 14
 TOTAL 578



SCALE: 1"=50'-0"



PACIFIC PEARL

BHV Centerstreet Properties LLC

AI SITE PLAN



PACIFIC PEARL

BHV Centerstreet Properties LLC



PACIFIC PEARL

BHV Centerstreet Properties LLC

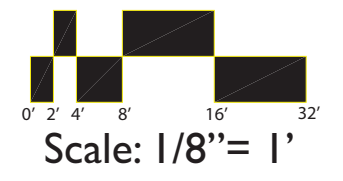
A3

BUILDING A



PACIFIC PEARL

BHV Centerstreet Properties LLC





PACIFIC PEARL

BHV Centerstreet Properties LLC

A5

BUILDING B



SOUTH



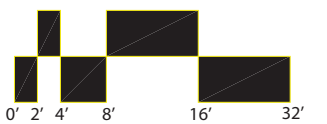
EAST



WEST



NORTH



Scale: 1/8" = 1'



PACIFIC PEARL

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A6

BUILDING B
ELEVATIONS



PACIFIC PEARL

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A7

BUILDING C



SOUTH



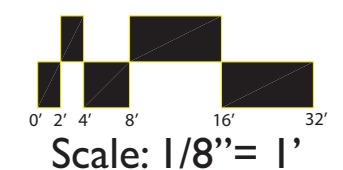
EAST



WEST



NORTH



PACIFIC PEARL

BHV Centerstreet Properties LLC

A8

BUILDING C
ELEVATIONS



PACIFIC PEARL

BHV Centerstreet Properties LLC

A9

BUILDING D



0' 2' 4' 8' 16' 32'
 Scale: 1/8" = 1'

A10 BUILDING D
 ELEVATIONS



PACIFIC PEARL

BHV Centerstreet Properties LLC



EAST 1



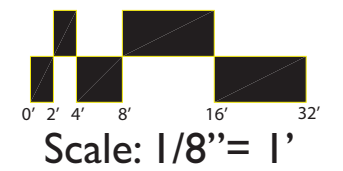
EAST 2



NORTH

PACIFIC PEARL

BHV Centerstreet Properties LLC



ALL BUILDING D
ELEVATIONS



PACIFIC PEARL

BHV Centerstreet Properties LLC

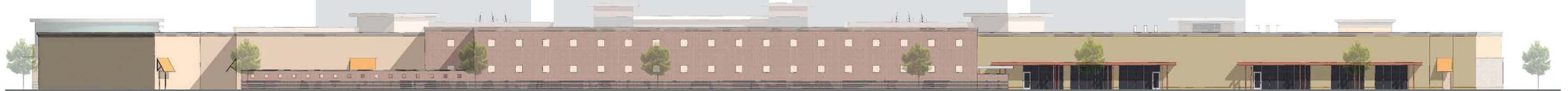
A12

BUILDING E



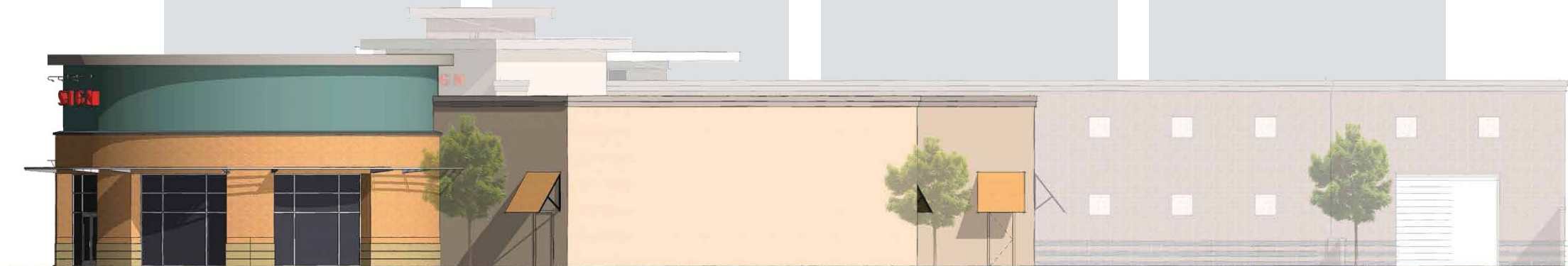
NORTH

(Not to Scale)

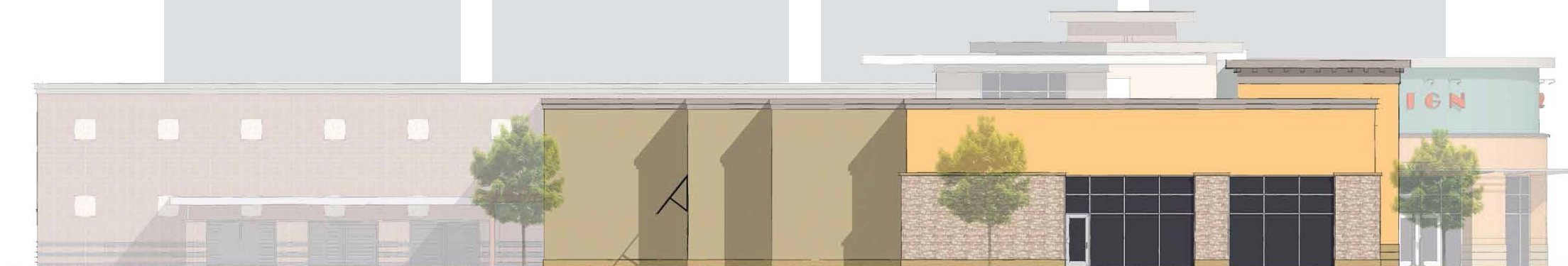


SOUTH

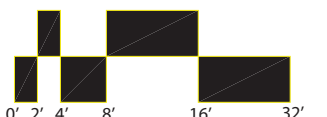
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WEST



EAST



Scale: 1/8" = 1'



PACIFIC PEARL

BHV Centerstreet Properties LLC

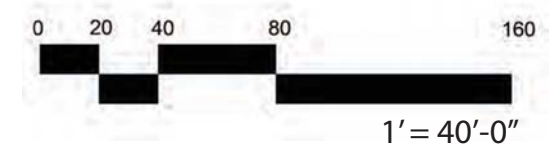
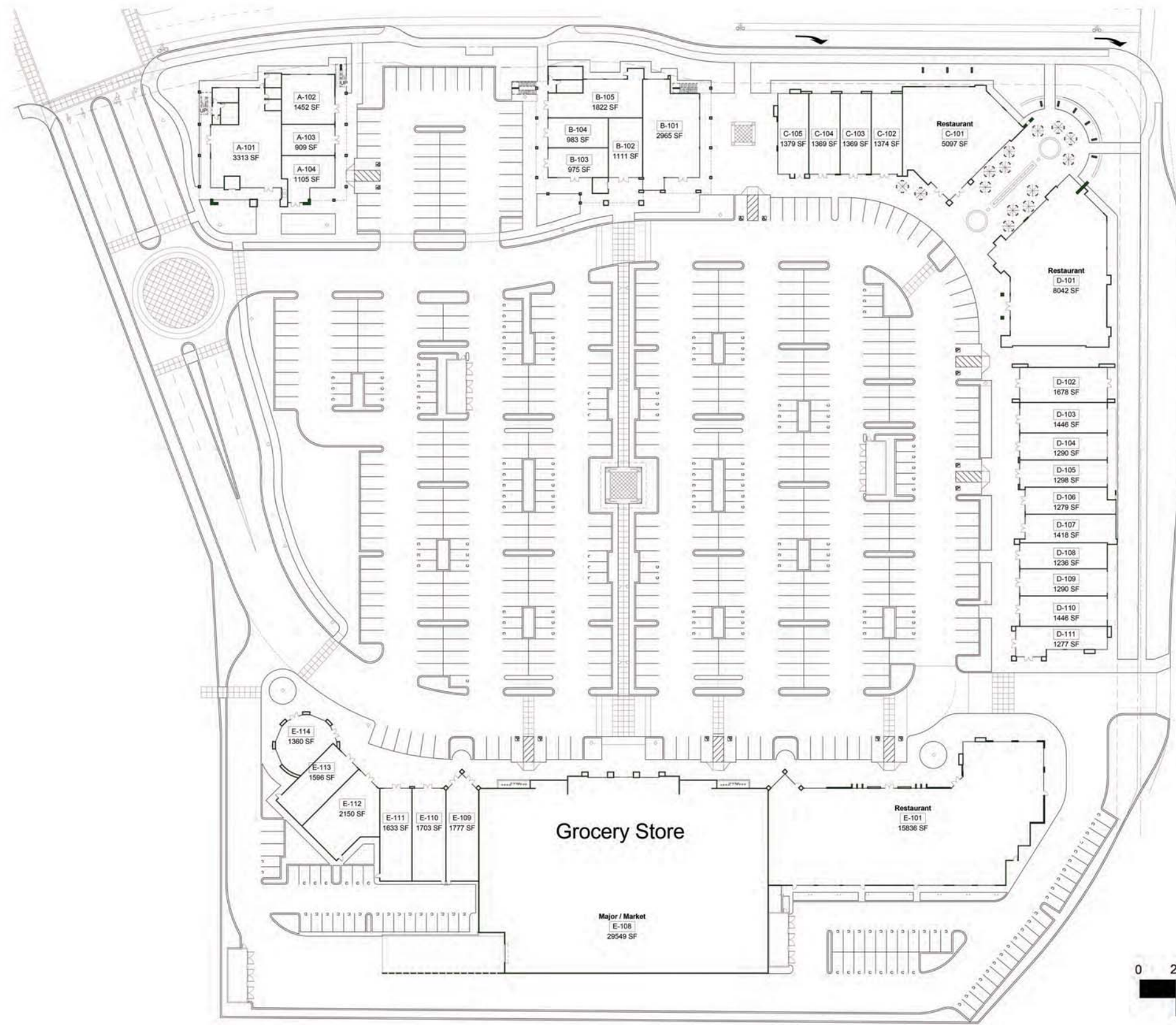
A13

