

**P11-0053**  
**Exhibit A, Draft Conditions of Approval**  
**U-Haul Pleasanton**  
**3657 Old Santa Rita Road, Suite B**  
**July 11, 2012**

**Project Specific Conditions of Approval**

**Planning**

1. If additional number of vehicles/trailers or activities beyond what is stated in the applicant's written narrative dated, "Received June 20, 2011, and plan dated "Received, February 6, 2012," on file in the Planning Division, are desired, prior City review and approval is required. The Director of Community Development may approve the modification or refer the matter to the Planning Commission if judged to be substantial.
2. The following are the approved hours of operation for U-Haul Pleasanton: 8:00 a.m. to 7:00 p.m., Monday – Saturday, and from 8:00 a.m. to 12:00 p.m. on Sundays. Additional or alternative hours are subject to the review and approval of the Director of Community Development.
3. Should the license agreement with Zone 7 Water Agency expire, terminate, or be revoked, or be modified such that the parking of U-Haul vehicles is no longer permitted on the Zone 7 property, the subject conditional use permit shall immediately expire and the subject business shall no longer operate at the subject sites. No public hearing is required for this expiration.
4. U-Haul vehicles and trailers waiting to be rented shall only be parked on the Zone 7 Water Agency property per the license agreement dated April 11, 2007 (and renewed from time to time), and not on the public street.
5. U-Haul vehicles and trailers shall be legally parked in the marked parking spaces shown on the site plan and shall not block drive aisles.
6. Unless otherwise approved by the Director of Community Development, no more than twenty-four (24) vehicles/trailers shall be parked on the Zone 7 Water Agency site.
7. No servicing, cleaning, washing, or maintenance of U-haul vehicles shall occur on the subject sites.

## **Standard Conditions of Approval**

### **Planning**

8. The proposed use shall be in substantial conformance to Exhibit B, dated "Received, June 20, 2011," and "Received, February 6, 2012," on file with the Planning Division, except as modified by these conditions. Minor changes to the plans or operation may be allowed subject to the approval of the Director of Community Development if found to be in substantial conformance to Exhibit B.
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 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.
10. If the operation of this use results in conflicts pertaining to parking, noise, traffic/circulation, or other factors, at the discretion of the Director of Community Development, this conditional use permit may be submitted to the Planning Commission for their subsequent review at a public hearing.
11. This conditional use permit approval will lapse 1 year from the effective date of approval unless the applicant receives a business license.
12. U-Haul Pleasanton shall maintain the area surrounding the building and parking area in a clean and orderly manner at all times.
13. This approval does not include approval of any signage for U-Haul Pleasanton. If signs are desired, U-Haul Pleasanton shall submit a sign proposal to the City for review and approval prior to sign installation.
14. Changes to the exterior of the building shall not be made without prior approval from the Planning Division.
15. If the applicant wishes to relocate the use to a new address or tenant suite, the applicant shall secure a new conditional use permit prior to occupying the new building or tenant suite.

## **Code Requirements**

### **Building**

*(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.)*

16. All building and/or structural plans must comply with all codes and ordinances in effect before the Building Division will issue permits.
17. Any tenant improvement plans shall be submitted to the Building and Safety Division for review and approval.
18. Prior to issuance of a business license, the applicant shall contact the Building Division and the Fire Marshall to ensure that the proposed use of the building meets Building and Fire Code requirements. If required, the applicant shall obtain all appropriate City permits.



ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, ZONE 7

100 NORTH CANYONS PARKWAY, LIVERMORE, CA 94551-9486 • PHONE (925) 454-5000

April 23, 2012

Mr. Tony Adams  
3675 Old Santa Rita Road  
Pleasanton, CA 94588

Dear Mr. Adams:

This letter is in response to your sub-license request pursuant to Section 3.g. of License Agreement No. 07-01-ADA, dated April 11, 2007 (License) between Adams, as "Licensee" and the Alameda County Flood Control and Water Conservation District, Zone 7, as "Licensor" for use of Zone 7's property (Property). A copy of the License is attached for your reference.

We understand that Zone 7's written authorization is required by the City of Pleasanton for a Conditional Use Permit in order for Dan Suva U-Haul to operate a vehicle rental business which would allow storage of trucks and/or vans. Dan Suva U-Haul is a tenant of Adams located at 3657 Old Santa Rita Road.

