

RESOLUTION NO. PC-2018-09

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLEASANTON
APPROVING A DESIGN REVIEW APPLICATION AT 4722 HARRISON STREET
FOR ROBERT LYMAN P17-0907

WHEREAS, Robert Lyman has applied for Design Review approval to retain an existing, approximately 1,042-square-foot, single-story single-family residence and to construct an approximately 2,404-square-foot, two-story, two-unit apartment building behind the existing residence and related site improvements located at 4722 Harrison Street; and

WHEREAS, zoning for the property is RM-1,500 (Multi-Family Residential), Core Area Overlay District; and

WHEREAS, the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332, (In-fill Development Projects), since: (1) the project is consistent with the applicable General Plan and zoning designations and regulations; (2) the project is within the City limits on a site less than five acres in size substantially surrounded by urban uses; (3) the project site has no value as habitat for endangered, rare or threatened species; (4) approval of the project would not result in any significant effects relating to traffic, noise, air quality of water quality; and (5) the project site can be adequately served by all required utilities and public services. Therefore, no additional environmental review is required; and

WHEREAS, on May 9, 2018, the Planning Commission held a duly-noticed public hearing and received testimony from the applicant and interested parties; and

NOW, THEREFORE BE IT RESOLVED by the Planning Commission of the City of Pleasanton, based on the entire record of proceedings, including the oral and written staff reports and all public comment and testimony:

Section 1: Findings for Design Review Approval

With respect to the approval of P17-0907, the Planning Commission finds that the project was reviewed and approved based on the nine criteria as required by Section 18.20.030 of the Pleasanton Municipal Code which include the following:

1. Preservation of the natural beauty of the city and the project site's relationship to it;
2. Appropriate relationship of the proposed building to its site, including transition with streetscape, public views of the buildings, and scale of buildings within its site and adjoining buildings;
3. Appropriate relationship of the proposed building and its site to adjoining areas, including compatibility of architectural styles, harmony in adjoining buildings, attractive landscape transitions, and consistency with neighborhood character;

4. Preservation of views enjoyed by residents, workers within the city, and passersby through the community;
5. Landscaping designed to enhance architectural features, strengthen vistas, provide shade, and conform to established streetscape;
6. Relationship of exterior lighting to its surroundings and to the building and adjoining landscape;
7. Architectural style, as a function of its quality of design and relationship to its surroundings; the relationship of building components to one another/the building's colors and materials; and the design attention given to mechanical equipment or other utility hardware on roof, ground or buildings;
8. Integration of signs as part of the architectural concept; and
9. Architectural concept of miscellaneous structures, street furniture, public art in relationship to the site and landscape.

With respect to the above criteria, the Planning Commission finds that the project would preserve and enhance the City's aesthetic values and ensure the preservation of the public health, safety and general welfare since it would be consistent with the allowable height, setbacks and other pertinent development standards of the RM-1,500 zoning district in which it is located, and would improve an underutilized project site within the Downtown Specific Plan Area with two new market rate rental units, as well as enhance the site's appearance from the public right-of-way and adjacent properties. The building would be a "Minimal Traditional" architectural style with a variety of high quality materials including smooth texture composite lapped siding, smooth texture board-and-batten siding, smooth wood trim, and composition shingle roofing that would reflect and complement other buildings in the vicinity. The project would be well articulated across all elevations, including materials and color changes, to break up the two-story façades and provide visual relief. The project would include attractively designed landscaping and hardscape areas to complement the overall building design.

Section 2

The Planning Commission hereby approves Case P17-0907, the application of Robert Lyman for Design Review approval to retain an existing, approximately 1,042-square-foot, single-story single-family residence and to construct an approximately 2,404-square-foot, two-story, two-unit apartment building behind the existing residence and related site improvements located at 4722 Harrison Street, subject to the Conditions of Approval shown in Attachment 1, attached hereto and made part of this case by reference.

Section 3

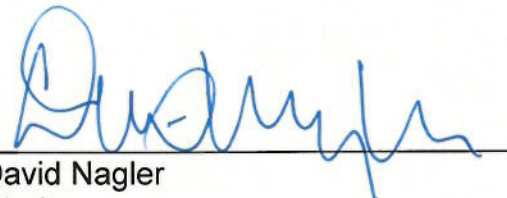
This resolution shall become effective 15 days after its passage and adoption unless appealed prior to that time.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Pleasanton at a regular meeting held on May 9, 2018, by the following vote:

AYES: Commissioners Balch, Ritter, Allen, Nagler and O'Connor
NOES: None
ABSTAIN: None
ABSENT: None

ATTEST:


Ellen Clark
Secretary, Planning Commission



David Nagler
Chair

APPROVED AS TO FORM:



Julie Harryman
Assistant City Attorney

EXHIBIT A
CONDITIONS OF APPROVAL

P17-0907
4722 Harrison Street
May 9, 2018

The applicant is hereby notified, as part of this approval, that (s)he is required to satisfy and maintain compliance with the conditions of approval below. Where approval by the Director of Community Development, Planning Division, Director of Engineering/City Engineer, City Attorney, Chief Building and Safety Official, Fire Department or other City staff is required, review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations, and accepted practices related to the approval. In addition to complying with the conditions below, the applicant is required to comply with all applicable federal, state, and local laws that pertain to this project whether or not specifically noted herein.

