

Conditional Use Permit Application
Written Narrative
December 12, 2011

Address: 4280 Hacienda Drive
APN#: 941-2762-018-01

The proposed project, The Maddie's Center, consists of the renovation of the existing building at 4280 Hacienda in the Hacienda Business Park for use by the Maddie's Fund as headquarters for its administrative offices as well as a teaching center for best practices in companion animal care. The Maddie's Fund is a 501c3 Not for Profit entity. This Project will allow the organization to expand the scope of its outreach efforts to include the support of high quality animal medical care, training, and placement services.

The existing building occupies a site at the corner of Hacienda and Stoneridge Drive with a private way, Inglewood Drive, on a third side and the western edge abutting an adjacent property. The existing building is two stories, with a U-shaped footprint, and totals around 141,000 square feet (sf) in area, divided almost equally between the two floors. There is a courtyard in the center of the "U" currently used for parking, with the open end of the "U" facing west. The exterior building materials consist primarily of tilt-up, prefabricated concrete panels and horizontal strips of aluminum-framed, reflective glass windows. Asphalt parking and landscape plantings ring the building on the three sides of the structure that face the public/private streets.

The Project would reuse the existing building by altering the building interior, with new partition walls subdividing the floors internally, as shown on the two building floor plans included with this application. The Project proposes no changes to the landscape and parking around the perimeter of the site or to the exterior elevations of the building that face the public streets. All modifications to the exterior landscape and parking are confined to the interior courtyard in the center of "U". These changes include replacing parking and other hardscape areas with a vegetated park that will be used by the Maddie's organization for limited outdoor dog exercise under the direct observation of trained animal care staff. The landscaped park area, as indicated in the landscape and site drawings, will be screened from the adjacent public and private streets on three sides by the two-story building and on the fourth side by built-up, vegetated earthen berms and concrete retaining walls to separate the park from the adjacent landowner and establish a secure barrier around the courtyard space.

Additional proposed changes to the building and site include a range of energy efficient and sustainable technologies, including utilization of low-consumption water fixtures, reuse of rainwater for landscape irrigation and the introduction of high-efficiency mechanical equipment to help reduce the environmental footprint of the building and meet or exceed the building performance requirements of the City of Pleasanton. The design team on the project has worked on a number of previous sustainable animal care centers, including the first LEED Silver and LEED Gold shelters in the country, and would intend to use similar high-performance "green" strategies for this state-of-the-art facility as well.

The proposed new companion animal care program for the building, per the language of the PUD modification, will require approval as a conditional use on the site. Use of about 60% of the building, or roughly 80,000sf primarily on the second floor, will continue to conform to the current office use. The new program introduced in the other 60,000 sf of the building (primarily on the

first floor) consists of a range of companion animal care-related functions that are core elements of the mission of the organization. These functions include: a veterinary medical care facility, a behavior evaluation and companion animal training / rehabilitation center, an adoption area, and an animal welfare training and education center with programs on topics like companion animal nutrition and wellness.

The proposed hours of operation will resemble a conventional business schedule for most of the office occupancies. The applicant anticipates 40 employees, volunteers or students in the administrative offices between the hours of 8am – 6pm on the weekdays (Monday through Friday). There may be some additional day time and off-hours special programs happening intermittently in the evenings (once or twice per month).

The companion animal care program areas require slightly longer hours. Typical public operating hours begin at 7am and end at 7pm on Monday through Friday, with 7am to 6pm operating hours on the weekends (Saturday and Sunday). During the public hours of operation, as many as 70 employees, consultants and volunteers may be in the building on a staggered schedule. Visitors will likely total no more than 60 throughout the day with only 10 or so in the building at any one time. Employees on a staggered schedule will start to arrive at 7 am with a few (10-20) remaining until 8:30pm in the evening.

The applicant anticipates upwards of 80% of the employees will likely arrive by car with the remaining 20% coming by BART, bus or bicycle. The renovated building will provide accommodations (changing rooms, showers, bike storage) for cyclists, as well as dedicated parking for carpools and alternative energy vehicles to help support alternate modes of transportation. Since the proposed companion animal care use requires fewer employees than the current office use, the applicant anticipates reducing parking requirements from the current total of 559 to 384 at peak (144 for the Maddie's employees and 240 for the lease tenant(s)). The reduction in traffic volume should be proportionate to the parking reductions. Vehicle arrival and departure times will also be spread more evenly across longer days and weekends, further reducing peak traffic volume during weekday rush hour times.

The current zoning (PUD-IPD) does not specifically include the animal care functions required by the proposed program. The applicant is therefore requesting approval for a conditional use permit, in conjunction with a Planned-Unit Development (PUD) modification, to allow for the companion animal care-related activities described above. Per the terms PUD modification request, the conditional use would pertain only to this site for the limited companion animal care functions accommodated within the existing building with supervised outdoor animal activities within dog park area as shown on the site plan. This conditional use request is supported by the Board and a majority of members of the Hacienda Business Owner's Association.

Since the project consists primarily of the reuse of an existing building, perimeter parking and landscape, the majority of the site will remain in conformance with the current development plan for the Hacienda Business Park and applicable City of Pleasanton zoning ordinances and design standards.

Additional findings related to the conditional use approval are as follows:

- Design Standards: The project does not increase building mass or interior area. The existing landscape and parking that faces the public and private streets will be maintained in its current

form. Active solar systems include a current 222 kw array and a proposed solar thermal system for domestic hot water.

- **Signs:** Existing signs on the property will be maintained.
- **Traffic Conditions:** As indicated above, the proposed use will result in a net decrease in parking demand and proportional reduction of traffic volume, especially during the anticipated peak travel periods. As a result of the anticipated decrease in volume, the project should not require any traffic mitigation measures.
- **Groundwater:** The proposed use should have no adverse impact on groundwater conditions. Increased onsite infiltration through reductions in impermeable surfaces and on-site retention and treatment measures should enhance the recharge of the groundwater basin.
- **Sewer Capacity:** The incorporation of low flow and low flush fixtures and should result in a net decrease in loads on the sewer system.
- **Odors:** The best practices for animal care adopted by this organization require recovery and proper disposal of all animal wastes. Cleaning protocols inside the building involve scooping and flushing waste, as well as daily cleaning and disinfection of all animal rooms. Outside the building, dogs will eliminate in designated areas within the courtyard park, and staff will retrieve and dispose of waste products inside the facility. Animal wastes disposed of in this fashion do not produce any appreciable odors. High rates of air changes inside the building with air filtration and energy recovery promote rapid dissipation of any animal scents, and elimination of moisture levels and bacteria that can produce unwanted smells.
- **Noise Analysis:** The proposed use should have no negative impacts on the projected noise levels, compared to the current office use. The only potential source of noise, dog barking, will be mitigated by limited, supervised use of the outdoor landscaped courtyard by staff for exercise of dogs. Earthen vegetated berms and a sound wall will diminish the transmission of any potential sources of noise beyond the confines of the inner courtyard space. Staff protocols will also prohibit barking dogs from being taken outdoors for exercise (indoor exercise facilities will be available as an alternative) and will require any dogs that proceed to begin barking while outdoors be immediately brought inside. The resulting design will be in compliance with the Pleasanton noise ordinance.
- **Bicycle Storage:** The proposed project will include provisions for bicycle storage as well as showering and changing facilities available for use by staff.
- **Building Noise Levels:** The project will adhere to the 45 dBA Leq indoor noise level limitation required during business hours. The only potential source of additional noise beyond that produced by the current use (office) would come from the barking of dogs. However, the mission of the organization, reflected in the design of this facility, involves the promulgation of best practices in animal care environments. Barking and noise produces stress in dogs and compromises their health and well-being. Therefore, numerous noise mitigation measures, including sound absorbing materials (like Pyrok Acoustement 40) and sound transmission inhibiting products (3/8" laminated glass, acoustical sealants, acoustical insulation in partition walls), will be employed throughout the building to ensure that interior noise is kept to a level conducive to animal well-being and below the 45 dBA threshold.

