

P-12-0556 (Conditional Use Permit)
P-12-0557 (Design Review)

Exhibit B

Received March 13, 2013
Planning Commission March 27, 2013

February 28, 2013

Ms Shweta Bonn
Associate Planner---City of Pleasanton
200 Old Bernal Ave
Pleasanton CA 94566

**RE: Building and Site Modification---Exiting Allowed Use
Mini-Mart Expansion (Canopy Remains as Existing)
Delong Oil Inc---4191 First Street Pleasanton CA**

Written Narrative Cases P12-0556 (CUP) & P 12-0557 (DR)

Dear Ms. Bonn,

What an exciting project planned for 4191 First Street. It has been a pleasure to discuss the planned expansion of the existing small kiosk and enhanced fueling for the facility located at 4191 First Street in Pleasanton over the past year and a half with you and staff. We wish to make this project a complete success and a welcomed enhancement to the transitional zone located in Downtown Design area. The Business owner, Mr. Delong Liu is looking forward to this improvement to the overall area and to his business objectives.

Per our pre-liminary meetings, review letters, community outreach meeting and our subsequent multiple staff follow-up meetings, I provide the written narrative as follows:

The planned addition of a Mini-Mart store consisting of approximately 1950 sq ft. with a small locally owed Coffee concession, (Jeremiahs Pick). This will allow the owner Mr. Liu to enhance his revenue while adding addition sales tax for the City of Pleasanton along with greatly improving the overall appearance of the facility. Since the facility is currently an operating fueling facility (fully allowed use under C-S zoning) operating since 1976 under Mr. Liu with a small c-store/kiosk there is no use change, just an enhancement to the existing facility appearance, size and functionality.

The hours of operation for the Mini-Mart are planned from 4am-11pm. The fueling will be 24 hour (same as existing), 7 days a week. There will be no more than 1 full time employee with a maximum of 1 part time employee in the facility at one time running the operations. We had great support for this new Mini-Mart after the Community Outreach Meeting discussions which were held on February 7th.



Page 2 of 2
Conditional Use Permit (CUP) City of Pleasanton
Owner Mr. DeLong Lie
4191 First Street
February 26, 2013

A Mini-Mart of 1950 sq. ft. requires 14 Stalls for parking per the Pecan 14 stalls have been provided. This will allow for adequate parking utilizing new parking and the potential of 12 parking areas under the canopy while patrons are fueling.

Delivery Trucks for merchandize are planned for between 6am and 10pm with fueling deliveries at 6am about twice a week.

The planned development will greatly enhance the overall appearance of the existing facility, while providing a clean and modern fueling and Mini-Mart environment along with continuing to be a vital community asset, as it has for the past 35 years.

Respectfully,

A handwritten signature in black ink, appearing to read "Terry L. Grayson". The signature is stylized with a large, sweeping loop at the end.