BUILDING E
ELEVATIONS



PACIFIC PEARL

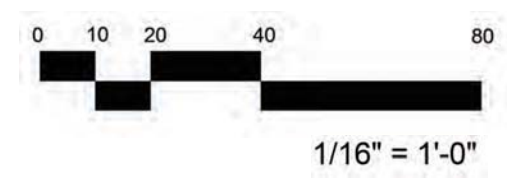
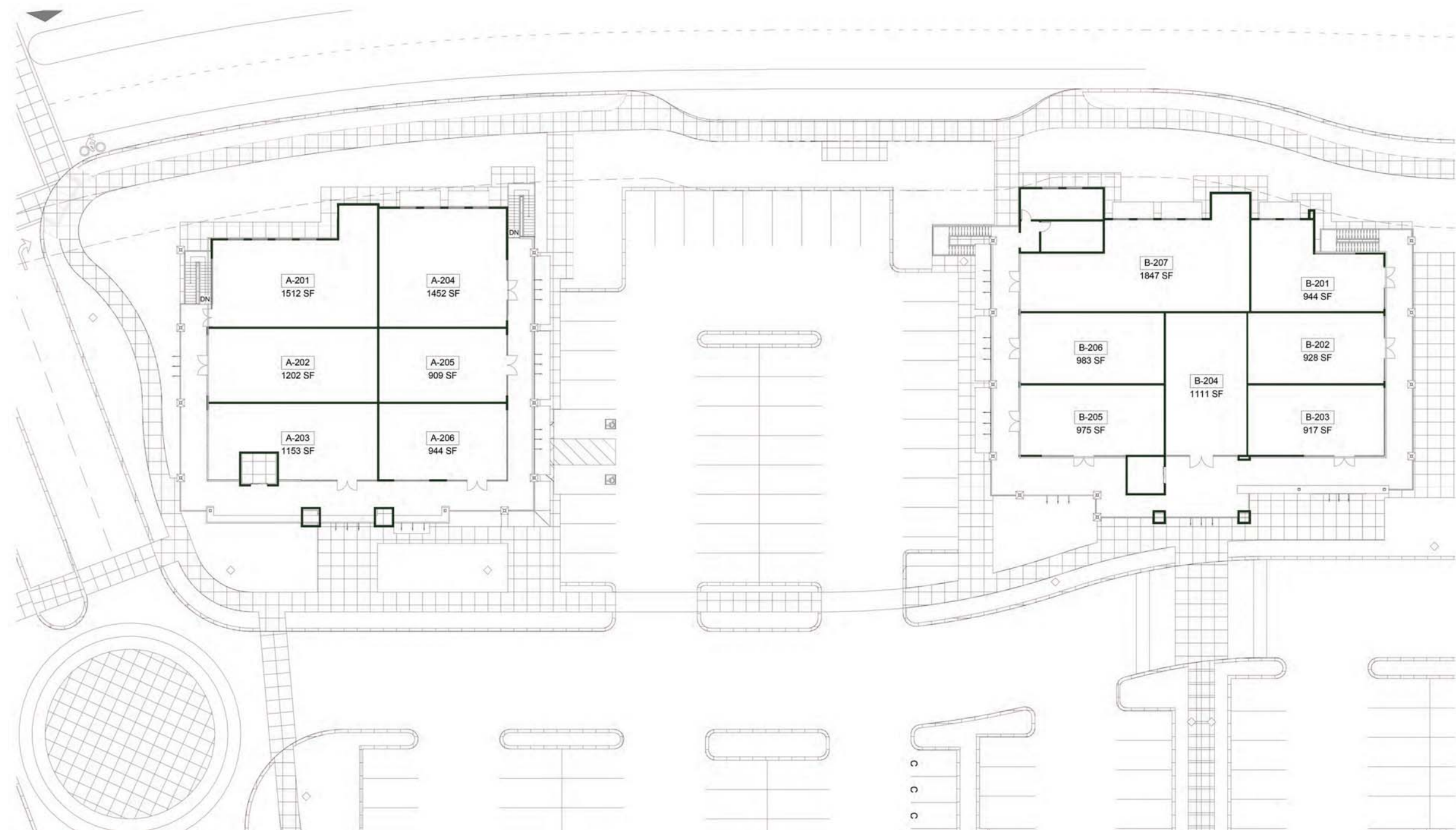
BHV Centerstreet Properties LLC



PACIFIC PEARL

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A15 DEMISING PLAN
FIRST FLOOR



PACIFIC PEARL

BHV Centerstreet Properties LLC

A16 DEMISING PLAN
SECOND FLOOR



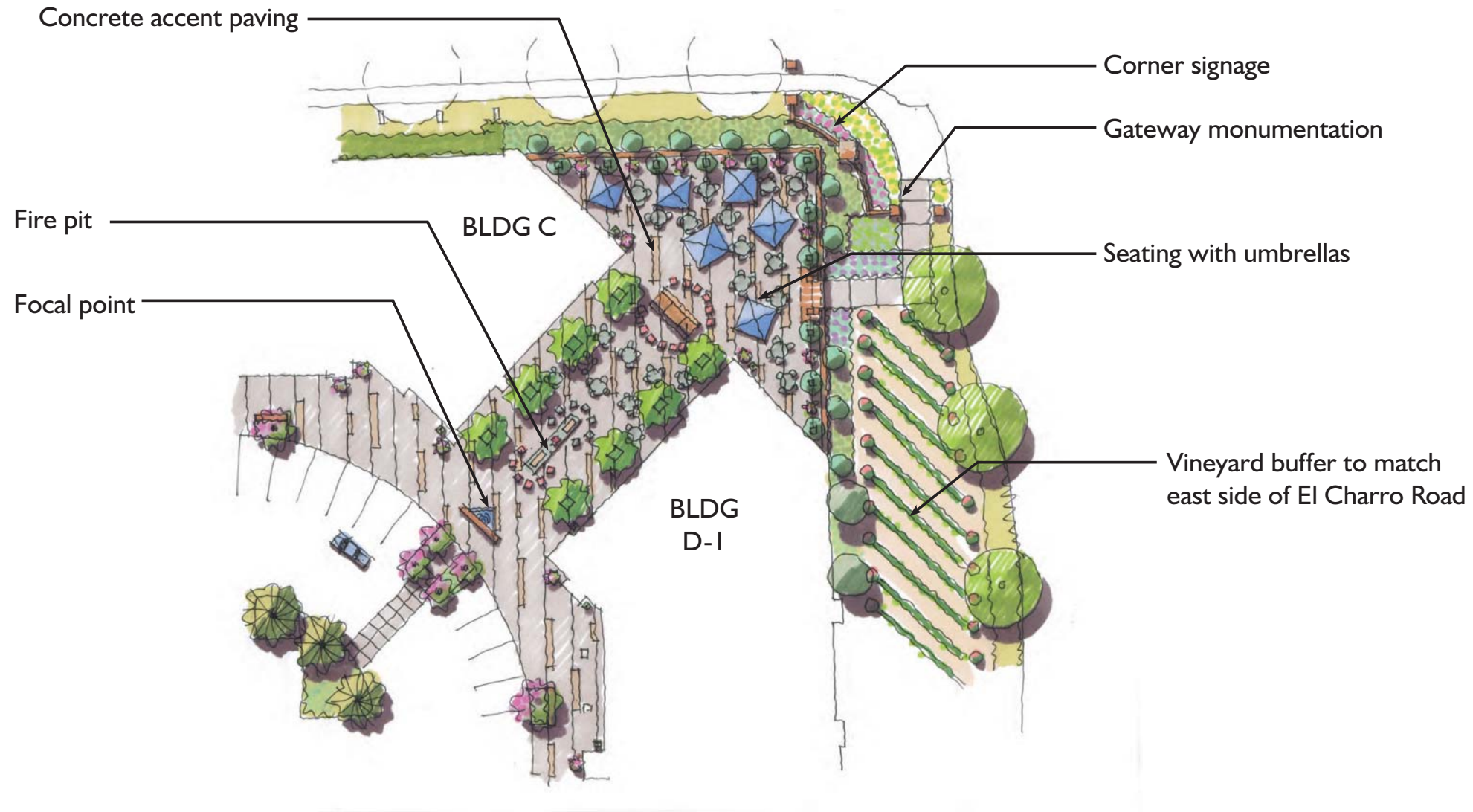
- TREE LEGEND:**
- Platanus acerifolia (match ex. species)
Sycamore
 - English Oak
Quercus robur 'Skyrocket'
 - Zelkova s. 'Wireless'
Sawleaf Zelkova
 - Cupressus sempervirens
Italian Cypress
 - Lagerstroemia indica 'Tuscarora'
Crape Myrtle
 - Olea europaea 'Swan Hill'
Swan Hill Olive
 - Salix lasiolepis
Arroyo Willow

