

**EXHIBIT B  
DRAFT CONDITIONS OF APPROVAL**

**PUD-61, Oxsen and Morrison  
403 Saint Mary Street and 470 Peters Avenue  
March 28, 2007**

**General Conditions:**

1. The proposed development shall be in substantial conformance to the development plan, Exhibit A, dated "Received, January 22, 2007", on file with the Planning Department, except as modified by the following conditions. Minor changes to the plans may be allowed subject to the approval of the Planning Director if found to be in substantial conformance to the approved exhibits.
2. The PUD development plan approval shall lapse two years from the effective date of this ordinance unless an application for a minor subdivision is submitted to the Planning Department and recordation of said map is diligently pursued.
3. All conditions of approval for this case shall be reprinted and included as a plan sheet(s) with the building permit plan check sets submitted for review and approval. These conditions of approval shall be on all grading and construction plans kept on the project site.

**Planning:**

Site Development Standards

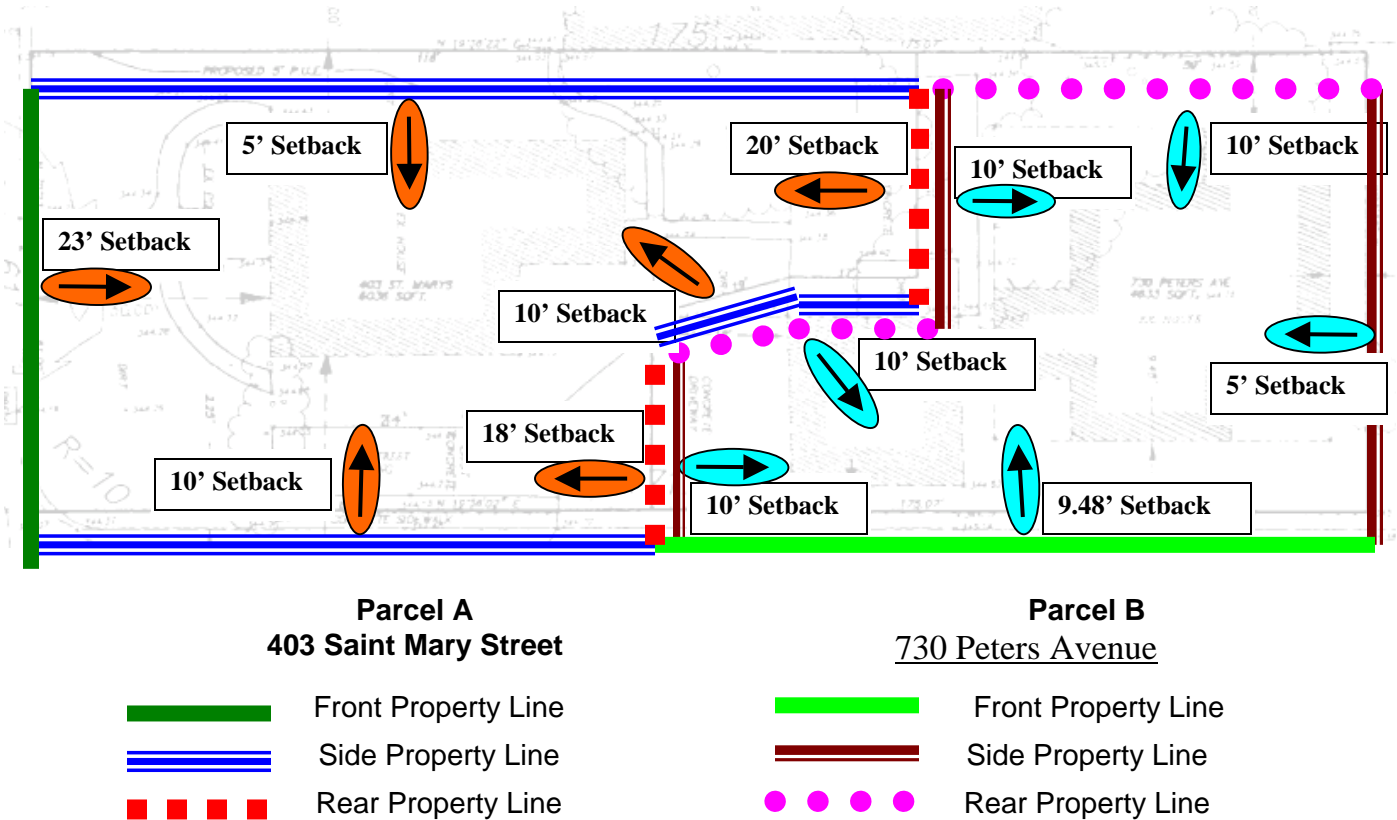
4. This PUD development plan shall be subject to the following site development standards. Any changes to the site development standards shall be subject to review and approval by the Planning Director.