Terry L. Grayson
IronHorse Development
Authorized Owner Agent



Existing



Proposed

Conoco Phillips

Looking North from 1st Street

2/28/13

4191 First Street
Pleasanton, CA 94566

View #1

Applied Integration 5/10/14-0500



Existing



Proposed

Conoco Phillips

Looking West from 1st Street

4191 First Street
Pleasanton, CA 94566

View #2

2/28/13

Applied Imagination 510 514-0500



Existing



Proposed

Conoco Phillips

Looking Northeast from Trail

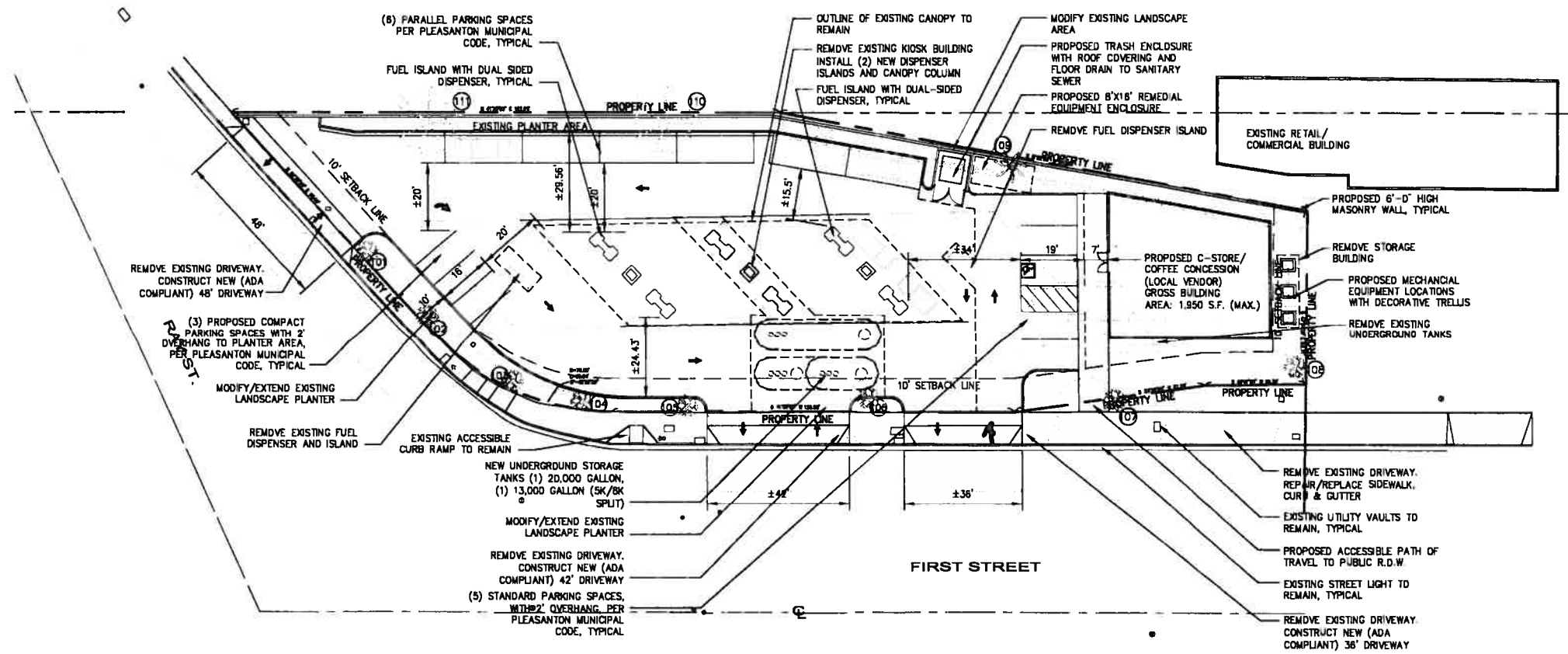
2/28/13

4191 First Street
Pleasanton, CA 94566

View #3

Applied Imagination 310 914-0500

Mar 05, 2013 - 9:04am by aarits G:\CLIENTS\SP\SP7232 Ironhorse Development\4181 First St., Pleasanton, CA\SP7232_A1.dwg

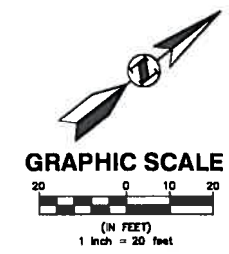


TREE SCHEDULE

TREE NO.	SPECIES	DIAMETER	COMMENTS
10	CALIF. SYCAMORE	17	EXISTING TO REMAIN
11	CALIF. SYCAMORE	15	EXISTING TO REMAIN
12	CALIF. SYCAMORE	12	EXISTING TO REMAIN
13	CALIF. SYCAMORE	14	EXISTING TO REMAIN
14	CALIF. SYCAMORE	15	EXISTING TO REMAIN
15	CALIF. SYCAMORE	18	TO BE REMOVED
16	CALIF. SYCAMORE	23	EXISTING TO REMAIN
17	CALIF. SYCAMORE	21	EXISTING TO REMAIN
18	MEXICAN FAN PALM	5	TO BE REMOVED
19	PURPLE LEAF PLUM	6	TO BE REMOVED
20	PURPLE LEAF PLUM	6.5	TO BE REMOVED

PARKING

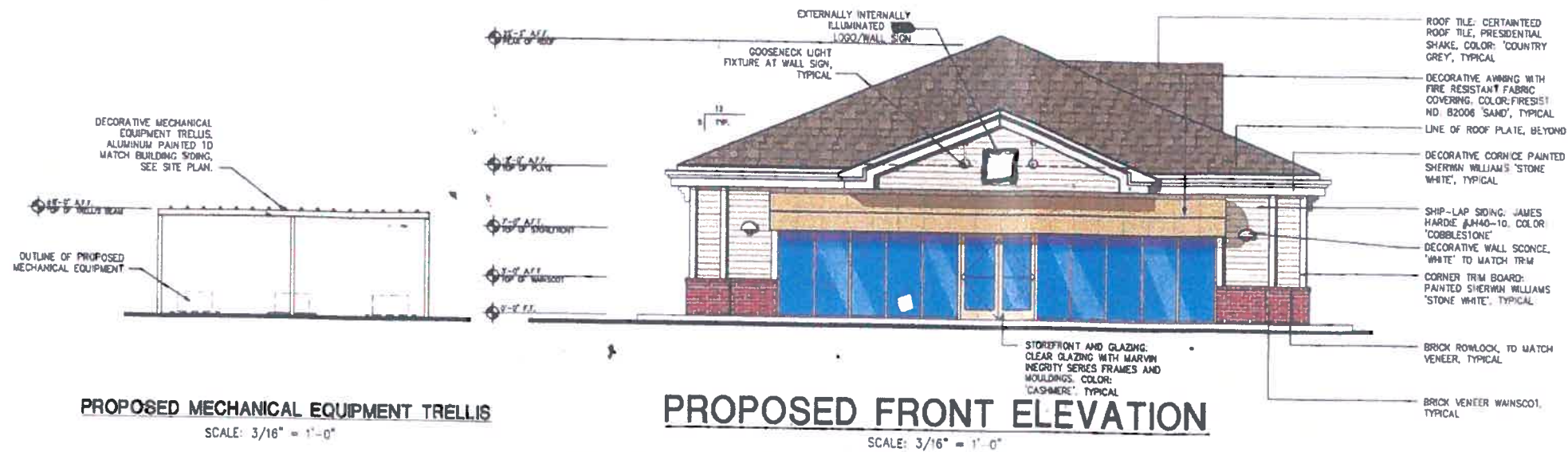
SPACES REQUIRED: 13 (ONE SPACE PER 150 SQUARE-Feet)
 SPACES PROVIDED: 14



P-12-0556 (Conditional Use Permit)
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 Received March 13, 2013
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ALTERNATE -1