This approval is granted for a Design Review approval to retain an existing, approximately 1,042-square-foot, single-story single-family residence and to construct an approximately 2,404-square-foot, two-story, two-unit apartment building behind the existing residence and related site improvements located on Assessor Parcel No. 094 015502000 at 4722 Harrison Street. Development shall be substantially as shown on the project materials listed below:

- a. Project plans, Exhibit B, prepared by Johnson Lyman Architects for Robert Lyman, dated "Received" on March 22, 2018, and kept on file in the Planning Division of the Community Development Department.
- b. Color and materials board prepared by Johnson Lyman Architects for Robert Lyman, dated "Received" on March 22, 2018, and kept on file in the Planning Division of the Community Development Department.
- c. Arborist Report prepared by Timothy C. Ghiradelli for Johnson Lyman Architects, dated October 18, 2017, and kept on file in the Planning Division of the Community Development Department.
- d. Environmental Noise Analysis prepared by RGD Acoustics for Robert Lyman, dated January 9, 2018, and kept on file in the Planning Division of the Community Development Department.
- e. Green Building Checklist prepared by Johnson Lyman Architects for Robert Lyman, dated "Received" on January 17, 2018, and kept on file in the Planning Division of the Community Development Department.

The project materials listed above are collectively the "Approved Plans".

THIS APPROVAL IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. **APPROVAL AND REVISIONS:** The proposed development shall be in substantial conformance with the "Approved Plans", except as modified by the following conditions. Minor changes to the plans may be allowed subject to the approval of the Director of Community Development if found to be in substantial conformance with the approved exhibits. Planning Division approval is required before any changes are implemented in site design, grading, architectural design, house colors or materials, green building measures, landscape material, etc.
2. **EXPIRATION – DESIGN REVIEW:** This design review approval shall lapse 1 year from the effective date of approval unless a building permit is issued and construction has commenced and is diligently pursued towards completion, or the City has approved a time extension.
3. **CONDITIONS OF APPROVAL CHECKLIST:** The applicant shall submit a "Conditions of Approval Checklist" indicating all conditions in Exhibit A have been satisfied, incorporated into the building permit plans or improvements plans, and/or addressed. Said checklist shall be attached to all building permit and engineering permit submittals for review by the City prior to issuance of permits.
4. **GROWTH MANAGEMENT PROGRAM:** The project shall meet all requirements of the City's Growth Management Program, as determined by the Director of Community Development; or Growth Management Agreement, if applicable.
5. **APPEAL PERIOD:** The building permit submittal will only be accepted after completion of the appeal period provided in the Municipal Code unless the applicant submits a signed statement acknowledging the plan check fees may be forfeited in the event the approval is overturned on appeal, or the design is significantly changed as a result of the appeal. In no case will a building permit be issued prior to the expiration of the appeal period.
6. **INDEMNIFICATION AGREEMENT:** To the extent permitted by law, the project applicant shall hold harmless, defend (with counsel acceptable to the City), and indemnify the City, its City Council, its officers, commissions, employees and agents from and against any claim, action, or proceeding brought by a third party against the indemnified parties and/or 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.

PLANNING DIVISION – 925-931-5600

Site Development and Building Design

7. **SIDE/WEST ELEVATION:** The applicant shall revise the side west elevation of the apartment building to provide additional articulation and/or architectural detailing. Said revisions shall be submitted with the building permit plans and be reviewed and approved by the Director of Community Development prior to issuance of a building permit.
(Project Specific Condition)

8. **PRIVACY GLASS:** The building permit plans shall be revised to provide privacy glass on all bathroom and closet windows on the second floor of the north elevation for the apartment building. **(Project Specific Condition)**
9. **TREE SPACING:** Prior to final inspection, the applicant shall work with staff to field locate all site trees such that the trees minimize views from all second floor windows on the north elevation of the apartment building to the adjacent property to the north. **(Project Specific Condition)**
10. **BUILDING MATERIALS AND COLORS:** The building materials and colors in the Approved Plans shall be stated on the building permit plans.
11. **PAVING MATERIALS:** The color, material, design, and product specifications for the paving materials used on-site shall be in conformance with the Approved Plans and included with the building permit submittal. The final paving design details and manufacturer's specifications shall be submitted for Director of Community Development review and approval prior to issuance of building permits. **(Project Specific Condition)**
12. **WINDOWS:** Wood-, fiberglass-, or vinyl-framed/sashed windows shall be utilized on the existing and new buildings. If fiberglass- or vinyl-framed/sashed windows are used, they shall have a similar frame and sash thickness as found on a traditional wood-framed/sashed window unless the required noise mitigation for this project prevents compliance with this requirement. Windows shall be recessed at least 1 inch from the outside face of wall, not including the depth of the trim surrounding the windows, unless the required noise mitigation for this project prevents compliance with this requirement. Manufacturer's specification sheets, details, and sections of the windows, and window treatments (sills, trim, etc.) shall be shown on the building permit plans and shall be subject to review and approval by the Director of Community Development prior to issuance of a building permit. **(Project Specific Condition)**
13. **COLOR AND MATERIAL BOARD:** Prior to issuance of a building permit, the applicant shall submit a color and material board that provides manufacturer's paint chips and physical samples representing the colors and finishes for the project. The color and material board shall be subject to the review and approval of the Director of Community Development. Additionally, the applicant shall specify a building trim color different from the second-floor body color of the apartment building. The building trim color shall be subject to the review and approval of the Director of Community Development **(Project Specific Condition)**
14. **FENCE/WALL:** All fencing and walls shall be shown on the construction plans with the building permit submittal. The design and location must be approved by the Planning Division and comply with all setback requirements.
15. **LIGHTING PLAN:** The applicant shall submit a lighting plan with the building permit submittal. The plan shall include photometric contours, manufacturer's specifications on the fixtures, and mounting heights. All exterior lighting including landscape lighting shall be directed downward and designed or shielded so as to not shine onto neighboring properties or streets. The photometrics shall be reviewed and approved by the City Traffic Engineer and Director of Community Development prior to building permit