	<b>Parcel A 403 St. Mary's Street</b>	<b>Parcel B 730 Peters Avenue</b>
Lot Size (sqft)	6,036	4,633
Primary Building Standards (ft)		
Front Setback	$\geq 23$	$\geq 9.48^{(1)}$
Right Side Setback	$\geq 10$ (street/east side) <sup>(3)</sup>	$\geq 5$ (north side) <sup>(1)</sup>
Left Side Setback	$\geq 5$ (west side)	$\geq 10$ (south side)
Rear Setback	$\geq 18^{(1)}/ \geq 20^{(6)}$	$\geq 10^{(1)}$
Building Height <sup>(4)</sup>	$\leq 30$	$\leq 30$
Accessory Structure Standards (ft)		

Side Setback <sup>(2)</sup>	≥ 3 <sup>(3)</sup>	≥ 3
Rear Setback <sup>(2)</sup>	≥ 5	≥ 5
Height <sup>(5)</sup>	< 15	< 15
Floor Area Ratio	≤ 35%	≤ 35%
Max. House Square Footage (sqft)	2,112.6	1,621.55

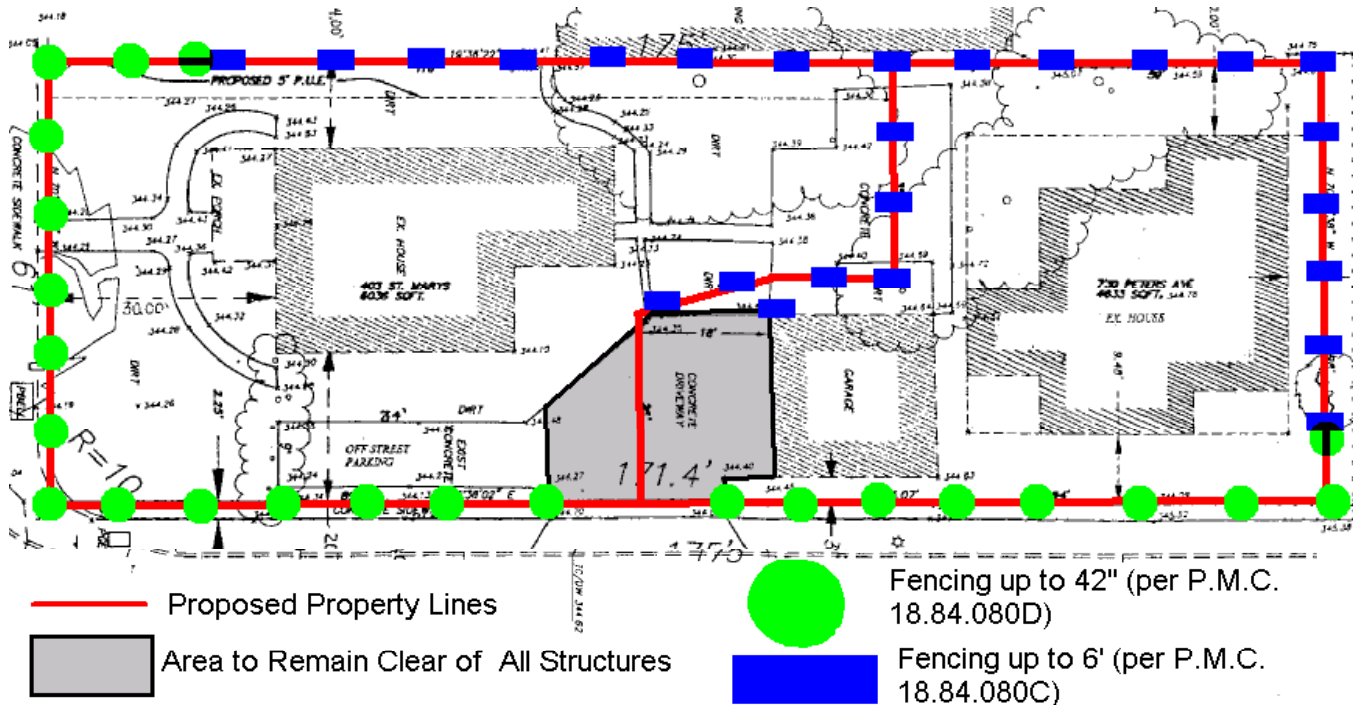
- (1) Existing Condition
- (2) The existing concrete driveway must remain clear at all times. No structures are allowed in this area.
- (3) The existing paved parking pad shall remain clear for parking and unloading purposes only. The only accessory structure(s) allowed in this area shall be a garage or carport. This standard shall be removed if a two-car garage is constructed elsewhere on the property in accordance with the approved site development standards.
- (4) The height of the primary structure shall be measured from the median grade to highest point, excluding chimneys.
- (5) The height of accessory structures shall be measured from lowest point to highest point.
- (6) The rear yard setback is 20 feet along the western portion of the rear property line and 18 feet from the eastern portion of the rear property line. See diagram below.

5. The front, side, and rear property lines of the two properties shall be as shown in the diagram below. Proposed changes to these yard determinations shall be subject to review and approval by the Planning Director.



6. Fencing within the PUD will generally follow the fencing requirements for the R-1-6500 Zoning District outlined in the Pleasanton Municipal Code Section 18.84.080 with minor variations as shown in the diagram below. No fencing shall be allowed

