

780 MAIN STREET ENTERPRISE

507 St John Street
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July 30, 2010

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JUL 30 2010
CITY OF PLEASANTON
PLANNING DIVISION
PREZ-56
EXHIBIT B

RE: PREV-785, Use of Existing Basement at 780 Main Street

SUBJECT: APPLICATION FOR RE-ZONING in the CC-DISTRICT

Enclosed is my Application for Re-zoning alone with my \$250.00 fee.

I am encouraged that the staff could support this simple code amendment on the use of my existing finished basement space for limited public storage. Limited to basements of commercial buildings in the C-C District and limited in the storage of non-toxic, non-hazardous, clean paper record storage such as Data Vaults, boxes of Microfiche, computer data files in various forms, and other items not hazardous or toxic.

BACKGROUND

The existing basement storage at 780 Main Street, which has limited used by occupants and tenants only, is a major draw in attracting people and tenants seeking office or restaurant rental space in Downtown Pleasanton.

Initially we were required to submit documentation insuring that the storage in the basement would be non-toxic, non-hazardous, clean paper record storage, that included an area that contained Data Vaults, boxes of Microfiche, computer data files in various forms, and other items not hazardous or toxic. We will continue follow these restrictions and insure that only safe items will be stored in the basement areas.

The existing basement space has complete access with the elevator, which can conveniently be used to load and unload storage items. The elevator has a straight through access from the outside parking lot into the basement for easy access for the physically impaired. It has illuminated staircase exits signs on either end of the basement with existing panic hardware on the exit doors and emergency backup lights in the event of a power failure. The entire building, inside and outside, including the basement space is completely fire sprinklered. The 7" thick concrete and metal deck ceiling has additional one-hour fire blocking with 5/8" sheetrock all fire blocked with fire caulk.

The basement exit stairways are built to exit directly to the outside of the building isolating the basement from the remaining part of the structure. This provides complete isolation protection from the first floor space and the basement creating the safest fire exit possible.

The basement at 780 Main Street is approximately 4,000 square feet and is a clean, natural temperature controlled space that can be used to attract more people to the downtown. This basement space has the unique quality of storage that is not going to destroy furniture from summer heat or clothing from rats. It will provide secure accommodations items and materials mentioned above.

PROPOSED USE PLAN

780 Main Street Enterprise, operating out of Suite 210 on the second floor of 780 Main Street, would provide limited public storage in the basement insuring at the storage in the basement would be non-toxic, non-hazardous, clean paper record storage, that included an area that contained Data Vaults, boxes of Microfiche, computer data files in various forms, and other items not hazardous or toxic.

In support of stimulating downtown Main Street, during these trying times of economic challenges, we feel that it is important to draw many more people into the downtown area so people will visit and shop here. Recently, efforts have been taken by local downtown businesses, i.e. Barone's Restaurant, the Red Coat Pub to attract people into downtown. This would be another draw for people to come into downtown.

Twenty cages would be constructed on an *as needed basis* to allow new tenants in the public storage area to select the size of space needed making the process more flexible. The cages, not having walls that would block the existing sprinklers, are arranged to allow the existing fire sprinkler system to operate as designed.

It is our experience with our tenants that storage space is visited possibly only once a year if that. Parking would not be affected, as data storage is something rarely needing access.

This re-zoning is completely underground and no visible changes to the outside of the property or building at 780 Main Street is required.

Sincerely,



Ed Churka

Attached: 1ST Revised Drawing of existing basement and proposed use dated 7/30/2010

**CURRENT USE WITH PROPOSED MASTER PLAN
BASEMENT LAYOUT IN RED & DASHED LINES FOR
POSSIBLE FUTURE PUBLIC STORAGE SPACES**