issuance. The type and location of all exterior light fixtures shall be reviewed and approved by the Director of Community Development prior to building permit issuance.

16. **BUILDING SURVEY:** The applicant shall submit a building survey and/or record of survey and a site development plan in accordance with the provisions of Chapter 18.68 of the PMC. These plans shall be approved by the Chief Building Official prior to building permit issuance. The site development plan shall include all required information to design and construct site, grading, paving, drainage, and utilities.
17. **PAD AND SETBACK CERTIFICATION:** The applicant shall submit a pad elevation certification prepared by a California licensed land surveyor or registered civil engineer to the Chief Building Official and Director of Community Development certifying the pad elevations and building locations (setbacks) are conforming to the approved plans, prior to receiving a foundation inspection for the structures.
18. **BUILDING HEIGHT CERTIFICATION:** The applicant shall submit a building height certification prepared by a California licensed land surveyor or civil engineer to the Director of Community Development before the first framing or structural inspection by the Building and Safety Division. The height of the structures shall be surveyed and verified as being in conformance to the approved building heights as shown on Exhibit B or as otherwise conditioned.
19. **FINAL INSPECTION:** Final inspection by the Planning Division is required prior to occupancy.
20. **TRANSFORMERS:** New electrical transformers shall be placed underground, or aboveground and screened from view to the satisfaction of the Director of Community Development. Details of the new electrical transformers, and any screening architecturally compatible with the building, shall be included in the building permit submittal and shall be subject to the review and approval of the Director of Engineering/City Engineer and Director of Community Development prior to building permit issuance.
21. **MECHANICAL EQUIPMENT – SCREENING:** The applicant shall effectively screen from view all ducts, meters, air conditioning equipment, and any other mechanical equipment, whether on the structure, on the ground, or on the roof, with materials architecturally compatible with the building. Screening details shall be shown on the plans submitted for building permit, the adequacy of which shall be determined by the Director of Community Development. All required screening shall be installed prior to final occupancy.
22. **TRASH ENCLOSURE:** All trash and refuse shall be contained completely within enclosures. Containers shall be stored within the enclosures at all times except when being unloaded. The enclosures shall be sized to accommodate trash, recycling, and green waste containers. The materials and colors of any new enclosures shall match or be compatible with the primary building on site and the gates shall be metal or solid wood unless otherwise approved by the Director of Community Development. Elevation drawings and plan details, including color and material of the enclosures noted, shall be included in the building permit submittal and shall be subject to the review and approval of the Director of Community Development prior to building permit issuance.

23. **RECYCLING AND COMPOSTING PROGRAMS:** The project shall comply with the current City/Pleasanton Garbage Service recycling and composting programs.

Green Building and Sustainability Measures

24. **PHOTOVOLTAIC AND SOLAR WATER HEATING SYSTEMS:** All residences within the apartment building only shall be constructed to allow for future installation of a photovoltaic (PV) system and a solar water heating system. The measures shall be shown on the building permit plans for review and approval by the Director of Community Development prior to building permit issuance. The applicant shall provide the future owners the necessary information delineating the means by which photovoltaic panels can be applied to the roofs of the structures covered by this approval. This information shall be reviewed and approved by the Director of Community Development prior to occupancy of the first unit. The applicant shall comply with the following requirements for making all units on the subject site photovoltaic-ready and solar water heating-ready:
- a. Electrical conduit and cable pull strings shall be installed from the roof/attic area to the buildings' main electrical panels;
 - b. An area shall be provided near the electrical panel for the installation of an "inverter" required to convert the direct current output from the photovoltaic panels to alternating current;
 - c. Engineer the roof trusses to handle an additional load as determined by a structural engineer to accommodate the additional weight of a prototypical photovoltaic system beyond that anticipated for roofing;
 - d. Plumbing shall be installed for solar-water heating; and
 - e. Space shall be provided for solar-heating tank.
25. **GREEN BUILDING – RESIDENTIAL NEW CONSTRUCTION:** Prior to building permit issuance, a list of the green building measures used in the design, covered by this approval, shall be provided to the Planning Division for review and approval by the Director of Community Development. The units within the apartment building covered by this approval shall be designed to achieve a "certified rating" of a minimum of 50 total points, achieving at least the minimum points in each category, using BuildItGreen's current Green Points rating system. The green building measures shall be shown on the building permit plans submitted to the Building and Safety Division. Each proposed point identified shall have a notation indicating the sheet(s) the point can be found. A special inspection by the Planning Division shall be coordinated with regards to exterior materials. Prior to building permit final, all of the green building measures indicated on the approved checklist shall be inspected and approved by either the City of Pleasanton, a third party rater, or the applicant shall provide written verification by the project engineer, architect, landscape architect, or designer. (Per PMC 17.50)