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OVERALL SITE PLAN



Plot Date: Sep 30, 2014 11:58



ENLARGEMENT PLAN AT C
 AND D-I

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ENLARGED PLANS

TREES



Carpinus betulus 'Fastigiata'
European Hornbeam



Raphiolepis 'Majestic Beauty'
Indian Hawthorn



Cupressus sempervirens
Italian Cypress



Lagerstroemia
Crape Myrtle



Olea europaea 'Swan Hill'
Olive



Salix babylonica
Willow



Platanus acerfolia 'Columbia'
London Plane Tree



Zelkova 'City Sprite'

SHRUBS



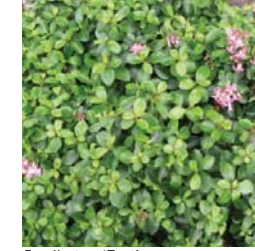
Abutilon compactum
Dwarf Strawberry Tree



Coprosma kirkii 'Variegata'
Coprosma



Diets vegeta
Fortnight Lily



Escallonia x 'Terri'
Dwarf Escallonia



Euonymus japonicus 'microphyllus'
Variegated box leaf euonymus



Gardenia j. 'Veitchii'
Gardenia



Myrica californica
Pacific Wax Myrtle



Phormium 'Duet'
New Zealand Flax



Pittosporum tenuifolium 'Tom Thumb'
Tobira



Rhamnus californica 'Eve Case'
Coffeeberry



Raphiolepis 'Clara'
Clara raphiolepis



Rosa meidland 'Pink'
Pink Meidland Rose

GROUNDCOVERS



Carex divulsa
Berkeley Sedge



Cistus salvifolius
Sageleaf Rockrose



Erigeron karvinskianus
Santa Barbara Daisy



Festuca glauca 'Siskiyou Blue'
Siskiyou Blue Fescue



Gazania 'Sunburst'
Sunburst Trailing Gazania



Helictotrichon sempervirens
Blue Oat Grass



Hemerocallis 'Bitsy'
Pardon Me Daylily



Juncus p. 'Carmen's Gray'
Carmen's Gray Rush



Lantana montevidensis
Trailing Lantana



Leymus condensatus 'Canyon Prince'
Lyme Grass



Liriope 'Silver Sunproof'
Lily Turf



Myoporum p. 'Putah Creek'
NCN

TREES

Symbol	Botanical Name	Common Name	Size	Spacing	Water Use
CB	<i>Carpinus betulus</i> 'Fastigiata'	European Hornbeam	15 Gallon	As shown	LOW
CU	<i>Cupressus sempervirens</i>	Italian cypress	15 Gallon	As shown	LOW
CS	<i>Cupressus sempervirens</i> 'Tiny Tower'	Italian Cypress	15 Gallon	As Shown	LOW
LC	<i>Lagerstroemia</i> 'Comanche'	Commanche Crape Myrtle	15 Gallon	As Shown	LOW
LM	<i>Lagerstroemia</i> 'Muskogee'	Muskogee Crape Myrtle	15 Gallon	As Shown	LOW
LT	<i>Lagerstroemia</i> 'Tuscarora'	Tuscarora Crape Myrtle	15 Gallon	As Shown	LOW
LZ	<i>Lagerstroemia</i> 'Zuni'	Zuni Crape Myrtle	15 Gallon	As Shown	LOW
OE	<i>Olea e.</i> 'Swan Hill'- Standard	Olive	24" & 36" Box	As Shown	LOW
PI	<i>Pinus eldarica</i>	Afghan pine	15 Gallon	As Shown	LOW
PL	<i>Platanus a.</i> 'Columbia'	London Plane Tree	24" Box	As Shown	MOD
QR	<i>Quercus r.</i> 'Fastigiata'	English Oak	15 Gallon	As Shown	MOD
RM	<i>Raphiolepis</i> 'Majestic Beauty'	Indian Hawthorn	15 Gallon	As Shown	LOW
RI	<i>Robinia idahoensis</i> 'Purple Robe'	Idaho locust	15 Gallon	As Shown	LOW
SL	<i>Salix lasiolepis</i>	Arroyo Willow	15 Gallon	As Shown	HIGH
UP	<i>Ulnus Parvifolia</i> 'Everclear'	Lacebark Elm	15 Gallon	As Shown	LOW
ZC	<i>Zelkova</i> 'City Sprite'	Zelkova	15 Gallon	As Shown	MOD
ZW	<i>Zelkova</i> 'Wireless'	Zelkova	15 Gallon	As Shown	MOD