- **Equipment Noise Levels:** The project does not propose any additional equipment that would increase noise level beyond the current levels on site. The only additional sound-producing equipment anticipated in the renovation are two cooling towers. These units will be located on the inside of the interior courtyard and separated from the adjacent property by the vegetated berms and sound wall designed to inhibit noise transmission.

- **Visual Barriers:** The only pieces of mechanical equipment, the two cooling towers, that will be located outside the existing roof top mechanical screens will be screened by vegetated berms and sound walls that exceed 8'-0" in height – at least 2'-0" taller than the required 6'-0" screen.

Planned Unit Development (PUD) Modification Application
Written Narrative
December 12, 2011

Address: 4280 Hacienda Drive
APN#: 941-2762-018-01

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The requested modifications to the Planned Unit Development (PUD) ordinance concerns the list of permitted and conditional uses in the current zoning designation (PUD-IPD, "Planned-Unit-Development, Research & Development/ Light Manufacturing). The language of the ordinance makes no explicit allowance for the proposed animal care use. The applicant requests the

introduction of additional language in the ordinance to allow for the proposed companion animal care functions as a conditional use for the site, contingent on separate approval for the proposed project as a conditional use. The new language for this conditional use would appear under the list of uses for this parcel and would read as follows:

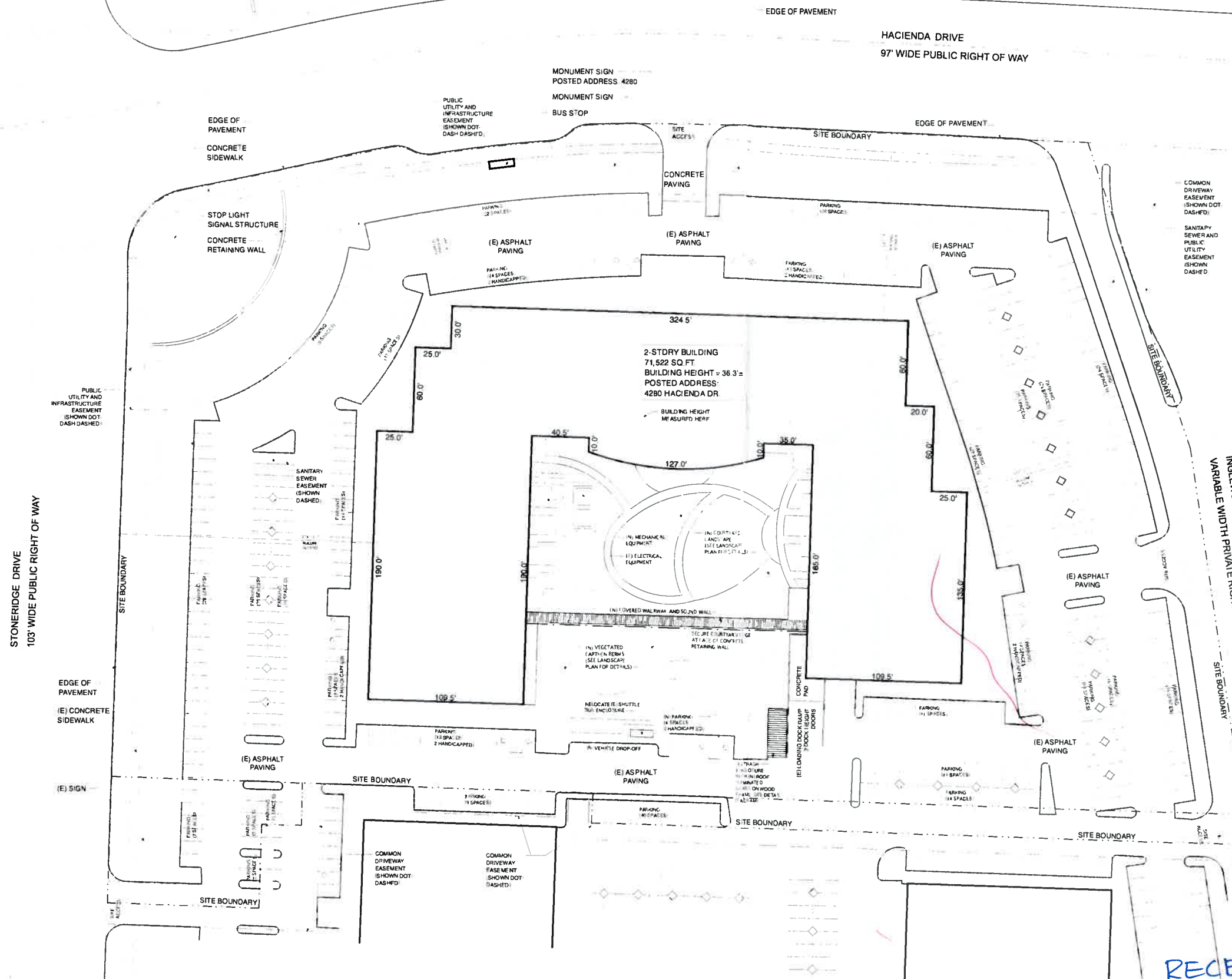
(bb) Animal shelter, animal adoption center, animal rehabilitation center, and similar uses including outdoor operations with all of said uses only applicable to Parcel 11H

The request that this additional language be incorporated as a modification to the PUD ordinance has been approved by the Board and the majority of the members of the Hacienda Business Owner's Association.

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1 Government Street
Kittery, Maine 03904
207.439.5286

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PARKING TABLE

	REGULAR	HANDICAPPED	TOTAL
CURRENT PARKING	551	8	559
PARKING REQUIRED FOR CURRENT OCCUPANCY (SEE NOTE 1 BELOW)	553	11	564
PROPOSED PARKING	431	10	441
PARKING REQUIRED FOR PROPOSED OCCUPANCY (SEE NOTE 2 BELOW)	372	9	381

GENERAL NOTES:

- NO NEW STRUCTURES ARE PROPOSED ON THE SITE. ALL PROPOSED NEW WORK WILL INVOLVE MODIFICATIONS TO THE EXISTING BUILDING AS INDICATED ON THE FLOOR PLANS AND ELEVATIONS, AND CHANGES TO THE LANDSCAPE INDICATED ON THE LANDSCAPE PLAN. SEE SURVEY FOR EXISTING CONDITIONS.
- NO NEW PARKING OR REPLACEMENT OF EXISTING PARKING IS PROPOSED FOR THE SITE.