Construction Practices and Noticing

26. **WORK HOURS:** All demolition and construction activities, inspections, plan checking, material delivery, staff assignment or coordination, etc., shall be limited to the hours of 8 a.m. to 5 p.m., Monday through Saturday. No construction shall be allowed on State or Federal Holidays or Sundays. The Director of Community Development may allow earlier "start times" or later "stop times" for specific construction activities, e.g., concrete pouring. All construction equipment shall meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices. Prior to construction, the hours of construction shall be posted on site.
27. **CONSTRUCTION PARKING:** Campers, trailers, motor homes, or any other similar vehicle are not allowed on the construction site except when needed as sleeping quarters for a security guard subject to receipt of a temporary conditional use permit (per PMC 18.116.010.E).
28. **CONSTRUCTION TRAILERS:** A construction trailer shall be allowed to be placed on the project site for daily administration/coordination purposes during the construction period.
29. **CONSTRUCTION AND PARKING MANAGEMENT PLAN:** The applicant shall prepare a construction and parking management plan to address impacts and parking demands during the construction phase of the project. The construction and parking management plan shall be subject to review and approval by the City Traffic Engineer and Director of Community Development prior to issuance of a demolition permit, or the first building permit, whichever comes first. The following items shall be incorporated into the construction and parking management plan:
 - a. Show truck route for construction and delivery trucks that does not include neighborhood residential streets, unless approved by the City Traffic Engineer;
 - b. Show construction vehicles and equipment parking area, materials storage, temporary fencing, construction trailer location, and construction contractors/workers parking area.
 - c. Sidewalk closure or narrowing is not allowed during on-site construction activities without prior approval by the City.
30. **PORTABLE TOILETS:** Portable toilets used during construction shall be kept on the project site and as far as possible from existing residences and shall be emptied to prevent odor.
31. **EXCESS SOIL AND SOIL STOCKPILING:** All excess soil from the site shall be off-hauled from the site and disposed of in a lawful manner. No temporary stockpiling of dirt on this site shall occur without specific review and approval by the Director of Community Development.
32. **NOTICE OF CONSTRUCTION:** Prior to construction, the applicant shall notify neighbors within 300-feet of the project site of the construction schedule in writing. Such notice shall include contact names and numbers for property owner, agent or contractor.

33. **DISTURBANCE COORDINATOR:** The applicant shall designate a "disturbance coordinator" who shall be responsible for responding to any local complaints regarding construction noise, dust, construction parking, etc. The coordinator (who may be an employee of the general contractor) shall determine the cause of the complaint and shall require the implementation of reasonable measures warranted to correct the problem. A telephone number of the disturbance coordinator shall be posted on the construction site fence and on the notification sent to neighbors adjacent to the site. The sign shall also list an emergency after-hours contact number for the disturbance coordinator, or designee.
34. **CULTURAL RESOURCES:** If any prehistoric or historic artifacts, or other indication of cultural resources are found once the project construction is underway, all work shall stop within 20-meters (66 feet) of the find. A qualified archaeologist shall be consulted for an immediate evaluation of the find prior to resuming groundbreaking construction activities within 20-meters of the find. If the find is determined to be an important archaeological resource, the resource shall be either avoided, if feasible, or recovered consistent with the requirements of the State California Environmental Quality Act (CEQA) Guidelines. In the event of discovery or recognition of any human remains in any on-site location, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the County coroner has determined, in accordance with any law concerning investigation of the circumstances, the manner and cause of death and has made recommendations concerning treatment and dispositions of the human remains to the person responsible for the excavation, or to their authorized representative. A similar note shall appear on the building permit and/or improvement plans.

Legal Agreements and Fees

35. **FEES:** The applicant shall pay any and all fees to which the property may be subject, prior to issuance of grading and/or building permits, or prior to recordation of the final map, whichever is applicable. The type and amount of the fees shall be those in effect at the time the permit is issued.
36. **WATER FEES AND WATER METER CONNECTION FEES:** The applicant shall pay the applicable Zone 7 and City connection fees and water meter cost for any water meters and irrigation meters, if applicable, prior to building permit issuance.
37. **SEWER FEES:** The applicant shall pay the applicable Dublin-San Ramon Services District (DSRSD) and City sewer permit fees prior to building permit issuance.
38. **SCHOOL IMPACT FEES – RESIDENTIAL NEW CONSTRUCTION:** Applicant shall work with the Pleasanton Unified School District (PUSD) to develop a program to offset this project's long term effect on school facility needs in Pleasanton. This program shall be designed to fund school facilities necessary to offset this project's reasonably related effect on the long-term need for expanded school facilities. The method and manner for the provision of these funds and/or facilities shall be approved by the PUSD and in place prior to building permit issuance. Written proof of compliance with this condition shall be provided by applicant to the City, on a form generated by the PUSD, prior to building permit issuance.