SHRUBS

Symbol	Botanical Name	Common Name	Size	Spacing	Water Use
AU	<i>Arbutus unedo</i> 'compacta'	Dwarf strawberry tree	5 Gallon	4'-0" O.C.	LOW
CV	<i>Coprosma k.</i> 'Variegata' (s)	Creeping variegated Coprosma	5 Gallon	3'-0" O.C.	LOW
CO	<i>Coprosma r.</i> 'Argentea' (s)	Variegated Coprosma	5 Gallon	30" O.C.	LOW
DV	<i>Diets vegeta</i>	Fortnight Lily	5 Gallon	3'-0" O.C.	LOW
EF	<i>Escallonia</i> 'Apple Blossom'	Escallonia	5 Gallon	5'-0" O.C.	MOD
ET	<i>Escallonia x 'Terri'</i>	Dwarf escallonia	5 Gallon	3'-0" O.C.	MOD
EM	<i>Euonymus japonicus</i> 'microphyllus variegatus' (s)	Variegated box-leaf euonymus	5 Gallon	18" O.C.	LOW
GK	<i>Gardenia j.</i> 'Kimura Shikazaki' (s)	Gardenia	15 Gallon	30" O.C.	MOD
GV	<i>Gardenia j.</i> 'Veitchii' (s)	Gardenia	15 Gallon	5" O.C.	MOD
MC	<i>Myrica californica</i>	Pacific Wax Myrtle	5 Gallon	6'-0" O.C.	LOW
PA	<i>Phormium</i> 'Apricot queen' (s)	New zealand flax	5 Gallon	5'-0" O.C.	LOW
PD	<i>Phormium</i> 'Duet' (s)	New zealand flax	5 Gallon	30" O.C.	LOW
PJ	<i>Phormium</i> 'Jack Spratt' (s)	New zealand flax	5 Gallon	1'-6" O.C.	LOW
PH	<i>Phormium t.</i> 'Pink Stripe'	Pink Stripe Flax	5 Gallon	3'-6" O.C.	LOW
PS	<i>Phormium x.</i> 'Sundowner'	Sundowner Flax	5 Gallon	4'-0" O.C.	LOW
PS	<i>Phormium</i> 'surfer' (s)	New zealand flax	5 Gallon	4'-0" O.C.	LOW
PT	<i>Phormium</i> 'Tom thumb' (s)	New zealand flax	1 Gallon	30" O.C.	LOW
PY	<i>Phormium</i> 'yellow wave' (s)	New zealand flax	5 Gallon	7'-0" O.C.	LOW
PW	<i>Phormium</i> 'wings of gold' (s)	New zealand flax	5 Gallon	2'-6" O.C.	LOW
PI	<i>Pittosporum tenuifolium</i> 'Tom Thumb' (s)	Tobira	5 Gallon	2'-0" O.C.	MOD
PV	<i>Pittosporum tenuifolium</i> 'Variegated' (s)	Tobira	5 Gallon	2'-0" O.C.	MOD
RE	<i>Rhamnus c.</i> 'Eve Case'	Dwarf Coffeeberry	5 Gallon	4'-0" O.C.	LOW
RS	<i>Rhamnus</i> 'Seaview'	Seaview Coffeeberry	1 Gallon	6'-0" O.C.	LOW
RC	<i>Raphiolepis</i> 'clara'	Clara raphiolepis	5 Gallon	3'-0" O.C.	LOW
RK	<i>Rosa knockout</i> 'pink'	Knockout rose	5 Gallon	3'-0" O.C.	LOW
RB	<i>Rosa</i> 'Royal Bonica'	Royal Bonica Rose	2 Gallon	4'-0" O.C.	LOW
RP	<i>Rosa meidland</i> 'Pink'	Pink Meidland Rose	2 Gallon	3'-6" O.C.	LOW
RN	<i>Rosa x</i> 'Noatraum'- Pink	Flower Carpet Pink Rose	2 Gallon	3'-0" O.C.	LOW
VT	<i>Viburnum tinus</i> 'spring bouquet'	Laurustinus	5 Gallon	4'-0" O.C.	MOD
WF	<i>Westringia fruticosa</i> 'Morning Light'	Coast rosemary	5 Gallon	3'-0" O.C.	LOW

GROUNDCOVERS

Symbol	Botanical Name	Common Name	Size	Spacing	Water Use
CT	<i>Carex divulsa</i>	Berkeley Sedge	1 Gallon	1'-6" O.C.	MOD
CE	<i>Carex oshimensis</i> 'everest' (s)	Berkeley sedge	1 GAL	1'-6" O.C.	MOD
CA	<i>Carex phyllocephala</i> 'sparkler' (s)	Sparkler palm sedge	1 GAL	1'-6" O.C.	MOD
CS	<i>Cistus salvifolius</i>	Sageleaf Rockrose	1 Gallon	4'-0" O.C.	LOW
EK	<i>Erigeron karvinskianus</i>	Santa Barbara Daisy	1 Gallon	1'-6" O.C.	LOW
FE	<i>Festuca g.</i> 'Elijah Blue'	Elijah Blue Fescue	1 Gallon	12" O.C.	LOW
FS	<i>Festuca g.</i> 'Siskiyou Blue'	Siskiyou Blue Fescue	1 Gallon	1'-6" O.C.	LOW
GB	<i>Gazania</i> 'Sunburst'	Sunburst Trailing Gazania	1 Gallon	2'-0" O.C.	MOD
GG	<i>Gazania</i> 'Sunglow'	Sunglow Trailing Gazania	1 Gallon	2'-0" O.C.	MOD
HS	<i>Helictotrichon sempervirens</i>	Blue Oat Grass	1 Gallon	2'-6" O.C.	LOW
HR	<i>Hemerocallis</i> 'Bitsy'	Pardon Me Daylily	1 Gallon	2'-0" O.C.	MOD
HF	<i>Hemerocallis</i> 'master magician' (s)	Daylily	1 GAL	1'-6" O.C.	MOD
JP	<i>Juncus p.</i> 'Carmen's Gray'	Carmen's Gray Rush	1 Gallon	2'-6" O.C.	MOD
LA	<i>Lantana montevidensis</i>	Trailing Lantana	1 Gallon	4'-0" O.C.	LOW
LS	<i>Lantana m.</i> 'Spreading Sunshine'	Spreading Sunshine Lantana	1 Gallon	4'-0" O.C.	LOW
LP	<i>Leymus condensatus</i> 'Canyon Prince'	Lyme Grass	1 Gallon	3'-0" O.C.	LOW
LR	<i>Liriope</i> 'silvery sunproof' (s)	Lily turf	1 GAL	2'-0" O.C.	LOW
MP	<i>Myoporum p.</i> 'Putah Creek'	NCN	4" Pots	3'-0" O.C.	LOW
NT	<i>Nasella tenuissima</i>	Mexican Feather Grass	1 Gallon	2'-6" O.C.	LOW
OP	<i>Ophiopogon planiscapus</i> 'ebony knight' (s)	Blood grass	1 GAL	1'-6" O.C.	MOD
SC	Seasonal color	Color planting	1 Gallon	9" O.C.	MOD
SD	<i>Sedum dasyphyllum</i> 'major' (s)	Trailing sedum	1 gal	8" O.C.	LOW
SB	<i>Sedum spurium</i> 'dragons blood' (s)	Dragon's blood	1 gal	8" O.C.	LOW
TR	<i>Trachelospermum jasminoides</i>	Star Jasmine	1 Gallon	3'-0" O.C.	MOD
TV	<i>Tulbaghia violacea</i> 'Silver Lace'	Variegated Society Garlic	1 Gallon	2'-0" O.C.	MOD