DEVELOPMENT INFORMATION (PER TABLE B-1, B-4)

PARCEL	S-A
LOT	11H
ZONING	IPD
FRONT SETBACK	75'-0" TO BUILDING
SIDE SETBACK	25'-0" TO BUILDING
REAR SETBACK	N/A
MAXIMUM FAR	40%
M.N. LANDSCAPE	20%
MAXIMUM HEIGHT	45'-0"

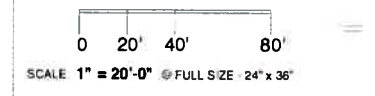
LEGEND

EXTENTS OF NEW SITE WORK

NO.	DATE	REVISION

PUD / CUP / DESIGN REVIEW SUBMITTAL

December 12, 2011



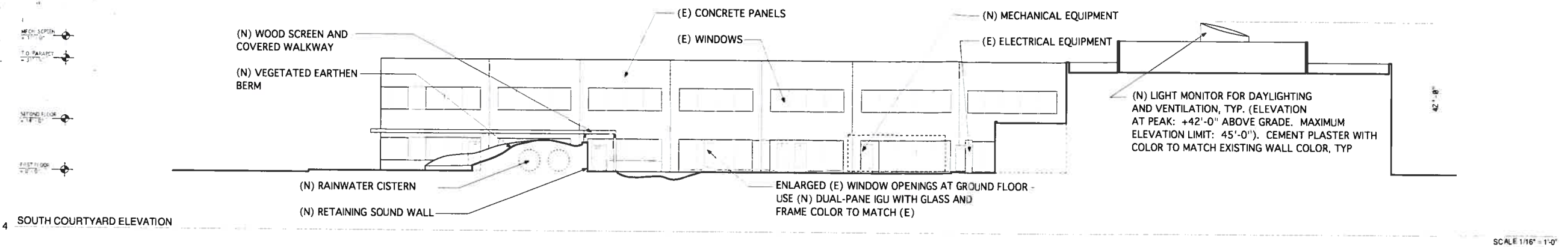
PROJECT

Maddie's Center
4280 Hacienda
Pleasanton, California

SITE PLAN

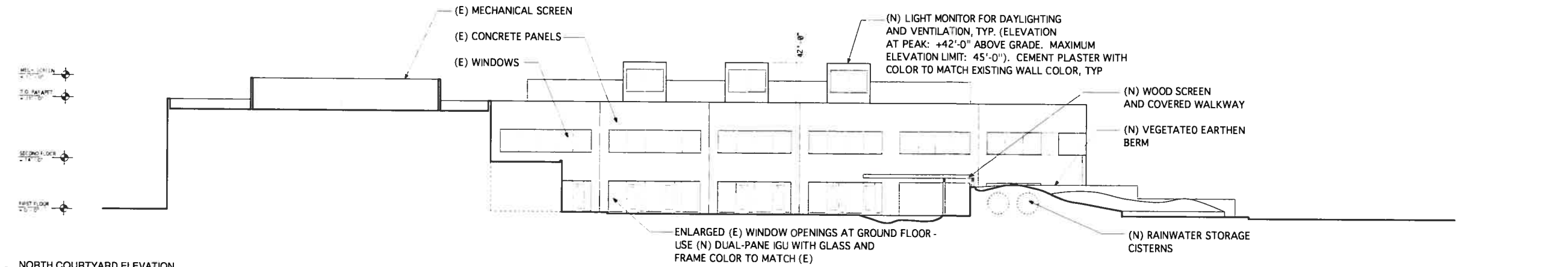
SEAL & SIGNATURE	DATE	09-06-11
	PROJECT NO.	1006
	DRAWING BY:	LKJJO
	CHECK BY:	LS
	DWG NO.	A-1.1
	FILE NO.	

RECEIVED
DECEMBER 19, 2011
Exhibit B
P11-818 (CUP)



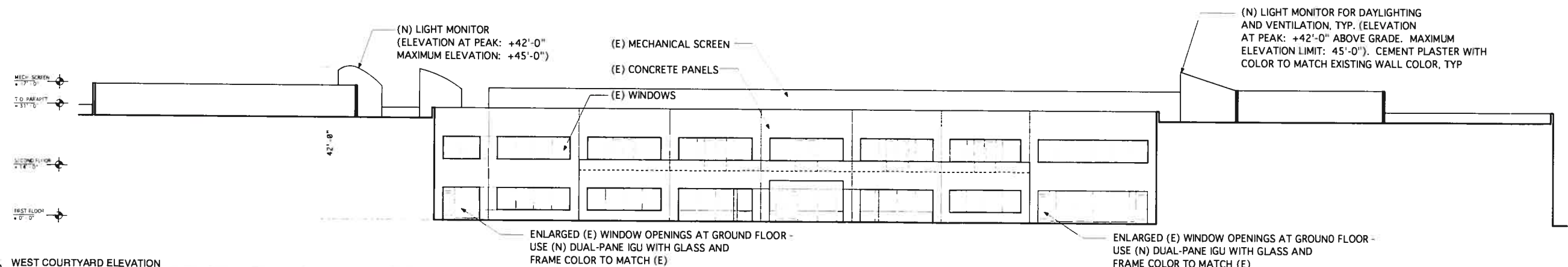
4 SOUTH COURTYARD ELEVATION

SCALE 1/16" = 1'-0"



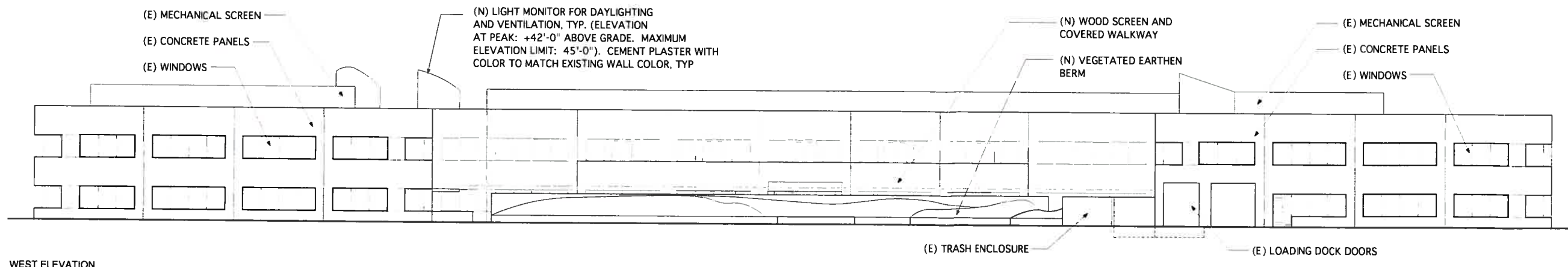
3 NORTH COURTYARD ELEVATION

SCALE 1/16" = 1'-0"



2 WEST COURTYARD ELEVATION

SCALE 1/16" = 1'-0"



1 WEST ELEVATION

SCALE 1/16" = 1'-0"

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- GENERAL NOTES:
- EXISTING WINDOWS AND DOORS TO REMAIN, UNLESS OTHERWISE NOTED. NEW WINDOWS AND DOORS TO MATCH EXISTING. WALL COLORS TO BE SAME AS EXISTING. SEE PHOTOGRAPHS FOR EXISTING COLORS.
 - FOR INFORMATION ON COURTYARD LANDSCAPE, SEE LANDSCAPE PLAN.