39. DISCLOSURES: All residential units covered by this approval shall include disclosure statements in the lease documents indicating the following:
- a. Residents, tenants, guests, etc., are prohibited from parking on the driveway apron.
 - b. Boats, trailers, campers, motor homes, and other recreational vehicles are not allowed to be parked or stored on-site.
 - c. Garages shall not be modified or used for storage in a manner that would interfere with the ability to park cars within the garages of the units and each resident shall utilize the garages for parking of vehicles only.
 - d. The property is in an area subject to noise, activity, and traffic impacts associated with a downtown location.
 - e. The property is in the adjacency of the Union Pacific Railroad and possible noise, including noise from train whistles and horns, and vibration impacts from said railroad.

Wording for these disclosures shall be written in simple/plain language and shall be submitted to the City Attorney for review and approval prior to building permit issuance. The property owner/property manager shall be responsible for enforcing items a-c above.

ENGINEERING DEPARTMENT – LAND DEVELOPMENT – 925-931-5655

Design

40. DESIGN PER CITY STANDARDS: All public improvements shall be designed in compliance with the City Standard Specifications and Details in effect at the time of the issuance of the encroachment, grading, or subdivision permit, whichever occurs first.
41. WATER SERVICE: The applicant's California licensed civil engineer shall design the water service, including water meter(s), reduced pressure backflow device(s) and, if needed, double check detector check assembly, in conformance with the Municipal Code, City Standard Specifications and Details in effect at the time of the issuance of the encroachment permit, and subject to the review and approval of the Director of Engineering/City Engineer. **(Project Specific Condition)**
42. CONDITIONS OF APPROVAL: The Conditions of Approval shall be depicted on a plan sheet(s) in the improvement plans.
43. IMPROVEMENT PLANS: The applicant's California licensed civil engineer shall prepare improvement plans that include the plan and profile of all proposed streets; typical and special cross sections; existing and proposed sanitary sewer storm drain, and water improvements; grading; curb ramps, sidewalk, and driveways; subdrains; fire hydrants; street lights; repair or replacement of deficient frontage improvements; construction of frontage improvements; flood zone limits; seismic fault zone limits; existing and proposed easements; existing and proposed lot lines; storm water pollution control plan; storm water management plan; and other details as determined by the Director of Engineering/City Engineer.

44. **DUST CONTROL PLAN:** The applicant shall submit a written dust control plan or procedure with the first submittal of the grading and improvement plans to the Engineering Department subject to the review and approval of the Director of Engineering/City Engineer.

Construction

45. **SIDEWALK RECONSTRUCTION:** The applicant shall reconstruct approximately 25 linear feet of deficient sidewalk along the project frontage in compliance with the City Standard Specifications and Details in effect at the time of the issuance of the encroachment permit. **(Project Specific Condition)**
46. **RESTORATION OF HARRISON STREET:** Prior to final occupancy, the applicant shall apply a slurry seal treatment to northbound and southbound Harrison Street along the development's frontage with limits from gutter lip to gutter lip. **(Project Specific Condition)**
47. **CONSTRUCTION PER CITY STANDARDS:** All public improvements shall be constructed in compliance with the City Standard Specifications and Details in effect at the time of the issuance of the encroachment, grading, or building permit, whichever occurs first.
48. **ENCROACHMENT AND HAUL ROUTE PERMITS:** The applicant's contractor shall obtain an encroachment and haul route permit from the Engineering Department prior to moving equipment to the project site or performing work in the public right of way or within public easements. The applicant's contractor shall submit a completed and signed encroachment permit application accompanied with six copies of City-approved improvement plans, proof of insurance with endorsement adding the City as an additional insured, a copy of a valid City of Pleasanton business license, applicable fees, and other requirements determined by the Director of Engineering/City Engineer.
49. **DAMAGE TO EXISTING PUBLIC AND PRIVATE IMPROVEMENTS:** The applicant shall repair damage to existing public and private improvements on and near the project site and along the haul route at their full expense caused by construction activities as determined and to the satisfaction of the Director of Engineering/City Engineer.
50. **AS-BUILT DRAWINGS:** The applicant's California licensed civil engineer shall submit signed and stamped as-built drawings and AutoCAD files for the construction of the public improvements and stormwater treatment system subject to the review and approval of the Director of Engineering/City Engineer and prior to the release of the performance and labor and materials bond.

Utilities

51. **SEPTIC TANKS:** The applicant shall abandon all existing on-site septic tanks or holding tanks in compliance with the Alameda County Department of Health Services requirements prior to issuance of the encroachment, grading, or building permit, whichever occurs first, unless otherwise approved by the Director of Engineering/City Engineer.