in the driveway of paved parking pad. Proposed changes to these fencing requirements shall be subject to the review and approval by the Planning Director.



7. All future improvements to the property shall be processed in accordance with Section 18.20, Design Review, of the Pleasanton Municipal Code.
8. Except as amended by this development plan, the uses and site standards for this project shall be those of the R-1-6500 Zoning District.

#### Deed Restrictions

9. Prior to the recordation of the parcel map, the deed restrictions currently placed on the secondary unit, as required by PADR-684/PCUP-68/PV-76, shall be removed. This includes the restrictions requiring one unit to be owner-occupied; that the second unit would not be occupied by more than two (2) adults, and only the number of children permitted by law; that the second unit should not be sold, subdivided, or held under different legal ownership from the primary residence; and the prohibition of the second unit to have a second floor. The applicants shall work with the City Attorney for removal of the above deed restrictions.

#### Fire Condition

10. The project developer shall meet all requirements of the Pleasanton Fire Code (Pleasanton Municipal Code, Chapter 20.24).

Parcel Map Requirements:

11. A parcel map shall be required to subdivide the property into two lots. Prior to approval of the minor subdivision, the applicants shall create a joint maintenance agreement for the shared driveway. The agreement shall be subject to review and approval by the City Attorney prior to recordation of the final parcel map. The driveway shall be maintained to the satisfaction of the City Engineer.
12. The parcel map submitted as part of the application for a minor subdivision shall be drawn to ensure the minimum setbacks as outlined above are maintained.

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