NO.	DATE	REVISION

PUD / DESIGN REVIEW SUBMITTAL
 December 2, 2011



PROJECT:
Maddie's Center
 4280 Hacienda
 Pleasanton, California

BUILDING ELEVATIONS

SEAL & SIGNATURE 	DATE	10.17.11
	PROJECT NO.	1103
	DRAWING BY:	JO
	CHECK BY:	LS
	DWG NO.	A-3.1
FILE NO.		



Rain gardens with drain inlet
 Utilities
 Mechanical equipment
 Low concrete seat wall
 Water feature
 Bench
 Rain garden
 Relocated shuttle stop

Permeable pavers for walkway, typ. for all paving

Vines on wall
 Seatwall
 Vines on wall
 Rain garden
 Rain gardens, typ.

LEGEND

Tree Type	Size
Sweet Gum <i>Liquidambar styraciflua 'Cherokee'</i>	24" box
Plane Tree <i>Platanus acenfolia 'Bloodgood'</i>	24" box
Idaho Locust <i>Robinia ambigua 'Idahoensis'</i>	24" box
Carolina Laurel Cherry <i>Prunus Caroliniana</i>	24" box
Coast Live Oak <i>Quercus agrifolia</i>	24" box
Chinese Pistache <i>Pistacia chinensis</i>	24" box
Red Oak <i>Quercus Rubra</i>	24" box
Existing Tree to be saved	
Direction of Water Flow	
Lawn	
Planting	
Rain Garden	

NOTES

1. Landscaped areas will be automatically irrigated with a high-efficiency irrigation system and per Hacienda Business Park requirements.
2. Drainage in the courtyard will be directed to the rain gardens in all four corners which will feature an overflow drain inlet and perforated underdrains per ACCWP recommendations, due to the poorly draining soil. Import soils for the rain gardens will meet the drainage thresholds established by the agency. Overflow drains will be strategically located to capture any trapped water in the event of a blockage and deliver the runoff outside the courtyard. Plaza drainage will be directed, to the maximum extent practical, to the rain gardens as shown on plan.

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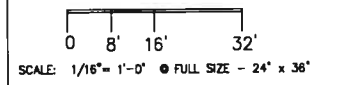
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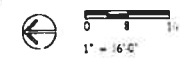
NO	DATE	REVISION