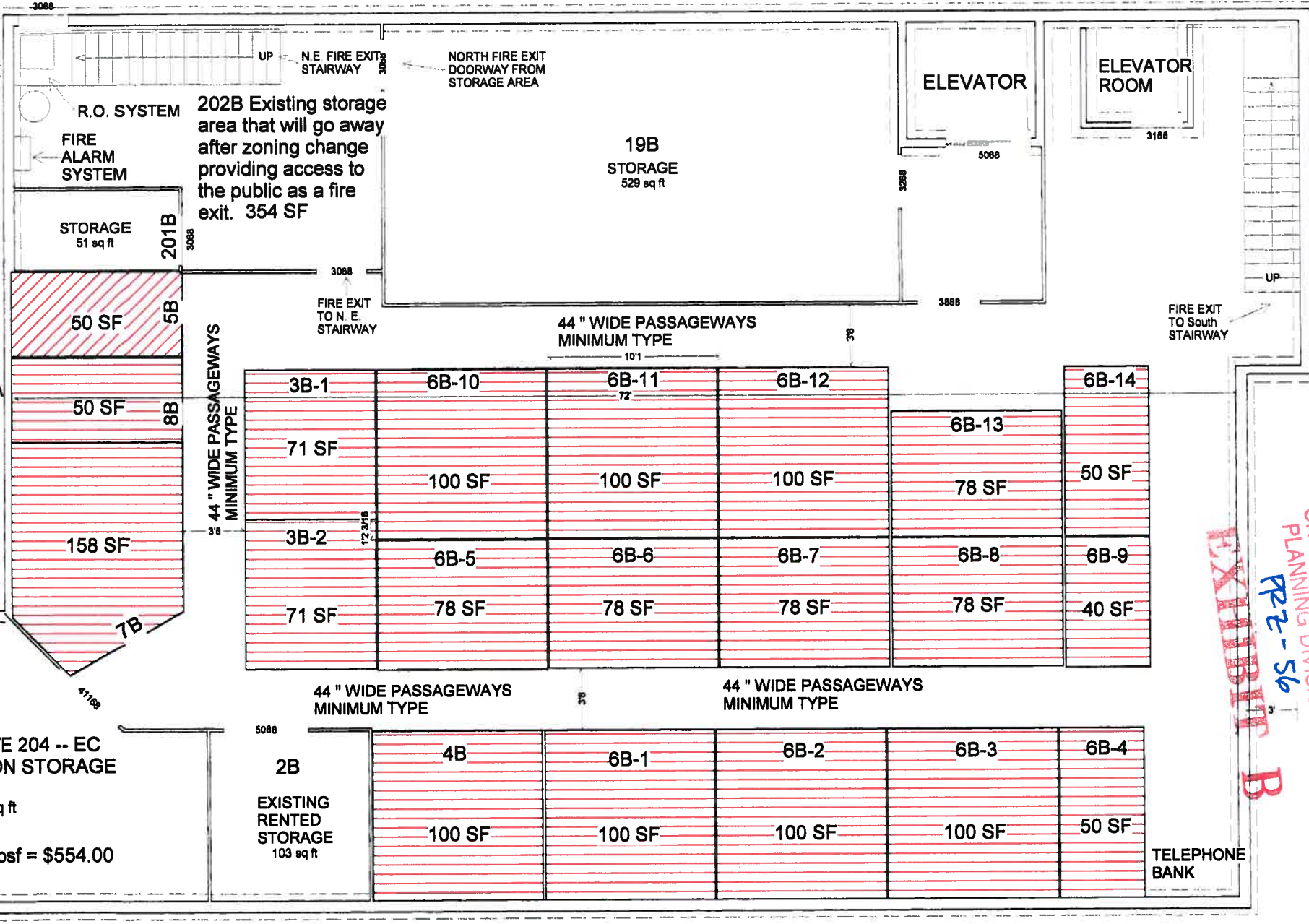
DATED 7/30/2010

TYPICAL SPACE FOR 10' X 10' STORAGE CAGE TO BE BUILT WHEN CUSTOMER SIGNS CONTRACT FOR STORAGE. CAGES HAVE 5' SLIDING DOORS. ALL PASSAGeways WILL BE AT LEAST 44" WIDE. NO CAGE WILL BLOCK EXISTING SPRINKLERS. EXISTING LIGHTING MEETS TITLE 24 LUMENS.