PACIFIC PEARL
 PLEASANTON, CALIFORNIA
 BHV CENTER STREET PROPERTIES

PLANT PALETTE

Plot Date: Sep 30, 2014 11:58



Tournesol Siteworks
Wilshire Rectangles



Kornegay Designs
Dune



Landscape Forms
Neoliviano



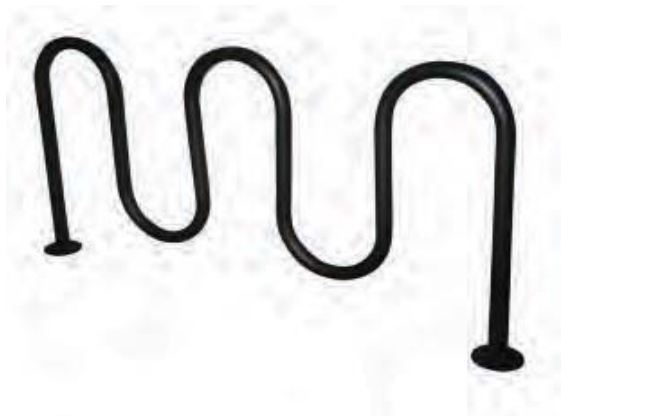
Tournesol Siteworks



Granite Seatpads



Urban Accessories
Bollard, DG4



Bikeparking.com
Ribbon Rack



Bikeparking.com
Bike Locker



Victor Stanley
RSDC-36 Receptacle



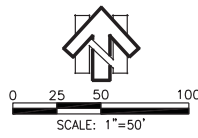
Landscape Forms
Mingle



Enhanced Concrete Paving

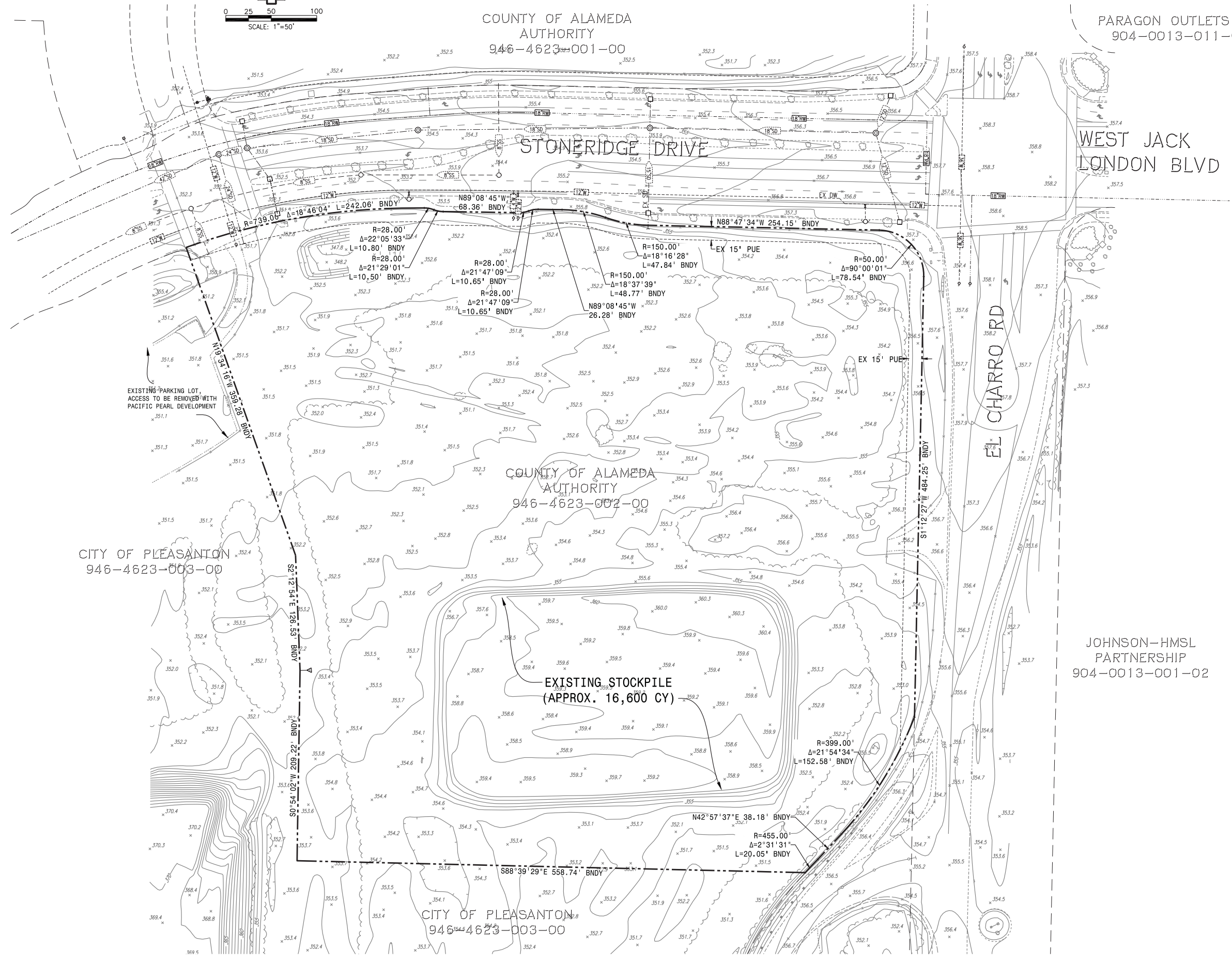


Stamped Asphalt



COUNTY OF ALAMEDA
 AUTHORITY
 946-4623-001-00

PARAGON OUTLETS LLC
 904-0013-011-00



CITY OF PLEASANTON
 946-4623-003-00

COUNTY OF ALAMEDA
 AUTHORITY
 946-4623-002-00

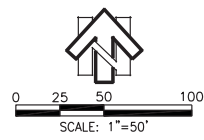
JOHNSON-HMSL
 PARTNERSHIP
 904-0013-001-02

CITY OF PLEASANTON
 946-4623-003-00

PACIFIC PEARL
 PLEASANTON, CALIFORNIA
 BHV CENTER STREET PROPERTIES

PRELIMINARY
 SITE SURVEY

- NOTES:
- 1) TOPOGRAPHY OBTAINED BY FLIGHT DATED SEPTEMBER 2014
 - 2) ALL EXISTING TREES ONSITE WERE REMOVED WITH THE PREVIOUS DEVELOPMENT APPLICATION



COUNTY OF ALAMEDA
 AUTHORITY
 946-4623-001-00

PARAGON OUTLETS LLC
 904-0013-011-00

STONERIDGE DRIVE

WEST JACK
 LONDON BLVD

EL CHARRO RD

CITY OF PLEASANTON
 946-4623-003-00

JOHNSON-HMSL
 PARTNERSHIP
 904-0013-001-02

CITY OF PLEASANTON
 946-4623-003-00

Drawing: PC02-Dimension Site Plan.dwg
 Author: [Redacted]
 Plot Date: Oct 01, 2014 09:58

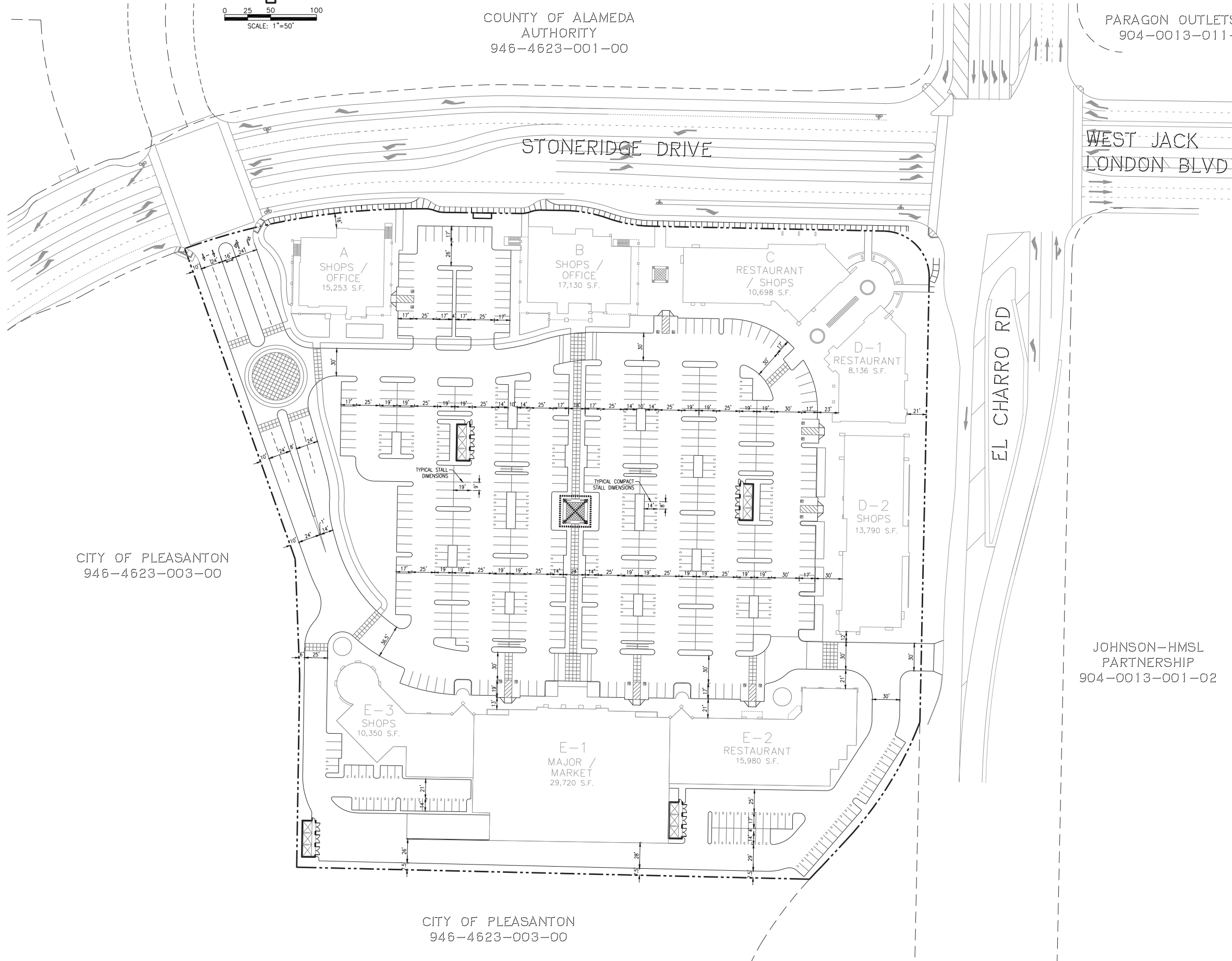
PACIFIC PEARL
 PLEASANTON, CALIFORNIA
 BHV CENTER STREET PROPERTIES

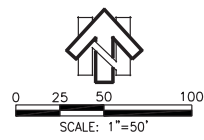
**DIMENSIONAL
 SITE PLAN**



10.01.14

MACKAY & SOMPS
 ENGINEERS PLANNERS SURVEYORS
 51428 FRANKLIN DR., PLEASANTON, CA 94588
 (925)225-0690





COUNTY OF ALAMEDA
AUTHORITY
946-4623-001-00

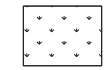
PARAGON OUTLETS LLC
904-0013-011-00

STONERIDGE DRIVE

WEST JACK
LONDON BLVD

EL CHARRO RD

LEGEND



BIORETENTION BASIN



DRAINAGE SHED BOUNDARY



DRAINAGE MANAGEMENT AREA (DMA)