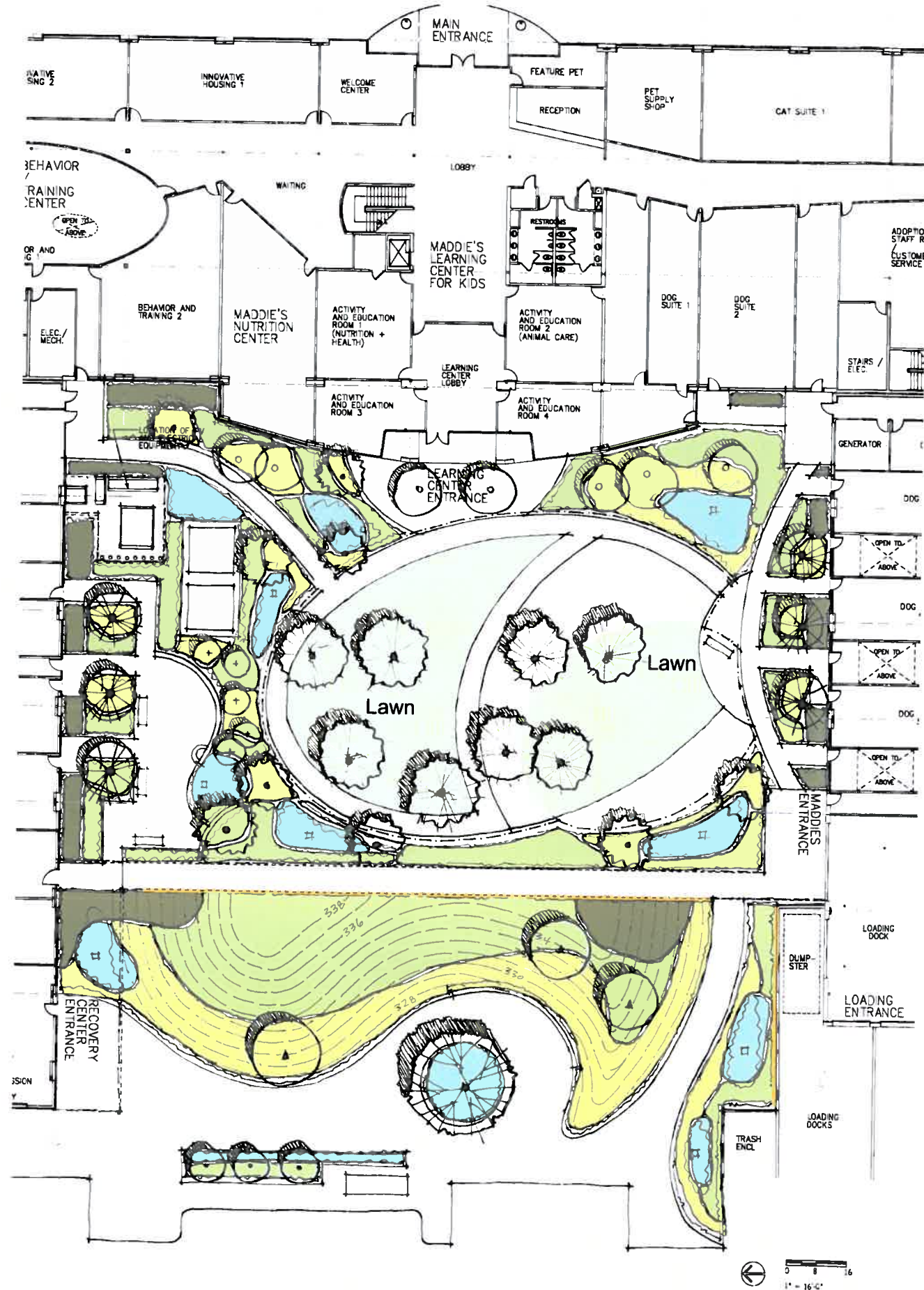
Permit Plans
 December, 2011



PROJECT:
 Maddie's Center
 4280 Hacienda
 Pleasanton,
 California

LANDSCAPE SITE
 PLAN





SHRUB AND GROUNDCOVER PALETTE

Common Name	Latin Name	Size
Tall/Medium Shrubs		
McMinn Manzanita	<i>Arctostaphylos densiflora</i> 'Howard McMinn'	5 gal
Dwarf Strawberry Tree	<i>Arbutus unedo</i> 'Compacta'	5 gal
Smoke Tree	<i>Cotinus coggygna</i>	5 gal
Grevillea	<i>Grevillea 'Noelli'</i>	1 gal
Grevillea	<i>Grevillea caberra</i>	1 gal
Sweet olive	<i>Osmanthus fragrans</i>	5 gal
Low Shrubs		
Rockrose	<i>Cistus</i>	1 gal
Cotoneaster	<i>Cotoneaster 'Dammen'</i>	1 gal
Fortnight Lily	<i>Diets bicolor</i>	1 gal
Blue Fescue	<i>Festuca ovina glauca</i>	1 gal
Lavender	<i>Lavandula angustifolia</i>	1 gal
Groundcover		
Emerald Carpet Manzanita	<i>Arctostaphylos 'Emerald Carpet'</i>	1 gal
Juniper	<i>Juniperus sp.</i>	1 gal
Myoporum	<i>Myoporum parvifolium</i>	1 gal
Rosemary	<i>Rosmarinus officinalis 'Prostratus'</i>	1 gal
Rain Garden		
Manzanita	<i>Arctostaphylos species</i>	5 gal
Barberry	<i>Berberis species</i>	5 gal
Fortnight Lily	<i>Diets bicolor</i>	1 gal
Wild Strawberry	<i>Fragaria chiloensis</i>	1 gal
Blue Fescue	<i>Festuca glauca</i>	1 gal
Day Lily	<i>Heterocallis species</i>	1 gal
Vines		
Boston Ivy	<i>Parthenocissus tricuspidata</i>	5 gal
Star Jasmine	<i>Trachelospermum jasminoides</i>	5 gal

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Street
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03904
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NO	DATE	REVISION

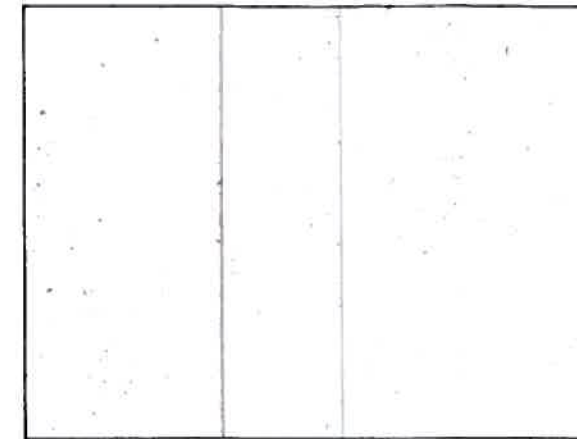
Permit Plans
December, 2011

0 8' 16' 32'
SCALE: 1/16" = 1'-0" @ FULL SIZE - 24" x 36"

PROJECT:
Maddie's Center
4280 Hacienda
Pleasanton,
California

PLANTING
CONCEPT PLAN

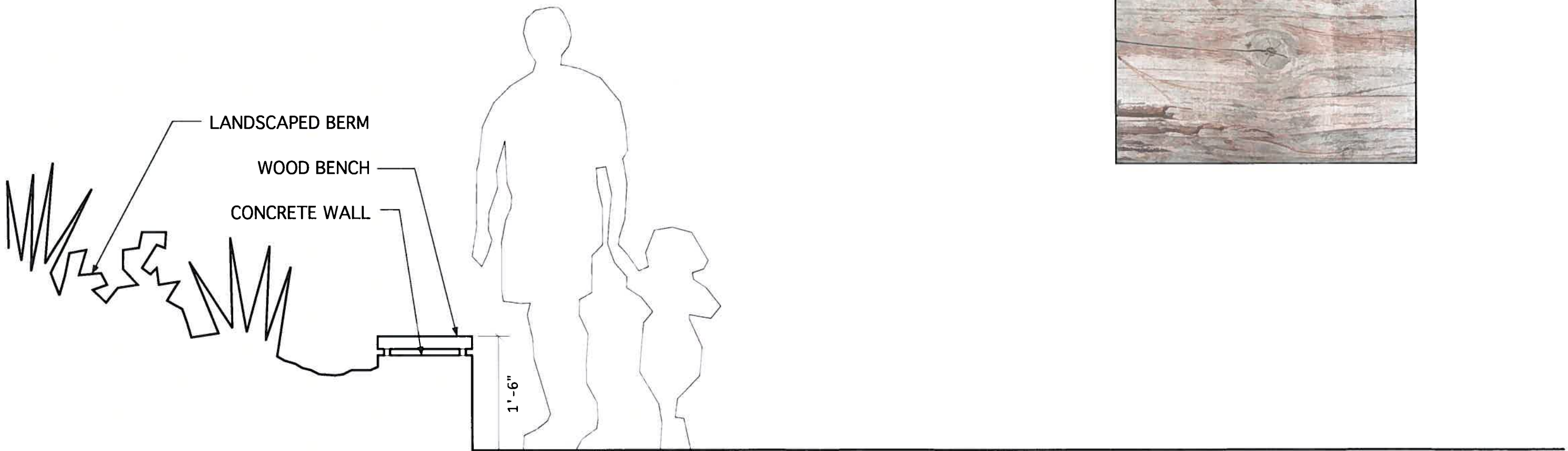
REFERENCE PHOTOGRAPH:
 STONE BENCH (WOOD BENCH
 TO BE SIMILAR IN APPEARANCE)
 ON LOW CONCRETE RETAINING WALL,
 REPRODUCED FROM:
 WWW.SCULPT-GARDENS.COM