STORAGE AREAS TO HAVE CAGES INSTALLED AS NEEDED FOR CLIENTS

CLEAN, TEMPERATURE AND HUMIDITY CONTROLLED, NON-TOXIC, NON-HAZARDOUS, FILE PAPERS, MICROFICHE, DATA VAULT, DATA STORAGE, COMPUTER DISC STORAGE SPACES



LIVING AREA
4265 sq ft

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Chapter 18.08 DEFINITIONS

18.08.055 Bar.

“Bar” means any premises in which alcoholic beverages are regularly offered for sale and on site consumption. A restaurant which sells alcoholic beverages after 10:00 p.m. shall be classified as a bar for purposes of this zoning code. (Ord. 1743, 1998; Ord. 1665 § 1, 1995; Ord. 1346 § 1, 1987)

18.08.057 Basement commercial storage - public.

“Basement” means any floor level below the first story in a building. “Commercial storage” means storage within the basement of a commercial building. “Public” means a business and/or member of the general public, not associated with the buildings’ primary use.

18.08.060 Small bed and breakfast.

“Small bed and breakfast” means a residential building offering overnight accommodations to guests on a temporary basis. A small bed and breakfast may serve meals to guests and shall contain between three and five guest sleeping rooms, inclusive. (Ord. 1636 § 2, 1994)

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**Table 18.44.090
PERMITTED AND CONDITIONAL USES**

The following uses shall be permitted uses or conditional uses in a C district where the symbol "P" for permitted use, "C" for conditional use, or "TC" for temporary conditional use appears in the column beneath the C district:							
Note:							
* Uses which are part of a completely enclosed mall complex, all activities take place entirely indoors.							
** Uses on peripheral sites physically separated from a central enclosed mall.							
	CR*(m)	CR**(p)	CN	CC	CS	CF	CA
Barbershops and beauty shops	P	P	P	P			
Bars and brew pubs, as defined in Chapter 18.08 of this title	C	C		C		C	
<u>Basement Storage, as defined in section 18.08.111, that meet all of the following criteria:</u>				P			
1. <u>Basement storage shall be limited to the Central Commercial (C-C) zoning district within the Downtown Specific Plan area and limited to commercial buildings only.</u>							
2. <u>Basement storage shall be limited to non-toxic, non-hazardous materials only. It is the responsibility of the storage space operator to prepare a list of prohibited storage items, to have the list approved by the Livermore Pleasanton Fire Department, and to require all storage space users to agree in</u>							

<p><u>writing that no items on the list or other hazardous materials will be stored. The storage space shall be used for storage only and no other activities and/or uses are allowed.</u></p> <p>3. <u>Prior to allowing basement storage, the building owner shall contact the Building and Safety Division and Fire Department to ensure that the basement meets applicable building and fire codes. If required, the building owner and/or responsible party shall secure all applicable permits and/or make any required changes to the basement space to ensure the space meets current code standards for fire, safety, and accessibility.</u></p> <p>4. <u>The hours of access for basement storage use shall be: Monday thru Friday from 6:00 a.m. to 10:00 p.m. and Saturday and Sunday from 10:00 a.m. to 6:00 p.m. only.</u></p> <p>5. <u>One parking space per on-site storage employee on the maximum shift and a minimum of one parking space for storage customers. This</u></p>						
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<p><u>parking requirement is in addition to the parking required for other uses on site (i.e., the building above.)</u></p> <p>6. <u>Prior to allowing and/or renting space for basement storage, the property owner and/or responsible party shall submit a zoning certificate and secure a business license. The zoning certificate shall be accompanied by a narrative that describes the type of storage proposed, where parking will be allowed, what the use(s) of the building is and include a site plan and basement storage floor plan that clearly defines, but is not limited to, the following:</u></p> <p>A. <u>the defined area(s) and square-footage in which storage will take place,</u></p> <p>B. <u>how the individual storage areas will be delineated (e.g., cages), and</u></p> <p>C. <u>access and ADA accessibility.</u></p>						
<p>Beauty shops including massage services of four or more massage technicians at any one time. Massage establishments within a</p>	C	C	C	C		