Pacific Pearl - Retail Development					19789
					9/30/2014
					CWG

Bio-Filtration Sizing Calculation						
Combination Flow and Volume Approach						
Per Alameda County C.3 Guidance Document dated May 2013						
Inputs	DMA 1		DMA 2		DMA 3	
	Value	Units	Value	Units	Value	Units
Mean Annual Precipitation ⁽¹⁾	16.4	in	16.4	in	16.4	in
Gross Impervious Surfaces ⁽²⁾	32,130	sq ft	319,175	sq ft	73,865	sq ft
Interceptor Tree Impervious Area Reduction ⁽³⁾	2,000	sq ft	10,000	sq ft	2,000	sq ft
Pervious Surfaces ⁽⁴⁾	5,670	sq ft	56,325	sq ft	13,035	sq ft
Calculations						
Effective Impervious Area ⁽⁵⁾	30,697	sq ft	314,808	sq ft	73,169	sq ft
Adjusted Unit Basin Storage Volume ⁽⁶⁾	0.60	in	0.60	in	0.60	in
Required Captured Volume ⁽⁷⁾	1,532	cu ft	15,709	cu ft	3,651	cu ft
Rain Event Duration ⁽⁸⁾	2.99	hours	2.99	hours	2.99	hours
Results						
Basin Area per 4% Approximate Sizing Factor ⁽⁹⁾	1,285	sq ft	12,592	sq ft	2,927	sq ft
Minimum Basin Area at Max 12" Ponding Depth ⁽¹⁰⁾	690	sq ft	6,990	sq ft	1,630	sq ft
Provided Bio-Filtration Area ⁽¹¹⁾	1,200	sq ft	7,200	sq ft	1,884	sq ft
Depth of Ponding ⁽¹²⁾	0.35	in	11.21	in	8.29	in

- Notes:
- ⁽¹⁾ Mean Annual Precipitation (MAP) determined using the map of Alameda County provided as Appendix D of the May 2013 Stormwater Technical Guidance document.
 - ⁽²⁾ Impervious Surfaces includes all impervious surfaces (Roof Areas, Paving, Sidewalks, etc)
 - ⁽³⁾ Per Section 4.5, the impervious area can be reduced for each existing tree that is preserved and each new evergreen or deciduous tree planted that meets the requirements of section 4.5.1 of the May 2013 C.3 Stormwater Technical Guidance document.
 - ⁽⁴⁾ Pervious surfaces (Landscaping, properly designed pervious paving)
 - ⁽⁵⁾ Effective impervious area includes the total Impervious Surfaces - Interceptor Tree credit + (0.1) * Pervious Surfaces
 - ⁽⁶⁾ For MAP= 16.4 inches the Oakland Airport Gauge is utilized (MAP = 18.35, Unit Basin Storage Volume = 0.67). For MAP= 16.4 inches the San Jose Airport Gauge is utilized (MAP= 14.4, Unit Basin Storage Volume= 0.56).
 - ⁽⁷⁾ Required Capture Volume is equal to the Adjusted Unit Basin Storage Volume x the Impervious Area.
 - ⁽⁸⁾ Rain Event Duration assumes an intensity of 0.2 in/hr, the Adjusted Unit Basin Volume is divided by the intensity.
 - ⁽⁹⁾ Calculated Basin Area using a flow based calculation only, no ponding, (4% method)
 - ⁽¹⁰⁾ The May 2013 Stormwater Technical Guidance document recommends ponding depths between 6 and 12 inches within a Bio-Retention Facility or Flow Thru Planter.
 - ⁽¹¹⁾ The Bio-Retention Area provided on the site design
 - ⁽¹²⁾ The depth of ponding the provided Bio-Retention Area will have in the design event