EXPOSED CONCRETE:
 BOARD FORMED,
 NATURAL FINISH



RECLAIMED HARDWOOD:
 CLEAR SEAL OR
 WEATHERING FINISH



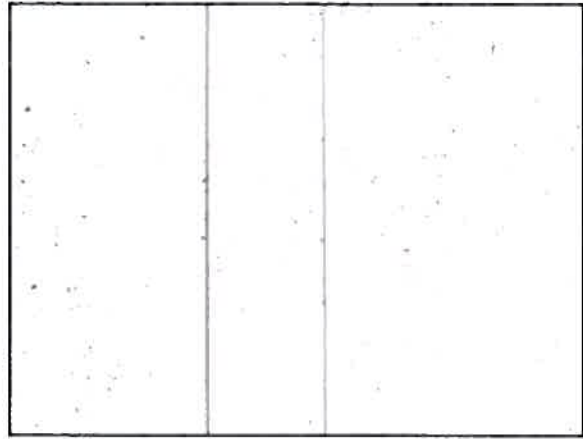
SECTION THROUGH BENCH

DIAGRAM 1:
 LOW WALL AND BENCH

MADDIE'S CENTER
 1 DECEMBER 2011



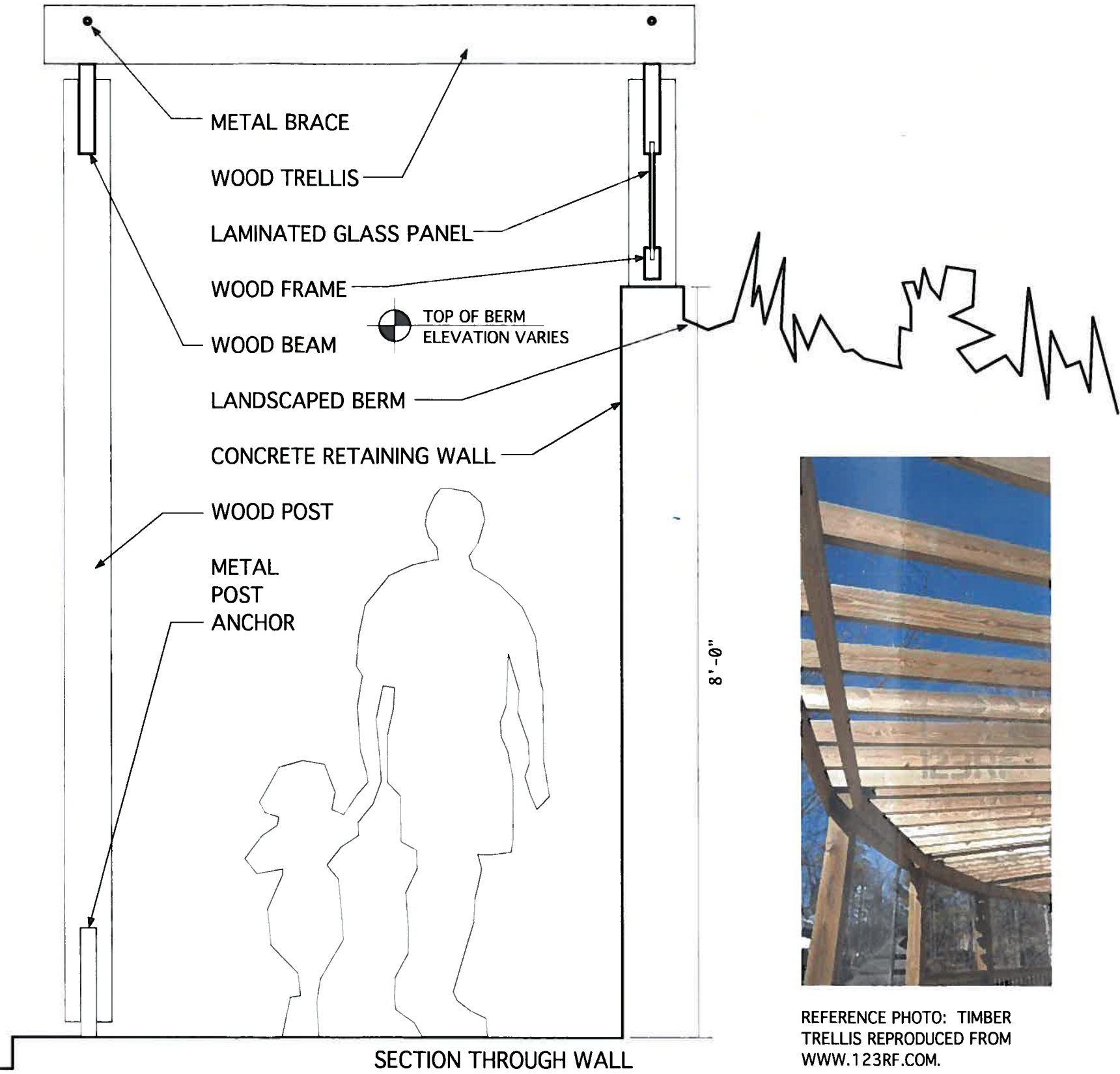
POWDER-COATED GALVANIZED METAL: DARK GREEN / BROWN



EXPOSED CONCRETE: BOARD FORMED, NATURAL FINISH



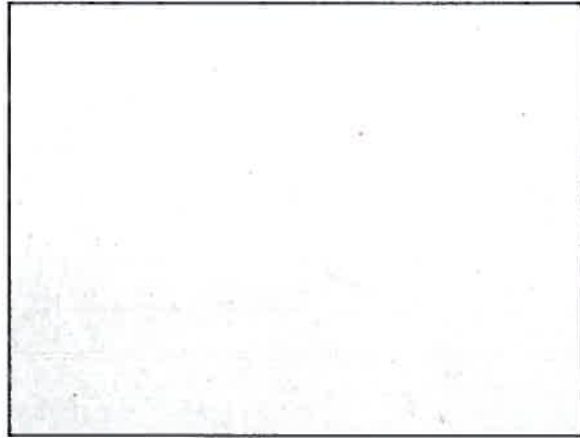
RECLAIMED HARDWOOD: CLEAR SEAL OR WEATHERING FINISH



REFERENCE PHOTO: TIMBER TRELLIS REPRODUCED FROM WWW.123RF.COM.