11300 Trinch Center Drive Rancho Cordova, CA 95670 P: 916.432.7244 F: 916.432.7244 www.tait.com	TAIT CONSULTANTS
PRELIMINARY SITE PLAN IRONHORSE DEVELOPMENT 4181 FIRST STREET PLEASANTON, CALIFORNIA 94566	CLIENT: ConocoPhillips WRAP PROGRAM
DRAWN: [blank] DATE: 05-07-12 CHECKED: [blank] DATE: [blank] REV. NO: [blank] DATE: 02-28-13 FILE NAME: [blank] JOB NO: [blank]	TITLE: CLIENT: PROJECT: SEAL:
SHEET NO: A-1 SHEET OF [blank]	SCALE: AS NOTED
NO. [blank] REV. PER CITY/CLUBT COMMENTS [blank] REV. PER CLUTY/CITY COMMENTS [blank] REV. PER CLUTY/PLANNING COMMENTS [blank] REV. PER CITY COMMENTS [blank] REV. PER CITY/CLUBT COMMENTS [blank] REV. PER CLUTY/PLANNING COMMENTS [blank]	DATE [blank] DATE [blank] DATE [blank] DATE [blank] DATE [blank] DATE [blank]
REVISIONS	DATE [blank] BY [blank] APPD [blank]



Jun 11, 2012 - 1:12pm by oortiz G:\CLIENTS\SP7232 Ironhorse Development\4191 First St., Pleasanton, CA\4191 first street, ELEVATIONS.dwg

EXISTING ILLUMINATED,
30" DIAMETER, '76" PLATFORM
SIGN, TYPICAL OF 2

EXISTING CONTINUOUS ALUMINUM
COMPOSITE MATERIAL (A.C.M.)
FASCIA, COLOR: "OASIS WHITE",
TYPICAL

76

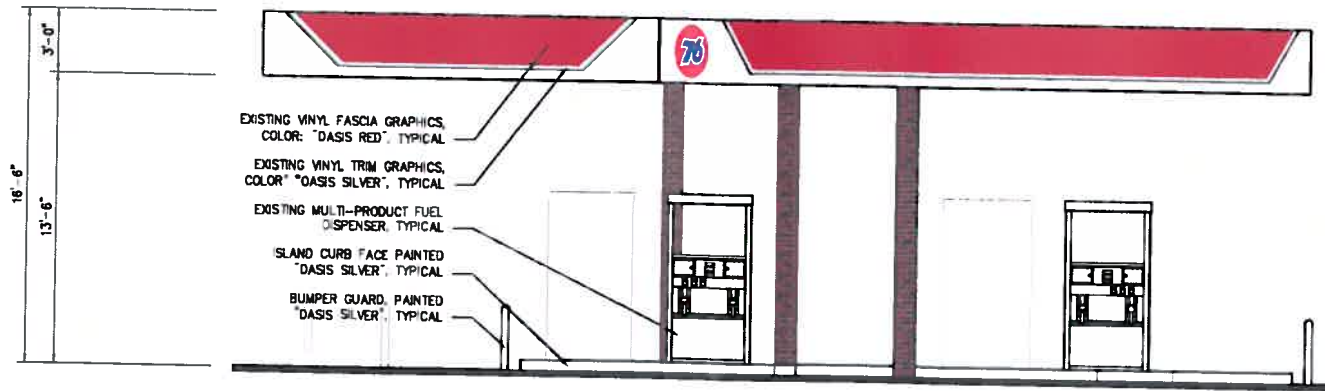
EXISTING VINYL FASCIA GRAPHICS,
COLOR: "OASIS RED", TYPICAL

EXISTING VINYL TRIM GRAPHICS,
COLOR: "OASIS SILVER", TYPICAL

NEW CANOPY COLUMN SHROUD
WITH STONE VENEER TO MATCH
BUILDING WAINSCOT, TYPICAL

CANOPY ELEVATION - FIRST STREET

SCALE: 1/4" = 1'-0"



CANOPY ELEVATION - RAY STREET

SCALE: 1/4" = 1'-0"

NO.	REVISION	DATE	BY	APPD
3	REV. FOR CLIENT/PLANNING COMMENTS	08-11-12		
7	REV. FOR PLANNING/CLIENT	08-11-12		
1	REV. FOR CLIENT COMMENTS	11-08-11		

11200 Stone Center Drive
Folsom, California, CA 95743
www.tait.com E: TAIT@TAIT.COM

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TITLE: PROPOSED CANOPY ELEVATIONS
CLIENT: IRONHORSE DEVELOPMENT
P.O. BOX 7022
FOLSOM, CALIFORNIA 95673
PROJECT: ConocoPhillips WRAP PROGRAM
4191 FIRST STREET & RAY STREET
PLEASANTON, CALIFORNIA 94566