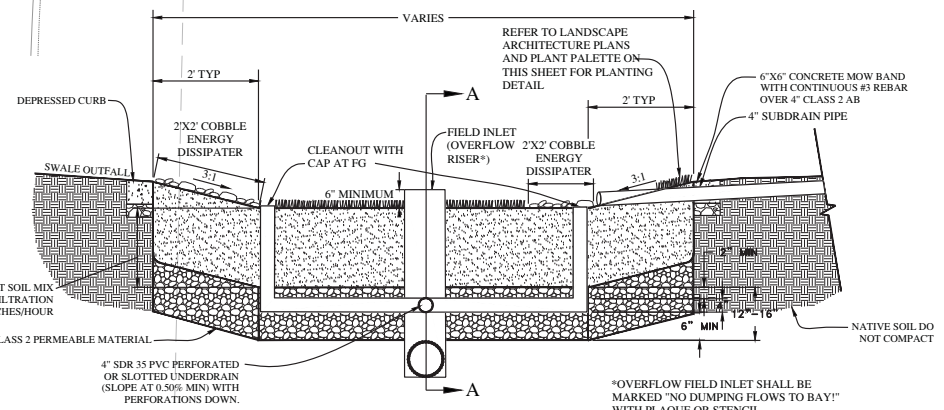
CITY OF PLEASANTON
946-4623-003-00

DMA 1 - BIO-RETENTION
STORMWATER TO ENTER
VIA OVERLAND FLOW

DMA 2 - BIO-RETENTION
STORMWATER TO ENTER VIA A
PUMP DESIGNED TO CONVEY
THE WATER QUALITY EVENT

DMA 3 - BIO-RETENTION
STORMWATER TO ENTER
VIA OVERLAND FLOW

CITY OF PLEASANTON
946-4623-003-00



TYPICAL BIO-RETENTION AREA DETAIL
NTS

PACIFIC PEARL
PLEASANTON, CALIFORNIA
BHV CENTER STREET PROPERTIES

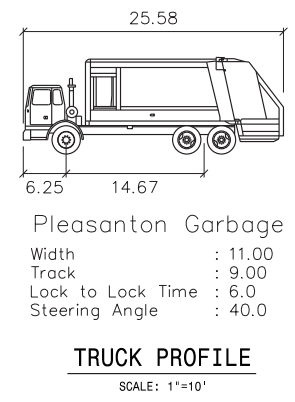
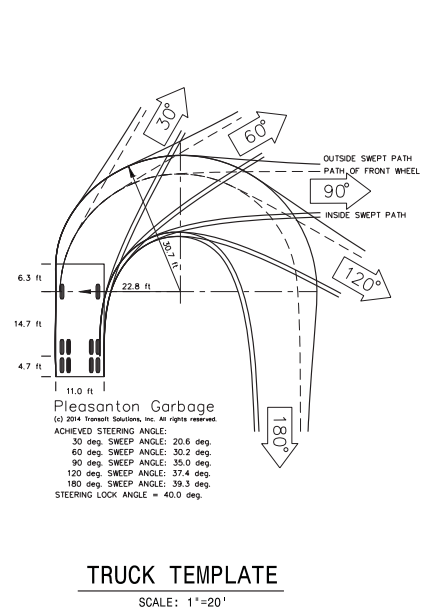
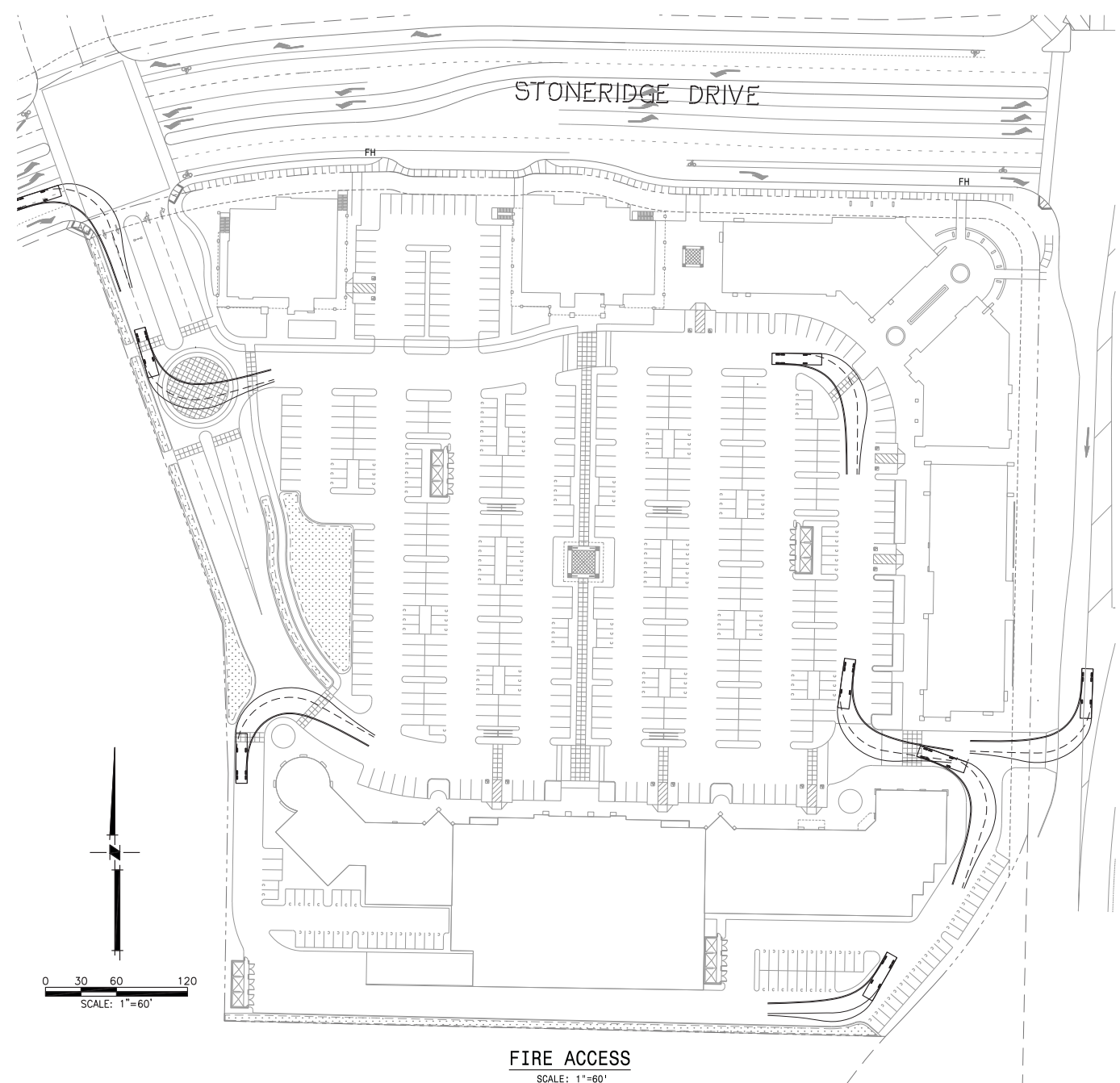
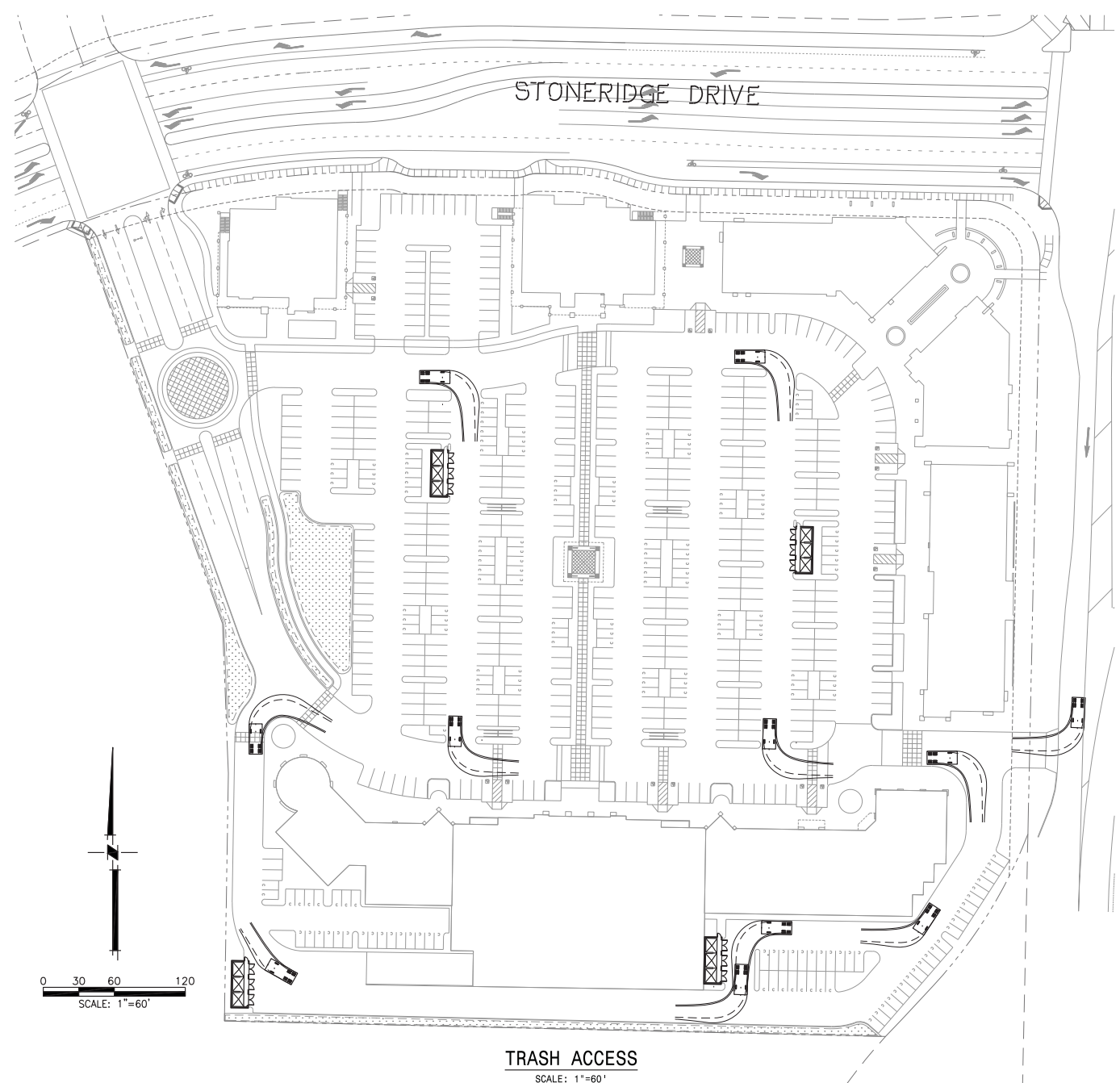
PRELIMINARY GRADING/
DRAINAGE PLAN



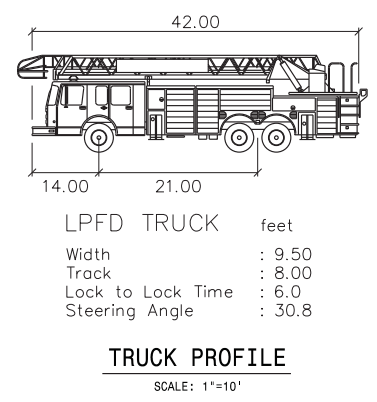
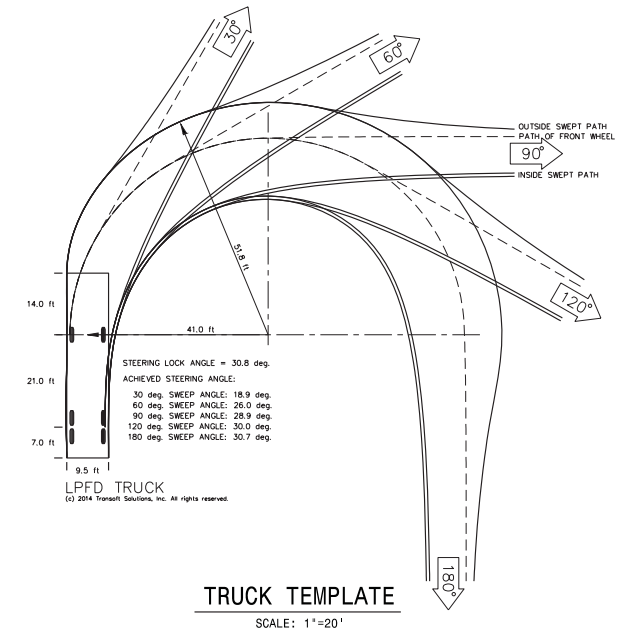
10.01.14