DIAGRAM 2:
SOUND WALL AND
COVERED WALKWAY

MADDIE'S CENTER
1 DECEMBER 2011

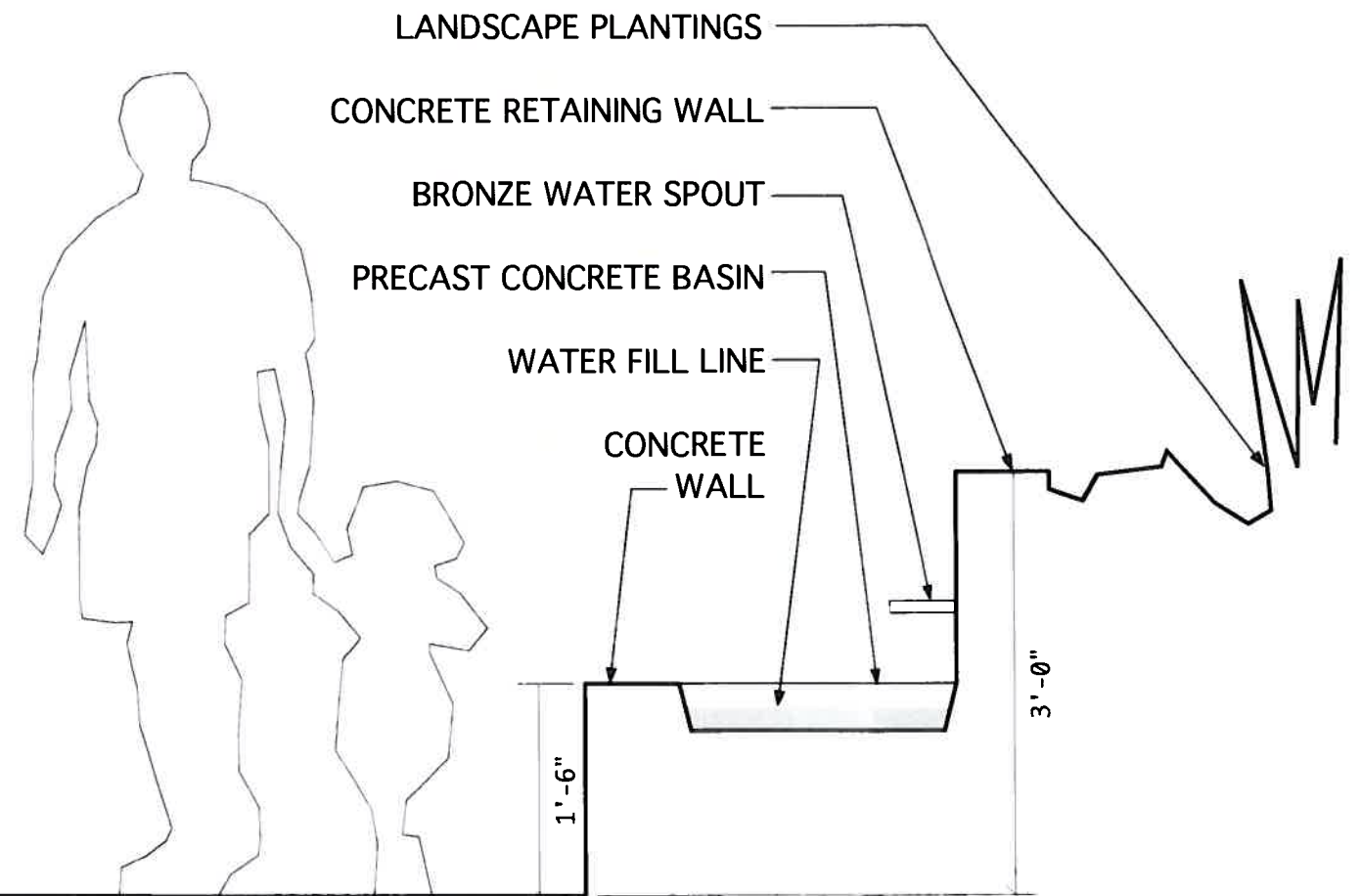
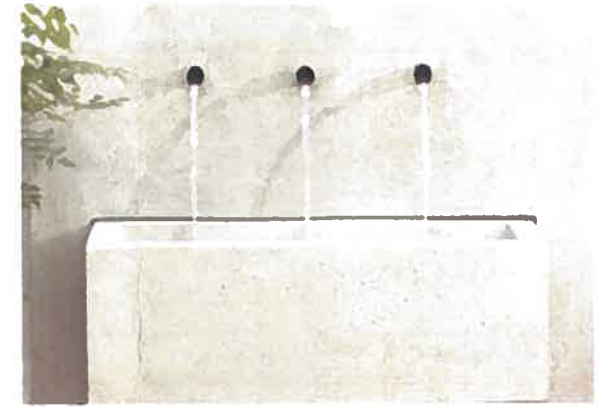


PRECAST CONCRETE:
NATURAL FINISH,
CLEAR SEAL IN
BASIN



BRONZE:
CLEAR SEAL OR
NATURAL PATINA

REFERENCE PHOTOGRAPH:
FOUNTAIN WITH SIMPLE
WATER SPOUTS. REPRODUCED
FROM WWW.GARDEN-
FOUNTAINS.COM



SECTION THROUGH WATER FEATURE

DIAGRAM 03:
WATER FEATURE

MADDIE'S CENTER
1 DECEMBER 2011



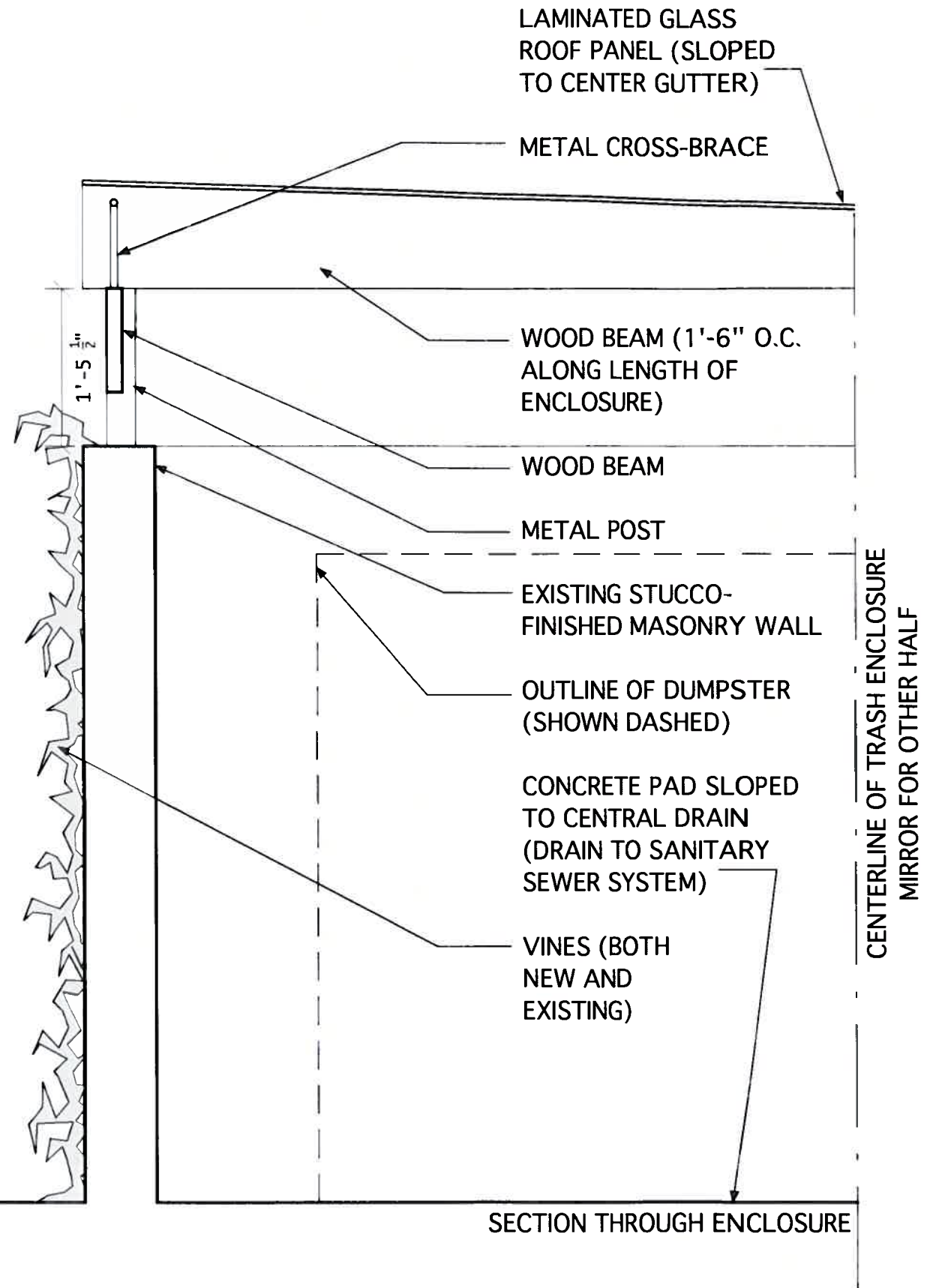
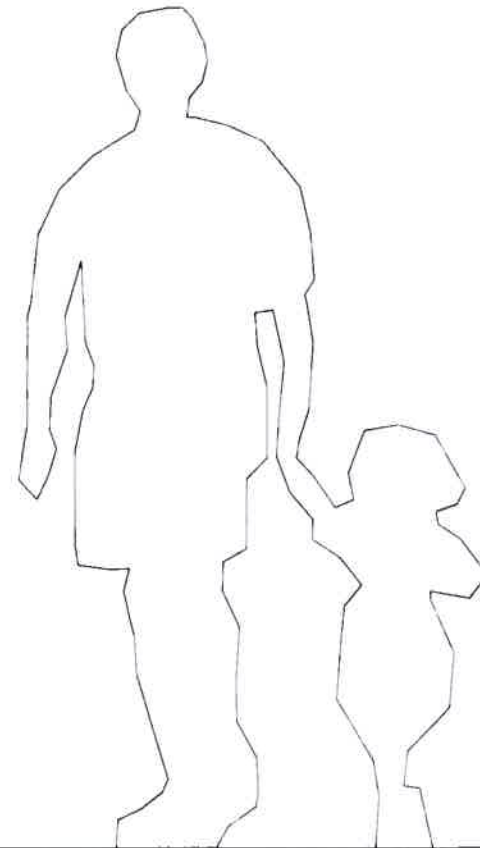
RECLAIMED HARDWOOD:
CLEAR SEAL OR
WEATHERING FINISH