52. **DESTRUCTION AND ABANDONMENT OF WATER WELLS:** The applicant shall destroy or abandon all existing on-site water wells in compliance with Alameda County Ordinance 73-68 and submit a copy of the Alameda County permit prior to issuance of the encroachment, grading, or building permit, whichever occurs first, to the Engineering Department unless otherwise approved by the Director of Engineering/City Engineer.
53. **CONTINUED USE OF EXISTING WATER WELLS:** The applicant shall notify the Engineering Department in writing of Zone 7's desire to retain any water well concurrently with the first plan check of the improvement plans. The applicant shall submit a written request to the Director of Engineering/City Engineer for approval for the temporary use of an existing water well(s) for construction water or for permanent use such as non-potable outdoor landscaping irrigation. The applicant shall install two reduced pressure backflow devices, one at the domestic water meter(s) and one at the existing water well(s) to remain, on all lots where the existing water well is to remain.
54. **SANITARY SEWER CONNECTIONS:** The applicant shall provide the proposed building with an independent connection to the public sanitary sewer main as provided for in the Municipal Code.
55. **WATER LATERALS:** The applicant shall provide the proposed building with an independent connection to the public water main as provided for in the municipal Code.
56. **EXISTING WATER METERS:** The applicant's California licensed civil engineer shall depict existing water meters on the improvement plans including their size, flow rate and serial numbers.
57. **JOINT UTILITY TRENCH:** All dry utilities (electric power distribution, gas distribution, communication service, cable television, street lights and alarm systems) required to serve an existing or new development shall be installed in underground conduit in a joint utility trench subject to the review and approval of the Director of Engineering/City Engineer.
58. **UTILITY VAULTS:** The applicant shall set existing and proposed utility vaults to the grade of adjacent curb and/or sidewalk as determined by and subject to the review and approval of the Director of Engineering/City Engineer.

Fees and Bonds

59. **IMPROVEMENT PLAN REVIEW FEES:** The applicant shall pay all applicable plan check review fees to the Engineering Department with the first submittal of the improvement plans. ***(Project Specific Condition)***
60. **EROSION CONTROL AND HAZARD MITIGATION BOND:** The applicant shall submit a refundable cash deposit to the Engineering Department for erosion control and hazard mitigation in an amount determined by the Director of Engineering/City Engineer prior to issuance of an encroachment permit. The City will retain the cash deposit until all work is substantially complete, all areas are stabilized, and all hazards are mitigated to the satisfaction of the Director of Engineering/City Engineer.

Stormwater and Provision C.3 of the National Pollutant Discharge Elimination System Permit

61. **STORMWATER TREATMENT – SMALL PROJECTS:** The project creates and/or replaces between 2,500 square feet and 10,000 square feet of impervious surface. The applicant's California licensed civil engineer shall include one or more of the following site design measures on the improvement plans subject to the review and approval of the Director of Engineering/City Engineer that shall be installed prior to the issuance of the certificate of occupancy:
- a. Direct roof runoff into cisterns or rain barrels for reuse;
 - b. Direct roof runoff onto vegetated areas;
 - c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas;
 - d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas;
 - e. Construct sidewalks, walkways, and/or patios with permeable surfaces; or
 - f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.
62. **STORMWATER POLLUTION CONTROL PLAN:** The project will disturb less than 1 acre of land during the construction phase. The applicant shall include a Stormwater Pollution Control Plan (SWPCP) on the improvement plans with the first improvement plans review submittal to the City. The SWPCP shall include Stormwater Best Management Practices (BMPs) to be used at the project site for review and approval by the Director of Engineering/City Engineer. The applicant, general contractor and all subcontractors and suppliers of materials and equipment shall implement these BMPs. All construction projects shall be conducted in a manner which prevents the release of hazardous materials, hazardous waste, polluted water, and sediments to the storm drain system.
63. **LANDSCAPE DESIGN:** Landscape shall be designed to minimize runoff, promote surface filtration, and minimize the use of fertilizers and pesticides that contribute to stormwater pollution. Examples include: (a) design structures to prohibit the entry of pests, minimizing the need for pesticides; (b) install appropriate plants for the location in accordance with appropriate climate zones; and (c) install and maintain landscaping to treat stormwater runoff.

FIRE DEPARTMENT – 925-454-2361

64. **FIRE HAZARDS:** The project developer shall keep the site free of fire hazards from the start of lumber construction until the final inspection.
65. **FIRE PROTECTION FACILITIES:** Prior to any construction framing, the applicant shall provide adequate fire protection facilities, including, but not limited to a water supply and water flow in conformance to the City's Fire Department Standards able to suppress a major fire.
66. **WATER FLOW AND CONTROL VALVES:** All fire sprinkler system water flow and control valves shall be complete and serviceable prior to final inspection. Prior to the occupancy of a building having a fire alarm system, the Fire Department shall test and witness the operation of the fire alarm system.