beauty shop shall meet the requirements of Chapter 6.24.							
Beauty shops or beauty shops including massage services of three or fewer massage technicians at any one time. Massage establishments within a beauty shop shall meet the requirements of Chapter 6.24.	P	P	P	P			
Bed and breakfast inns				C			
Bicycle shops	P	P	P	P	P		
Birthing center				C			
Blacksmiths' shops, not less than 300 feet from an R or O district				C	C		
Boat sales, service and repair					C	C	P
Boat sales, no service or repair	P				P		
Bookbinding					C	C	
Bookstores and rental libraries	P	P	P	P			
Bottling works					C		
Bowling alleys	P	C		C	C		
Building materials sales		C			C		

CHAPTER 18.88.030
SCHEDULE OF OFF-STREET PARKING SPACE REQUIREMENTS

C. Office, Commercial and Industrial Uses not in the C-N Or C-R District.

1. Food stores—one space for each 150 square feet of gross floor area.
2. Banks and other financial institutions (commercial banks, credit unions, and savings and loans)—one space for each 300 square feet of gross floor area, except floor area used for storage.
3. Massage establishments—two spaces for each massage technician, plus the requirements for supplementary uses.
4. Retail stores except food stores and stores handling only bulky merchandise; personal service establishments including barbershops and beauty shops, cleaning and laundry agencies, and similar enterprises—one space for each 300 square feet of gross floor area, except for floor area used exclusively for storage or truck loading.
5. Commercial service enterprises, repair shops, wholesale establishments, and retail stores which handle only bulky merchandise such as furniture, household appliances, machinery, and motor vehicles—one space for each 500 square feet of gross floor area, except for floor area used exclusively for storage or truck loading.
6. Public and private business and administrative offices, and technical services offices (including, but not limited to, accountants, architects, attorneys, engineers, insurance, real estate and similar professions)—one space for each 300 square feet of gross floor area.
7. Medical and dental offices (including, but not limited to, chiropractors, dentists, optometrists, physicians and similar professions)—one space for each 150 square feet of gross floor area, or six spaces for each doctor, whichever is greater.
8. Restaurants, bars, brew pubs, soda fountains, cafes and other establishments for the sale and consumption on the premises of food or beverages—one space for each three seats or each 200 square feet of gross floor area, whichever is greater.
9. Full service stations—10 spaces exclusive of work bays.
10. Self-service stations—one parking space and an additional parking space for each employee on the maximum shift.

11. Quick service stations—one parking space for each 500 square feet of gross floor area.
12. Full service car washes—two parking spaces for every three employees on the maximum shift.
Self-service car washes—one parking space for each employee on the maximum shift.
Drive-through car washes located and operated with a full service or self-service service station or self-service car wash—no additional parking spaces are required.
13. Manufacturing plants and other industrial uses, warehouses, storage buildings, and storage facilities combined with commercial or industrial uses—one space for each employee on the maximum shift, or one space for each 300 square feet of gross floor area.
14. Open uses and commercial and industrial uses conducted primarily outside of buildings—one space for each employee on the maximum shift, plus the number of additional spaces prescribed by the zoning administrator.
15. Liquor stores—one space for each 150 square feet of gross floor area except for floor area used exclusively for storage and/or truck loading. For the purposes of this section, “liquor store” shall mean a business establishment the main function of which is the off-sale of liquor, wine and/or beer.
16. Veterinarians’ offices and small animal hospitals—one space for each 250 square feet of gross floor area.
17. Convenience markets—one parking space for each 150 square feet of gross floor area. If less than 1,300 square feet in size and operated as an incidental use to a full service or self-service station, then one parking space shall be provided for each 400 feet of gross floor area.
18. Microbreweries—one parking space for each 300 square feet of gross floor area, plus one space for each person in tours greater than five persons.
19. Commercial basement storage for the public—one parking space per on-site storage employee on the maximum shift and a minimum of one parking space for storage customers. This parking requirement is in addition to the parking required for other uses on site (i.e., the building above.)