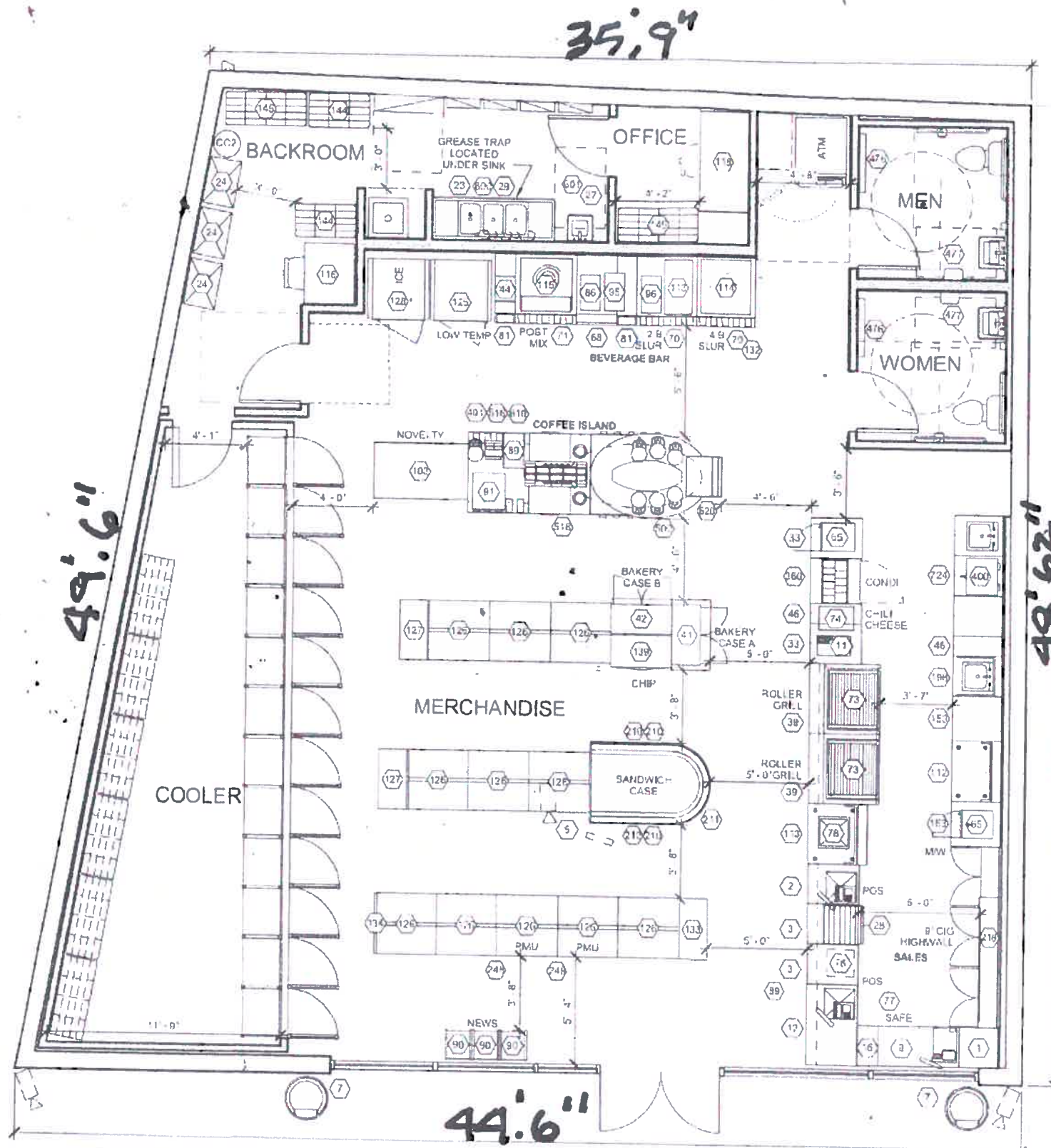
DRAWN: DC	DATE: 07-27-11
CHECKED: -	DATE: -
REV. NO: 3	DATE: 08-11-12
FILE NAME: -	JOB NO: SP7232

SEAL:

SHEET NO:
A-3

SHEET - OF -

SCALE: AS NOTED



LAYOUT INFORMATION

ROLLER GRILLS	2
SANDWICH CASE	CID
VAULT DOORS	12
LOW TEMP DOORS	1
ICE MERCHANDISER	1 DR
NOVELTY CASE	1
BAKERY CASE	2
SLURPEE BARRELS	6

GONDOLA UNITS	23
END CAPS	3
HIGHWALLS	0
TOTAL	26

TOTAL SQ FT = 1953
 SALES FLOOR AREA = 1877



EYES ONLY CONDITIONS SHOWN IN THESE PRELIMINARY DRAWINGS ARE BASED ON DRAWINGS AND INFORMATION PROVIDED TO HFA BY THE OWNER OR THE OWNER'S ONLY AUTHORIZED REPRESENTATIVE. HFA HAS NOT FIELD VERIFIED THE EXISTING CONDITIONS INFORMATION AND ASSUMES NO RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS OF THIS INFORMATION.