Zone 7 approves Adams sub-licensing of the Property to Dan Suva U-Haul Pleasanton (Sub-Licensee). The terms and conditions set forth in said License shall remain in full force and effect and will be applicable to the Sub-Licensee and does not relieve Adams of any responsibilities under the License. Licensee is responsible for informing the Sub-Licensee of the terms and conditions of the License to Sub-Licensee. This Sub-License subject to revocation for any reasons provided for in the License. The Sub-License is also subject to Adams maintaining its License with Zone 7.

Please feel free to contact Dennis Gambs at 925-454-5020 or [dgambs@zone7water.com](mailto:dgambs@zone7water.com) if you have any questions.

Sincerely,

  
Feb 2012  
G.F. Duerig

General Manager

CC: Dennis Gambs

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APR 23 2012  
ALAMEDA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

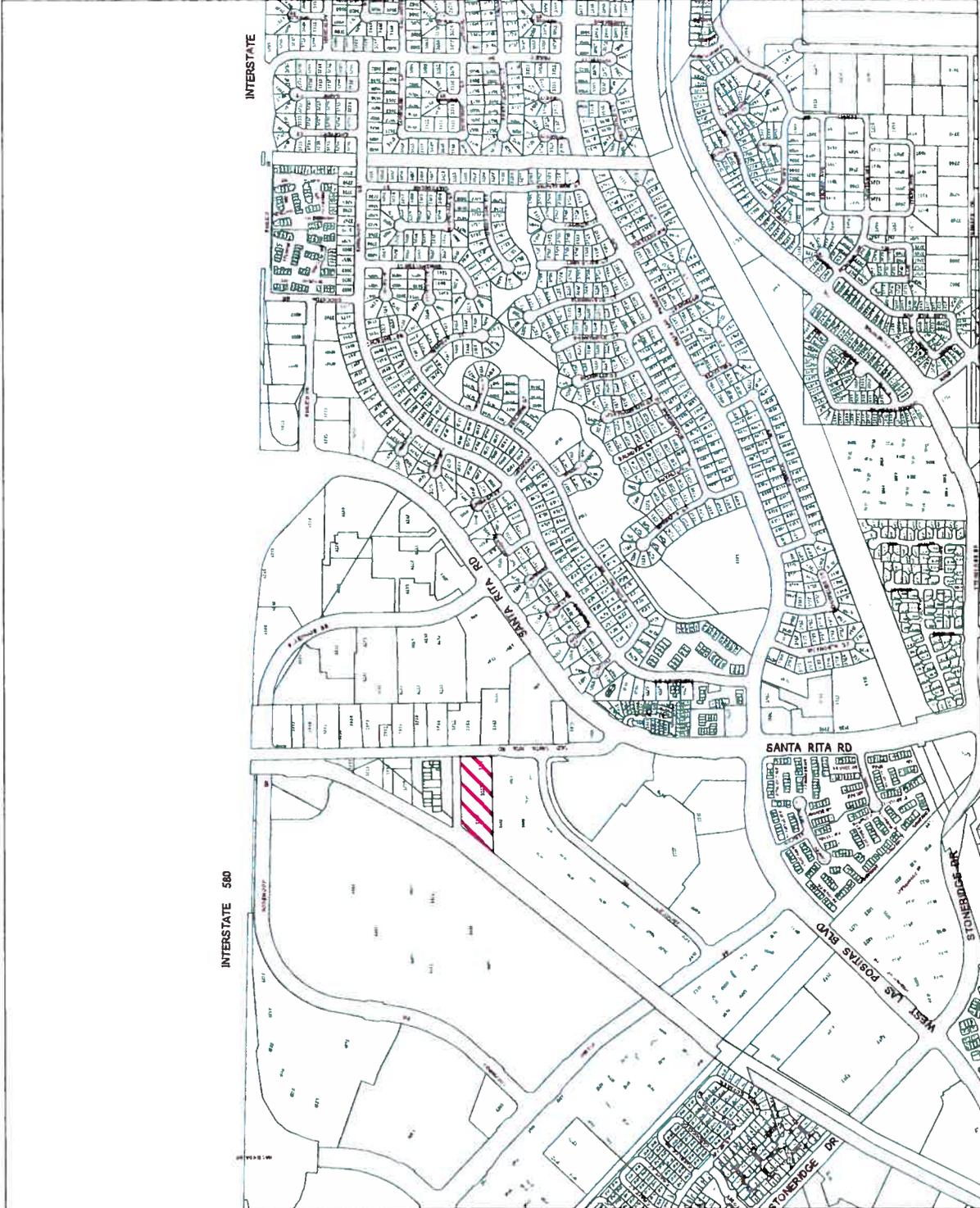
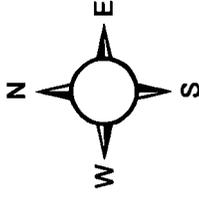
P11-0053 (CUP)