PACIFIC PEARL
 PLEASANTON, CALIFORNIA
 BHV CENTER STREET PROPERTIES

ACCESS PLAN



LEGEND:
 - - - - - FRONT TIRES
 ——— REAR TIRES



LEGEND:
 - - - - - FRONT TIRES
 ——— REAR TIRES

Drawing: PC04-Emergency Vehicle Access Plan.dwg
 Date: 10/1/14
 Plot Date: Oct 01, 2014 09:59

**PACIFIC PEARL SHOPPING CENTER
PROPOSED – OCTOBER 1, 2014**

PI4-1155 (Preliminary Review)

STAPLES RANCH: RETAIL SITE

**Planning Commission Workshop 10.22.14
RECEIVED OCTOBER 2, 2014**

Permitted Uses/Retail

1. Antique stores.
2. Appliance sales and showrooms with kitchen mock-ups, incidental parts' sales, and incidental cooking classes, but no repair services.
3. Art galleries such as ceramic, drawing, fabric, glass, metal, oil and watercolor painting, sculpture, photography, and stained glass.
4. Art schools for 20 or fewer students at any one time.
5. Artist studios such as drawing, fabric, glass, metal working, oil and watercolor painting, pottery, sculpture, and stained glass with sales in the studio.
6. Bakeries including the catering and preparation and consumption of product produced on premises.
7. Barbershops and beauty shops.
8. Barbershops and beauty shops including massage services of 3 or fewer massage technicians according to Section 18.44.090 of the Pleasanton Municipal Code
9. Bicycle shops, with service and shop work on premises but excluding painting.
10. Bookbinding
11. Bookstores
12. Building material showrooms, shops, and stores with ancillary design services and indoor display and storage only.
13. Candy stores including the ancillary on-premises manufacturing of product for catering and retail sale.
14. Carpet, drapery and floor covering stores, with design services.
15. Catalog stores, no firearm sales
16. Clothing, shoe, and accessory stores including, new, pre-owned, and rental, with on-site tailoring and alterations.
17. Costume sales and rental with on-site tailoring and alterations.
18. Copying and related duplicating, printing, and publishing using only computers, copy machines, etc., not including engraving, lithographing, or similar reproduction services.
19. Decorator and design services and shops including showrooms.
20. Delicatessen stores, deli shops, delis, and specialty food stores, excluding convenience markets.
21. Department stores and specialty stores selling items normally sold individually in department stores
22. Drugstores and prescription pharmacies, no drive-through.

23. Electronic retail sales, no repair services, such as telephones, pagers, blackberry, personal computers and software, and television, radio, and stereo.
24. Emergency standby electricity generator, fuel cell, and battery facilities per Table 18.44.090 of the Pleasanton Municipal Code.
25. Financial institutions, including banks, saving and loan offices, financial companies, credit unions, and related services with an **ATM** drive-through subject to approval by the City based upon an analysis an analysis prepared by a licensed traffic engineer demonstrating that adequate stacking is present in the drive through lane to the satisfaction of the Director of Community Development.
26. Florists and floral supply stores, not including garden centers and nurseries.
27. Furniture stores, indoor/outdoor, new product, including linens, wall hangings, and similar items, and ancillary design services
28. Gift shops
29. Grocery store or supermarket
30. Hardware stores with indoor display and storage only.
31. Hobby shops
32. Hospital equipment, sales and rental provided that all materials and products are stored indoors.
33. Ice cream and frozen yogurt sales, with/without seating, including the manufacturing of products for retail sale and consumption on premises only
34. Interior decorating shops with design services, displays and showrooms.
35. Jewelry stores including cleaning and servicing.
36. Kitchen supply stores and accessories with ancillary demonstration, classes, and cutlery sharpening.
37. Laundries and dry cleaners where service is provided on premises
38. Locksmiths.
39. Music stores
40. Music and dance studios, martial arts schools, gymnasiums for 20 or fewer students at any one time, conducted entirely within a completely enclosed building which complies with specifications for sound-mitigated construction prescribed by the Chief Building Official.
41. Newsstands
42. Office supply stores including furniture shops and ancillary design services
43. Paint, glass and wallpaper shops and ancillary design services
44. Pet and bird stores including food, accessories, equipment, outpatient veterinary services, bathing and grooming services, provided that all operations are conducted entirely within a completely enclosed building which complies with specifications for sound-mitigated construction prescribed by the Chief Building Official.
45. Photographic studios
46. Photographic supply stores

47. Picture framing shops
48. Post offices and mail and packaging stores.
49. Restaurants, with alcoholic beverage service with a complete food service menu until 11:00 p.m., cafes, and soda fountains, with seating, catering services and limited take-out and indoor and outdoor seating.
50. Saddleries, tack shops, and leather shops including on-site manufacture and tailoring of products.
51. Scientific equipment shops
52. Shoe repair shops
53. Sporting goods stores, no firearm sales
54. Stamp and coin stores
55. Stationary stores
56. Tailor or dressmaking shops
57. Toy stores
58. Tutoring centers
59. Variety stores
60. Watch and clock repair shops.
61. Wine shops and tasting rooms for wineries, excluding liquor stores.

Conditional Uses/Retail

1. Art schools for 20 or more students at any one time.
2. Restaurants with brew pubs, as defined in Chapter 18.08 of the Pleasanton Municipal Code, excluding bars.
3. Beauty shops including massage services which cannot meet the criteria of a permitted use stated in Section 18.44.090 of the Pleasanton Municipal Code
4. Drugstores and prescription pharmacies with drive-through.
5. Restaurants with alcoholic beverage service with a complete food service until 12:00 midnight for indoor seating only
6. Self-service gasoline station, no carwash or convenience market.
7. Veterinarians' offices, outpatient clinics, and small animal hospitals, including short term overnight boarding of animals and incidental care such as bathing and trimming, provided that all operations are conducted entirely within a completely enclosed building which complies with specifications for sound attenuated construction prescribed by the Chief Building Official.

Permitted Uses/Office

8. Administrative headquarters and executive offices.
9. Advertising agencies.

10. Art galleries such as oil and watercolor pottery, painting, sculpture, photography, and stained glass.
11. Art schools for 20 or fewer students at any one time.
12. Artist studios including, but not limited to, ceramic, drawing, fabric, glass, metal, oil and watercolor painting, sculpture, and stained glass.
13. Audio and video recording studios and post-production services.
14. Automobile broker, no stock on premises
15. Business consulting service offices
16. Business service offices including employment agencies, accountants, notaries, stenographic, addressing, computing, and related services
17. Copying and related duplicating services and printing/publishing services using only computers, copy machines, etc., not including lithographing, engraving, or such similar reproduction services.
18. Design, engineering, and research profession offices
19. Emergency standby electricity generator, fuel cell, and battery facilities per Table 18.44.090 of the Pleasanton Municipal Code.
20. Financial institutions, including banks, saving and loan offices, financial companies, credit unions, and related services.
21. Gymnasiums and health clubs including massage services according for 20 or fewer participants at any single time, conducted entirely within a completely enclosed building which complies with specifications for sound mitigated construction prescribed by the Chief Building Official.
22. Insurance offices.
23. Investment service offices.
24. Legal service offices.
25. Medical and dental offices and clinics including outpatient services, with massage services according to Section 18.44.090 of the Pleasanton Municipal Code.
26. Medical laboratories, research and development.
27. Photographic studios
28. Post offices
29. Private schools and tutoring for 20 or fewer students at any single time.
30. Real estate offices including sales, leasing services, and property management services.
31. Radio and television broadcasting studios, excluding transmitters and antennas
32. Research and development offices with limited prototype fabrication, no manufacturing.
33. Research service offices, analytic and scientific.
34. Travel agencies.

Conditional Uses/Office

35. Art schools for 20 or more students at any one time.

36. Gymnasiums and health clubs including massage services according for 21 or more participants at any one time, conducted entirely within a completely enclosed building which complies with specifications for sound-mitigated construction prescribed by the Chief Building Official.
37. Music and dance studios and martial arts schools for 21 or more students at any one time, conducted entirely within a completely enclosed building which complies with specifications for sound-mitigated construction prescribed by the Chief Building Official.
38. Private schools including tutoring for 21 or more students at any one time.