1

1023452 PLEASANTON, CA - EQUIPMENT LAYOUT 7

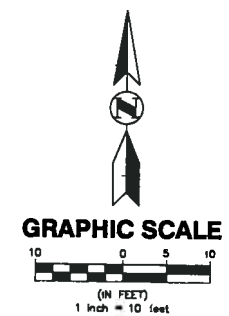
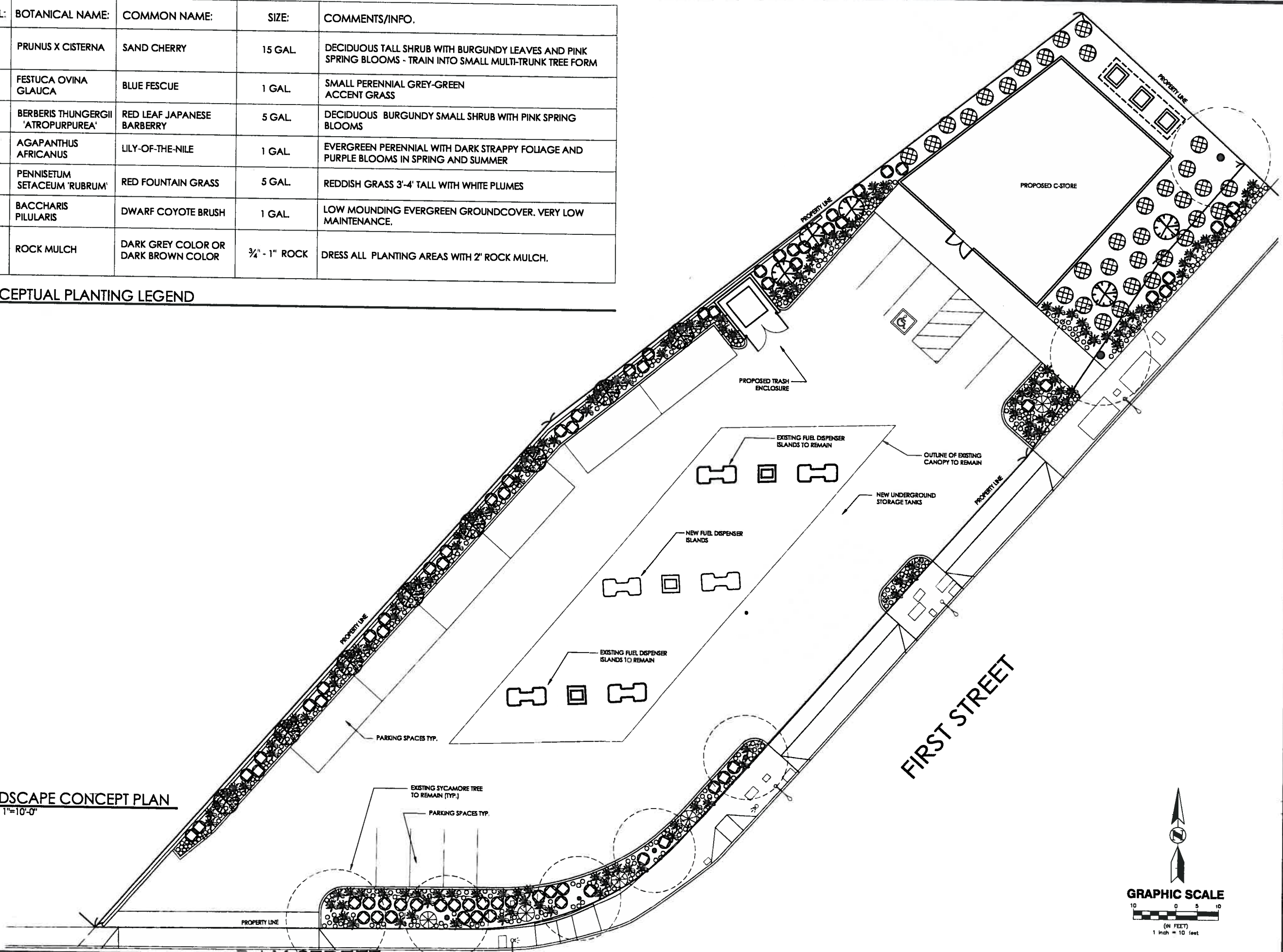
1ST @ RAY

HFA #11-00549

SYMBOL:	BOTANICAL NAME:	COMMON NAME:	SIZE:	COMMENTS/INFO.
	PRUNUS X CISTERNA	SAND CHERRY	15 GAL.	DECIDUOUS TALL SHRUB WITH BURGUNDY LEAVES AND PINK SPRING BLOOMS - TRAIN INTO SMALL MULTI-TRUNK TREE FORM
	FESTUCA OVINA GLAUCA	BLUE FESCUE	1 GAL.	SMALL PERENNIAL GREY-GREEN ACCENT GRASS
	BERBERIS THUNGERGII 'ATROPURPUREA'	RED LEAF JAPANESE BARBERRY	5 GAL.	DECIDUOUS BURGUNDY SMALL SHRUB WITH PINK SPRING BLOOMS
	AGAPANTHUS AFRICANUS	LILY-OF-THE-NILE	1 GAL.	EVERGREEN PERENNIAL WITH DARK STRAPPY FOLIAGE AND PURPLE BLOOMS IN SPRING AND SUMMER
	PENNISETUM SETACEUM 'RUBRUM'	RED FOUNTAIN GRASS	5 GAL.	REDDISH GRASS 3'-4' TALL WITH WHITE PLUMES
	BACCHARIS PILULARIS	DWARF COYOTE BRUSH	1 GAL.	LOW MOUNDING EVERGREEN GROUNDCOVER, VERY LOW MAINTENANCE.
	ROCK MULCH	DARK GREY COLOR OR DARK BROWN COLOR	3/4" - 1" ROCK	DRESS ALL PLANTING AREAS WITH 2" ROCK MULCH.

CONCEPTUAL PLANTING LEGEND

LANDSCAPE CONCEPT PLAN
SCALE: 1"=10'-0"



Mar 07, 2013 - 3:50pm by Chris C:\Users\Chris\Documents\9-Work\IronHorse Projects\Conoco Pleasanton\4191 First Street, Pleasanton Landscape 4.dwg