City of Pleasanton

GIS

Department

U-Haul Pleasanton



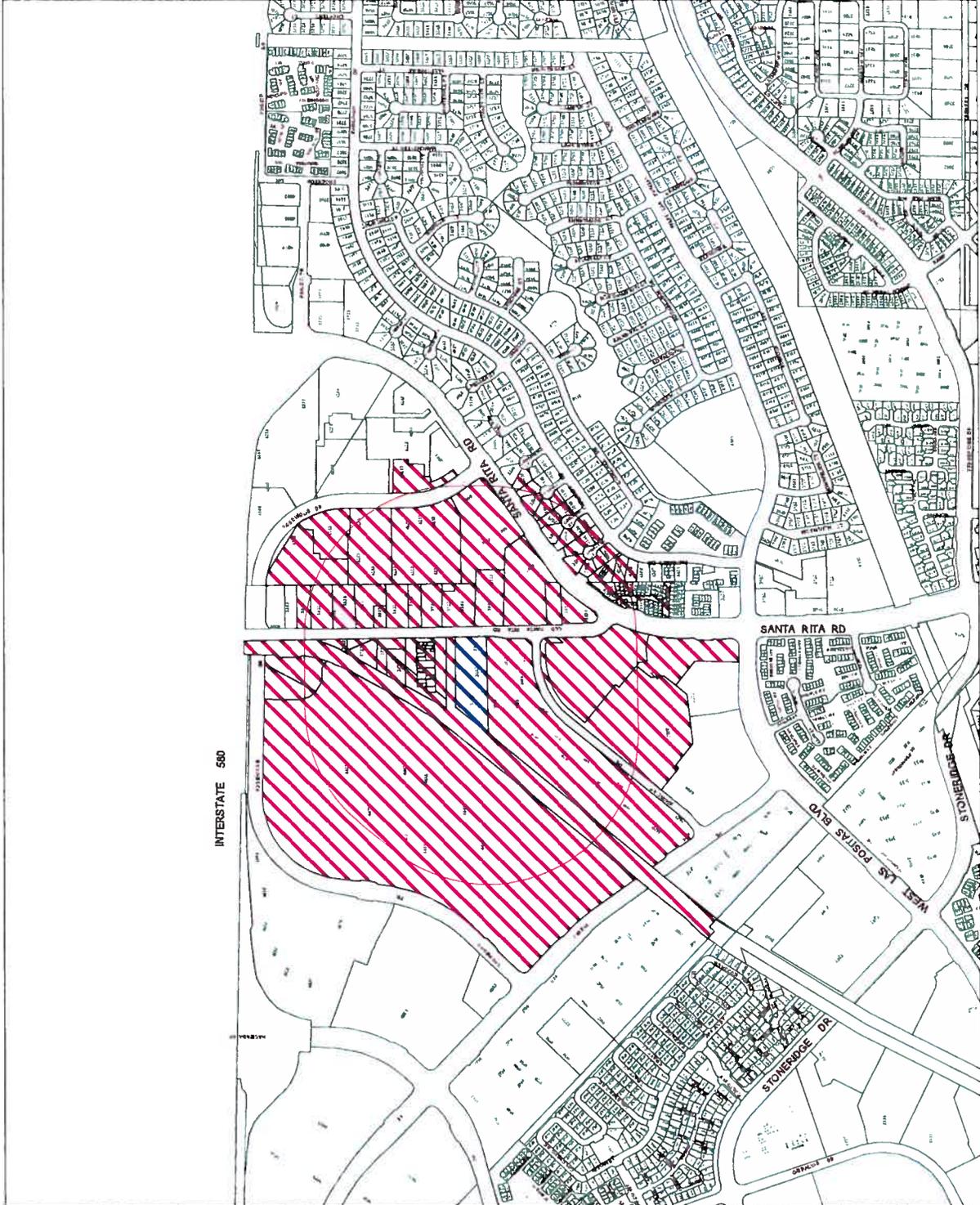
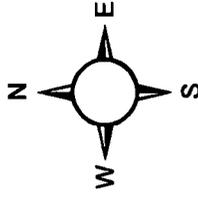
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