EXISTING STUCCO
FINISH ON MASONRY:
COLOR TO MATCH
EXISTING BUILDING



VEGETATION:
BOSTON IVY, OR
SIMILAR APPROVED
SPECIES



SECTION DIAGRAM 4:
TRASH ENCLOSURE

MADDIE'S CENTER
1 DECEMBER 2011

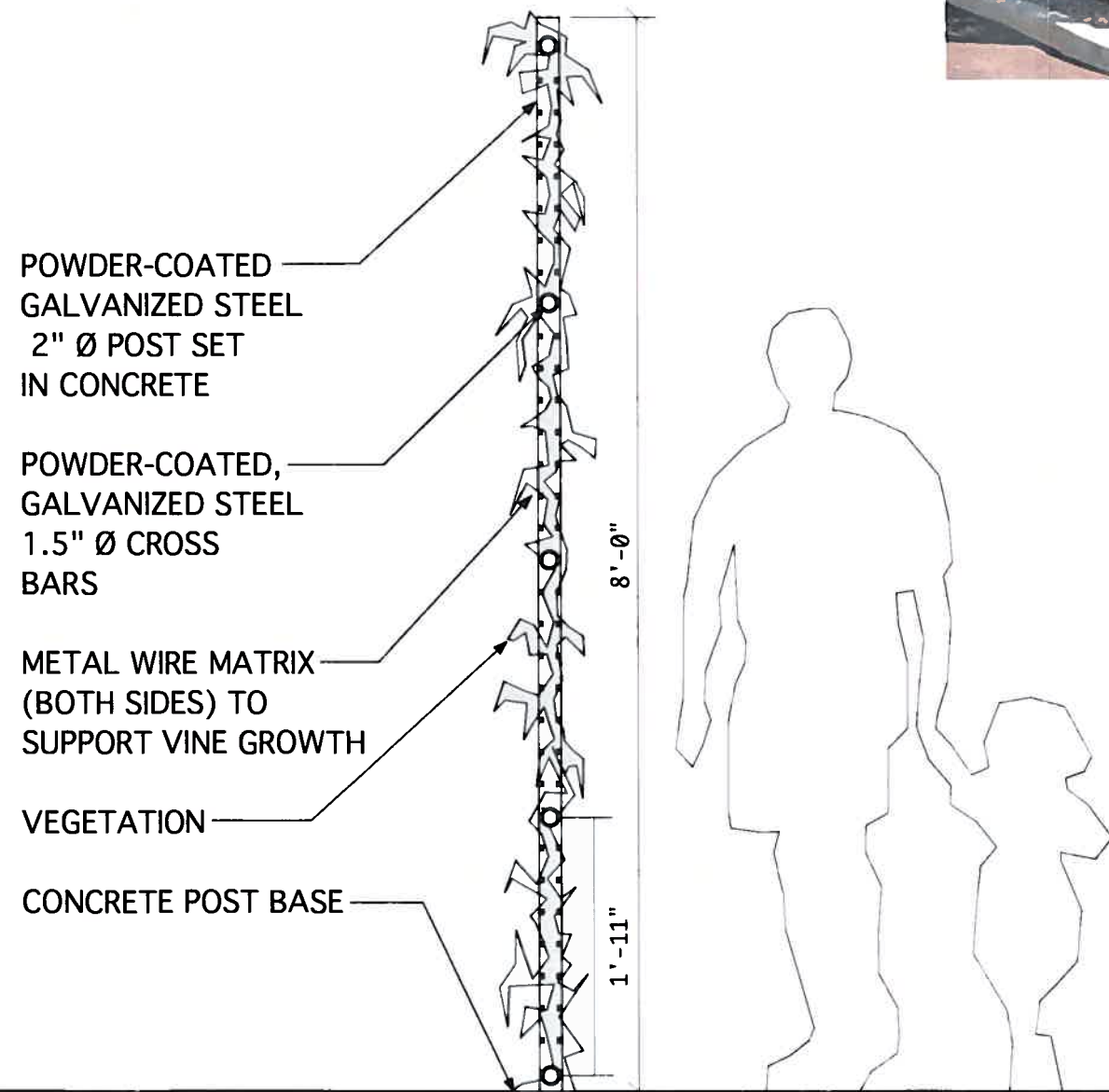


POWDER-COATED GALVANIZED METAL: DARK GREEN / BROWN



VEGETATION: BOSTON IVY, OR SIMILAR APPROVED SPECIES

REFERENCE PHOTOGRAPH : "GREENSCREEN" FREESTANDING PLANT WALL. REPRODUCED FROM GREEN SCREEN WEBSITE: WWW.GREENSCREEN.COM ALTERNATE PRODUCT: OMEGAFENCE.COM



SECTION THROUGH FENCE

DIAGRAM 05: PROPOSED FENCING

MADDIE'S CENTER
1 DECEMBER 2011