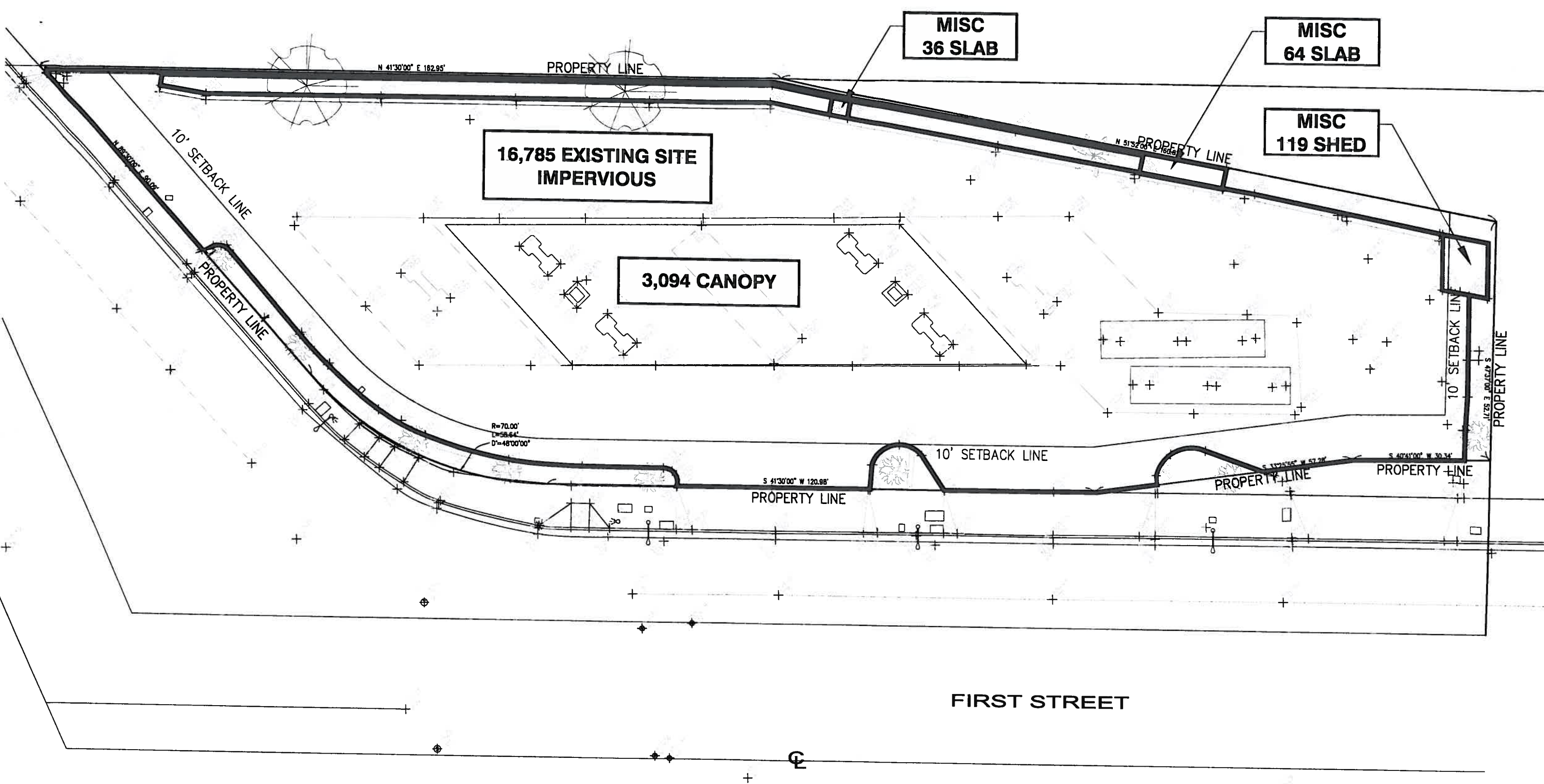
NO.	REVISION	DATE	BY	APP'D
4	REVISED LANDSCAPE PLAN PER SITE REVISIONS	3-7-13	CUC	
3	MODIFIED LANDSCAPE PLAN PER SITE REVISIONS	11-08-12	CUC	
2	MODIFIED LANDSCAPE PLAN PER SITE REVISIONS	2-17-12	CUC	
1	REVISED LANDSCAPE PLAN PER SITE REVISIONS	12-04-11	EVG	

HUMANITERRA
DESIGN & LANDSCAPE ARCHITECTURE
15000 Rockwood Road, Folsom, CA 95630
916.417.2000
christina.greene@hmanterra.com

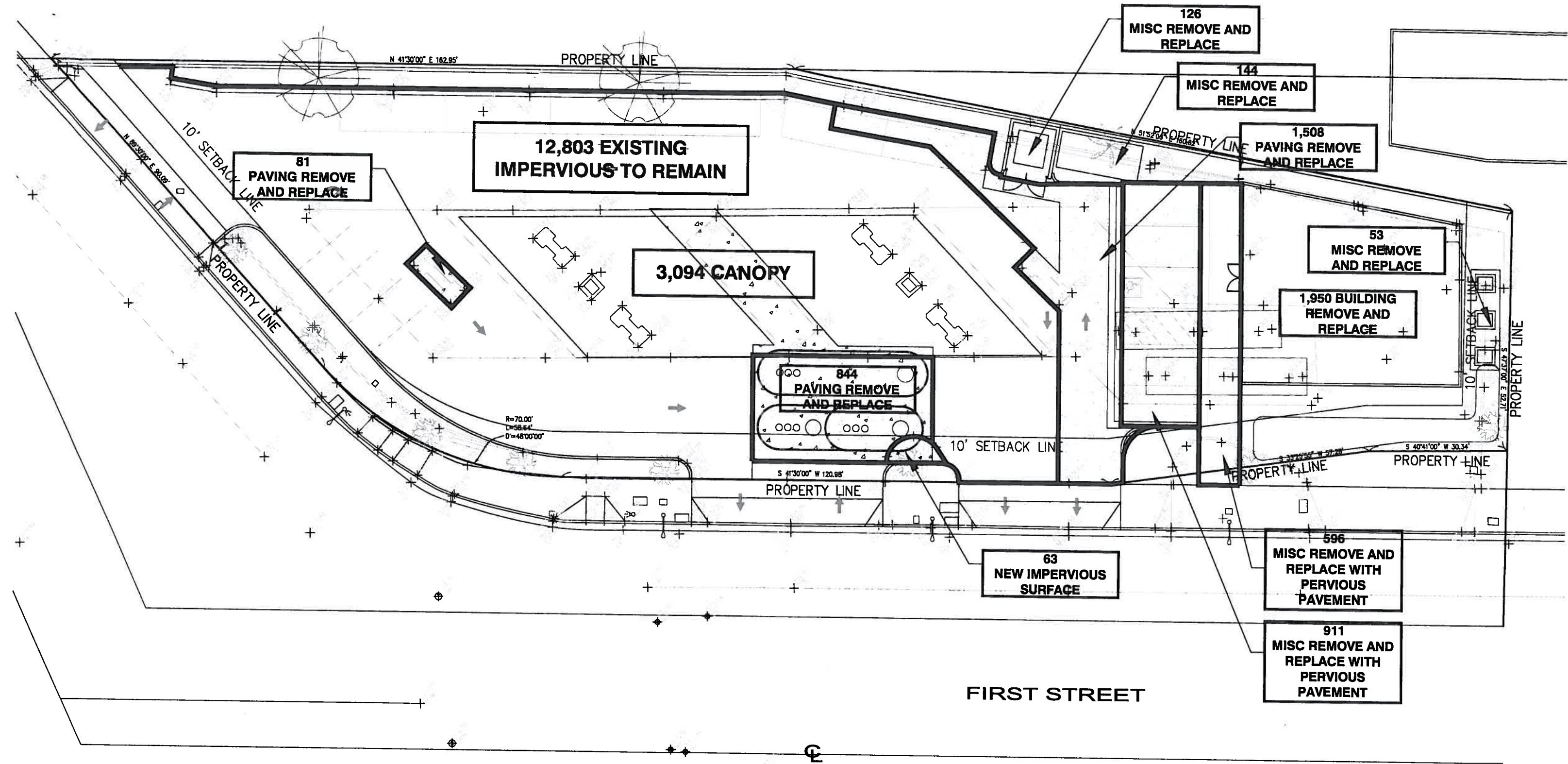
LANDSCAPE CONCEPT PLAN
IRONHORSE DEVELOPMENT
P.O. BOX 7022
FOLSOM, CALIFORNIA 95763
PROJECT: ConocoPhillips WRAP PROGRAM
4191 FIRST STREET
PLEASANTON, CALIFORNIA 94566