67. **ELECTRICAL CONDUIT:** Electrical conduit shall be provided to each fire protection system control valve including all valve(s) at the water connections. The Livermore-Pleasanton Fire Department requires electronic supervision of all valves for automatic sprinkler systems and fire protection systems.
68. **LISTED:** All commercial, industrial, and multi-family residential occupancies shall have valve tamper and water flow connected to a listed Central Station Service in accordance with NFPA 72. Fire Department plan check includes specifications, monitoring, installation, and alarm company certificates. Fire alarm control panel and remote annunciation shall be at location(s) approved by the Fire Prevention Bureau. All systems shall be point identified by individual device and annunciated by device type and point.
69. **PREMISES IDENTIFICATION:** Address numbers shall be installed on the front or primary entrance for all buildings. Minimum building address character size shall be 12-inch high by 1-inch stroke. In all cases address numerals shall be of contrasting background and clearly visible in accordance with the Livermore-Pleasanton Fire Department Premises Identification Standards. This may warrant field verification and adjustments based upon topography, landscaping or other obstructions.
70. **FINAL INSPECTION:** Prior to request for final inspection, all access roads, on-site access and fire hydrants shall be provided. All fire hydrants shall be accepted, inspected and tested to applicable City Standards.

LANDSCAPE ARCHITECTURE DIVISION – 925-931-5672

Landscaping

71. **LANDSCAPING:** Detailed landscape and irrigation plans encompassing all planting areas, both on-site and off-site, shall be included in the building permit plans. All plans shall be prepared by a licensed landscape architect and shall provide the species, location, size, quantities, and spacing of all plants. Minimum plant sizes are 1-gallon containers for ground cover, 5-gallon containers for shrubs, and 15-gallon containers for trees. Plant species shall be of a drought-tolerant nature and the irrigation design shall utilize low-volume drip, bubbler, or other water conserving irrigation systems to the maximum extent possible. The drawings shall be reviewed and approved by the City Landscape Architect prior to building permit issuance.
72. **WATER EFFICIENT LANDSCAPE ORDINANCE (WELO):** The project shall comply with the City of Pleasanton's Water Efficient Landscape Ordinance (WELO) and Bay Friendly Basics Landscape Checklist. The applicant shall submit a Landscape Documentation Package in PDF format to the Landscape Architecture Division, which shall be subject to review and approval by the City Landscape Architect prior to building permit issuance. The Landscape Documentation Package shall include:
 - a. Project Information;
 - b. Water Efficient Landscape Worksheet;
 - c. Soil management report;
 - d. Landscape design plan;
 - e. Irrigation design plan; and

f. Grading design plan.

73. **CERTIFICATE OF COMPLETION:** Upon completion of construction and prior to final inspection by the Building and Safety Division, the applicant's landscape architect shall submit a Certificate of Completion Package in PDF format to the Landscape Architecture Division for review and approval. The Certificate of Completion Package shall include:
- a. Project information sheet;
 - b. Certificate of installation according to the landscape documentation package;
 - c. Irrigation scheduling;
 - d. Schedule of irrigation, landscape and irrigation maintenance;
 - e. Landscape irrigation audit report; and
 - f. Soil management report (if not previously submitted).
74. **LANDSCAPING INSTALLATION:** Prior to building permit final, all landscaping as shown on the approved building permit set, shall be reviewed, approved, installed, and inspected by the Landscape Architecture Division.
75. **CONCRETE CURBS:** 6-inch vertical concrete curbs, with curb cuts or flush curbs with wheel stops, if determined to be acceptable by the Director of Engineering/City Engineer and Director of Community Development, shall be installed between all paved and landscape areas, in conformance with the City's Standard Specifications and Details.
76. **BACKFLOW AND IRRIGATION METER SCREENING:** All backflow prevention devices, above ground irrigation controls, and above ground irrigation meters shall be located and screened to minimize their visual impacts. These devices with their proposed screening shall be shown on the landscaping and utility plans submitted with the building permit plans or improvement plans, clearly marked "above ground" or "below ground" on the plans, and shall be subject to the review and approval of the City Landscape Architect prior to their installation. If above-ground, they shall be painted forest green or an equivalent dark-green color. Screens shall consist of berms, walls, or landscaping satisfactorily integrated into the landscape plan. Landscape screens shall include shrubbery designed by species and planting density to establish a complete screen within 1 year from the date of planting. Weather protection devices, such as measures to protect pipes from freezing, shall require approval by the City Landscape Architect prior to use; at no time shall fabric or other material not designed and/or intended for this purpose be wrapped around or otherwise placed on these devices.
77. **AGREEMENT:** The applicant shall enter into a Landscape Maintenance Agreement with the City, approved by the City Attorney, which guarantees all landscaping included in the project will be maintained at all times in a manner consistent with the approved landscape plan. Said agreement shall be recorded and run with the land for the duration of the existence of the structures located on the subject property.

Trees

78. **TREE REMOVAL MITIGATION:** Any trees approved to be removed by the City shall have its full value paid into the City's Urban Forestry Fund. A credit for replanting an approved removed tree shall be as follows:
- a. \$200 credit for a 15-gallon size replacement tree;
 - b. \$400 credit for a 24-inch box size replacement tree; and
 - c. \$800 credit for a 36-inch box size replacement tree.
79. **TREE BOND:** Any tree affected by development/construction must be protected per the Municipal Code. The applicant shall post cash, letter of credit, or other security satisfactory to the Director of Engineering/City Engineer, for all Heritage Trees and any other significant tree as deemed by the City Landscape Architect. This bond or security will be for the value of the tree, up to a maximum of \$25,000, and shall be held for a minimum of 1 year following acceptance of public improvements or completion of construction, whichever is later, and shall be forfeited if the trees are destroyed or substantially damaged. An arborist shall be onsite during any tree work (i.e. root pruning, trimming, setting up tree protection, etc.). The bond or security may be released early with a certification letter by the arborist confirming he/she was present during said tree work and work was performed in accordance with the arborist's recommendations.
80. **ROOT CUTTING:** The applicant shall comply with the following tree root cutting requirements:
- a. Roots 1-inch in diameter or larger to be removed shall be cleanly cut with a hand saw. Roots smaller than 1-inch in diameter are not considered to be significant and may be removed by the most efficient means.
 - b. Roots larger than 2-inches in diameter and within 8-feet of the tree trunk shall not be cut or ground unless prior approval has been received from the Landscape Architecture Division.
 - c. Roots of any diameter farther than 8-feet from the tree trunk, which are in conflict with the proposed work may be ground a maximum of one-half of their diameter. Work of this nature shall only be performed using a mechanical stump grinder and only by personnel familiar with its operation.
 - d. Roots up to 6-inches in diameter and farther than 8-feet from the tree trunk may be removed if they are in conflict with the proposed work. Roots that are removed shall be cleanly cut using a hand saw.
81. **ROOT CONTROL BARRIER:** The applicant shall provide root control barriers and 4-inch perforated pipe for parking lot trees, street trees, and trees in planting areas less than 10-feet in width, as determined necessary by the City Landscape Architect. Root barriers shall be located along the edge of the pavement and shall extend 5-feet to either side of the tree trunk. Information and details shall be included in the landscape plan submittal for review and approval by the Landscape Architecture Division.

82. **TREE PRUNING:** Pruning shall be conducted by a certified arborist familiar with the International Society of Arboriculture (ISA) pruning guidelines and shall comply with the guidelines established by the ISA, Tree Pruning Guidelines, current edition, to maintain the health of the trees.
83. **TREE PROTECTION FENCING:** Prior to issuance of a grading or building permit, the applicant shall install temporary 6-foot tall chain-link fencing (or other fence type acceptable to the Landscape Architecture Division) outside of the existing tree drip lines. The location of the tree protection fencing shall be shown on the demolition plans (if applicable), grading, building, and/or landscape plans. The fencing shall remain in place until final landscape inspection by the Landscape Architecture Division. Removal of such fencing prior to approval may result in a "stop work order."
84. **PROJECT PLANS:** The following statements shall be printed on the demolition, grading and landscape plans where applicable to the satisfaction of the City Landscape Architect prior to issuance of building permits:
- a. No existing tree may be trimmed or pruned without prior approval by the City Landscape Architect.
 - b. Utilize best efforts to locate any new utility trenches outside of the existing canopy of the trees to be saved. If this is not feasible, the applicant shall submit a report from a certified arborist acceptable to the City indicating trenching will not be detrimental to the health of the tree.
 - c. Nothing may be stored within the dripline of the tree canopies. This includes equipment, oil, gas, chemicals, harmful materials, fill or storage.
 - d. No oil, gasoline, chemicals, or other harmful materials shall be deposited or disposed within the dripline of the trees or in drainage channels, swales, or areas that may lead to the dripline.
 - e. No sign, wires, or ropes shall be attached to the trees.
 - f. No stockpiling/storage of construction materials, fill, etc., shall take place underneath or within 5-feet of the dripline of the existing trees.
 - g. No equipment or temporary structures shall be placed within or beneath the dripline of the existing trees.

Failure to comply with these requirements may result in a "stop work order".

**OPERATIONS SERVICES DEPARTMENT – ENVIRONMENTAL SERVICES/UTILITIES
DIVISION – 925-931-5500**

85. **RECYCLED WATER:** Recycled water should be used on site during the grading and construction period. However, under any declared stage of water shortage, recycled water must be used throughout the grading and construction period.

TRAFFIC ENGINEERING DIVISION – 925-931-5677

Traffic Control

86. **TRAFFIC CONTROL MEASURES:** Comprehensive traffic control measures shall be implemented during construction, including scheduling of major truck trips and deliveries, to avoid peak travel hours. If necessary, as determined by the City Traffic Engineer, proper lane closure procedures such as flagger stations, signage, cones, and other warning devices shall be implemented during construction.
87. **TRUCK ROUTES:** The haul route for all materials to and from the project site shall be reviewed and approved by the City Traffic Engineer prior to building permit issuance and shall include the provision to monitor the street surfaces used for the haul route so that any damage and debris attributable to the haul trucks is identified and corrected at the expense of the applicant.
88. **TRAFFIC IMPACT FEES:** The applicant shall pay any traffic impact fees for the development as determined by the City Traffic Engineer. The fee shall be paid prior to building permit issuance.