DATE	DATE	DATE	DATE	FILE NAME	JOB NO.
08-15-11					

SEAL: _____
SHEET NO: **L-1**
SHEET OF _____
SCALE: AS NOTED

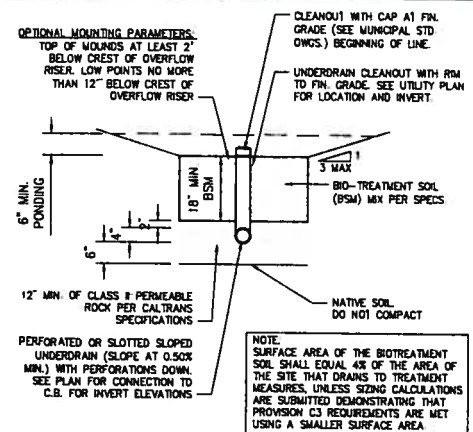


EXISTING IMPERVIOUS SURFACE EXHIBIT
1491 FIRST STREET, PLEASANTON, CA

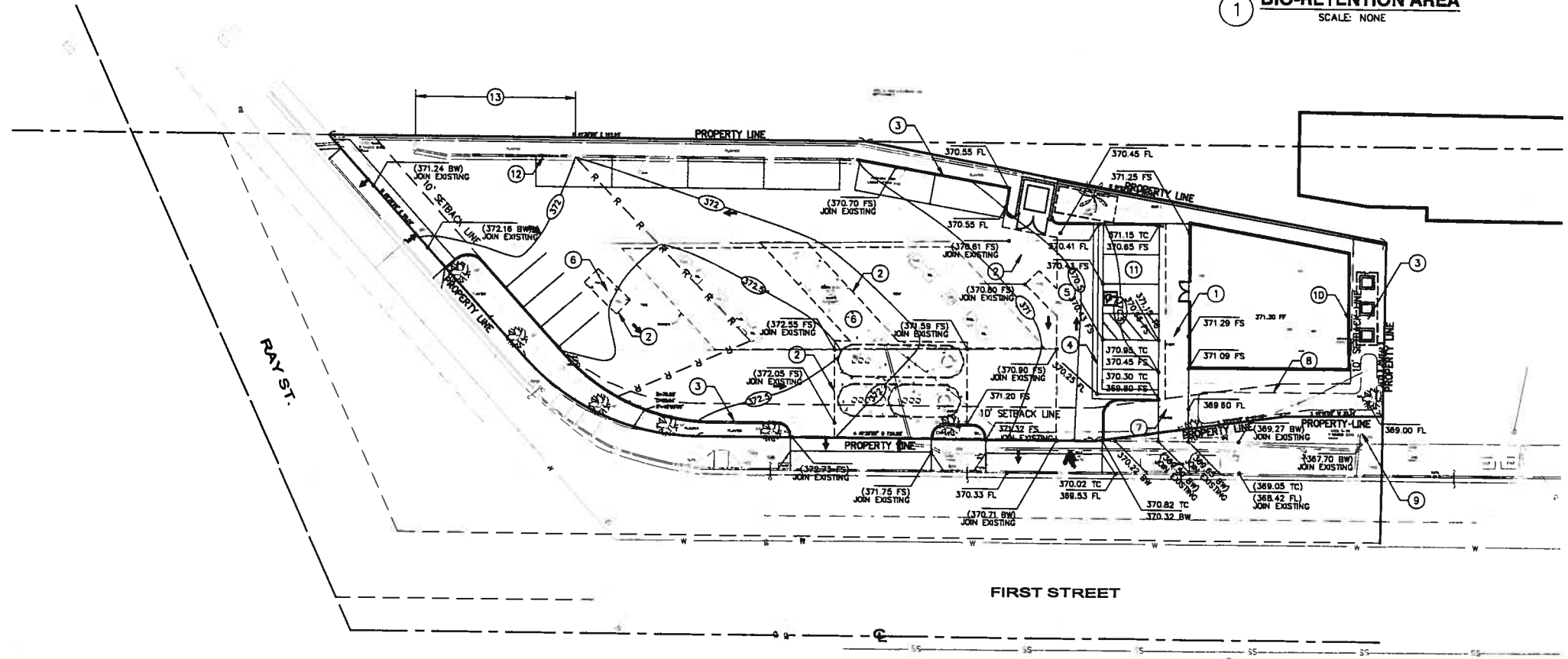


IMPERVIOUS AREA REMOVE AND REPLACE EXHIBIT
1491 FIRST STREET, PLEASANTON, CA

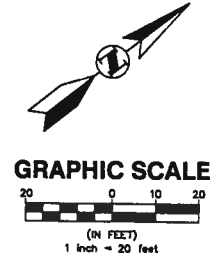
Mar 11, 2013 - 10:45am by ortiz c:\CLIENTS\SP\SP7232 Ironhorse Development\4191 First St., Pleasanton, CA\SP7232A_C1 PRELIMINARY GRADING.dwg



1 BIO-RETENTION AREA
SCALE: NONE



NOTE:
TREATMENT OF IMPERVIOUS AREAS CREATED AND/OR REPLACED REQUIRED PER CLEAN WATER PROGRAM FORM B APPROXIMATELY 4,769 S.F.
4,769 (.04) = 191 S.F. SWALE REQUIRED.
SWALE PROVIDED: ±410 S.F.



- CONSTRUCTION NOTES:**
- CONSTRUCT NEW FRONT SIDEWALK AND ADA RAMP, WITH PERMEABLE SURFACE.
 - SAWCUT LINE AND JOIN EXISTING IMPROVEMENTS.
 - CONSTRUCT LANDSCAPE PLANTER AREA.
 - CONSTRUCT 3' VALLEY GUTTER.
 - NEW AC SURFACE PAVING.
 - NEW CONCRETE SURFACE PAVING.
 - INSTALL DRAIN BREAK IN PLANTER CURB WITH UNDERSIDEWALK DRAIN TO PLANTER AREA.
 - INSTALL BIOTREATMENT PLANTER SWALE PER CLEANWATER PROGRAM REQUIREMENTS, SEE DETAIL 1, THIS SHEET.
 - UNDERSIDEWALK DRAIN TO REMAIN. CLEAN EXISTING SUMP AND DRAIN LINES. CONNECT SWALE UNDERDRAIN TO EXISTING CATCH BASIN.
 - DIRECT ROOF DOWNSPOUTS TO ADJACENT PLANTER SWALE.
 - NEW PAVING WITH PERMEABLE SURFACE.
 - SAWCUT, REMOVE 12" WIDE SECTION OF EXISTING CONCRETE CURB AT 10' O.C. TO ALLOW SURFACE DRAINAGE TO PLANTER AREA. REPAIR A.C. PAVING AS REQUIRED BY NEW WORK, TYPICAL.
 - REMOVE EXISTING PLANTER SOIL AND LOWER TO PROVIDE POSITIVE GRADE TO PLANTER. BACKFILL PLANTER AREA WITH RECONDITIONED OR NEW SOIL MATERIAL TO PROMOTE INFILTRATION.

PROJECT DESCRIPTION:
THE EXISTING AC PAVING WILL BE REMOVED AND REGRADED FOR PROPOSED BUILDING PAD. AC PAVING WILL BE INSTALLED TO JOIN SURFACE IMPROVEMENTS.

BENCHMARK:
NGS VERTICAL CONTROL DISK STAMPED "P 929 RESET 1999" LOCATED AT THE SOUTHWEST END OF THE NORTHWEST BACK OF SIDEWALK OF THE CONCRETE BRIDGE WHERE FIRST STREET CROSSES ARROYO DEL VALLE APPROXIMATELY 900' NORTHEAST OF THE INTERSECTION OF RAY STREET AND FIRST STREET.
ELEVATION: 364.30

LEGEND

BOC	=	BACK OF CURB
CF	=	CURB FACE
CONC	=	CONCRETE
ET	=	ELECTRICAL TRANSFORMER
EV	=	ELECTRICAL VAULT
FF	=	FINISH FLOOR
FNC	=	FENCE
FL	=	FLOW LINE
FS	=	FINISH SURFACE
GP	=	GUARD POST
LIP	=	LIP OF GUTTER
RIM	=	MANHOLE RIM ELEVATION
TC	=	TOP OF CURB
TE	=	TRASH ENCLOSURE
TOP	=	TOP OF PIPE
XXX.XX XX	=	PROPOSED ELEVATION
(XXX.XX XX)	=	EXISTING ELEVATION
(XXX.XX XX) JOIN EXISTING	=	EXISTING ELEVATION
- - - - -	=	SAWCUT LINE
[Pattern]	=	AC PAVING
[Pattern]	=	CONCRETE PAVING

<p>11280 Trade Center Drive Beverly Hills, CA 90242 P: 310.274.1444 www.tait.com</p> <p>TAIT Since 1944</p>	
<p>PRELIMINARY GRADING PLAN IRONHORSE DEVELOPMENT P.O. BOX 7022 FOLSOM, CALIFORNIA 95763</p> <p>ConocoPhillips WRAP PROGRAM 4191 FIRST STREET PLEASANTON, CALIFORNIA 94586</p>	
<p>TITLE: PRELIMINARY GRADING PLAN</p> <p>CLIENT: IRONHORSE DEVELOPMENT</p> <p>DATE: 05-07-12</p> <p>CHECKED: 08-21-12</p> <p>DATE: 03-11-13</p> <p>FILE NAME: [blank]</p> <p>JOB NO: [blank]</p>	<p>DATE: 05-07-12</p> <p>CHECKED: 08-21-12</p> <p>DATE: 03-11-13</p> <p>FILE NAME: [blank]</p> <p>JOB NO: [blank]</p>
<p>SCALE: AS NOTED</p>	