

PLANNING COMMISSION REGULAR MEETING AGENDA

Wednesday, May 14, 2025
7 p.m.

City Council Chamber
200 Old Bernal Avenue
Pleasanton, CA 94566

The meeting will be held at the City Council Chambers at 200 Old Bernal Ave and will be broadcast live at <https://www.youtube.com/user/TheCityofPleasanton>.

Public participation: It is requested that members of the public wishing to address the Planning Commission submit a speaker card. When public comment is opened on an agenda item, individuals may speak once per agenda item.

In Person at the City Council Chambers:

- Submit a physical speaker card to the Recording Secretary at the meeting. When your name is called, please provide comment at the podium.

PUBLIC HEARING PROCEDURE

Each of the items listed will be heard as shown on the agenda unless the Planning Commission chooses to change the order. As each item is called, the hearing will proceed as follows:

- A Planning Division staff member will make a presentation on each case and answer Planning Commission questions, as needed.
- The applicant will be asked to present, if desired, or answer questions. Applicant presentations should be no longer than ten minutes.
- The Chair then calls on anyone desiring to speak on the item. Speakers are requested to state their names for the public record and to keep their testimony to no more than three minutes each, with minimum repetition of points made by previous speakers and by being as brief as possible in making their testimony.
- Following public testimony, the applicant will be given the opportunity to respond to issues raised by the public. The response should be limited to five minutes.

The public hearing will then be closed. The Planning Commissioners then discuss among themselves the application under consideration and act on the item. Planning Commission actions may be appealed to the City Council. Appeals must be filed with the City Clerk's Office within 15 days of the Planning Commission's action.

The Planning Commission Chair may enforce other rules as may further the fair and efficient running of the meeting, such as reducing the amount of testimony time allotted to the applicant and all those who wish to speak when the meeting agenda is lengthy or when there are numerous speakers for any specific item. The audience is requested to respect and extend courtesies to all those wishing to testify on all cases by being quiet while others are speaking.

Notice

Under Government Code §54957.5, any writings/documents regarding an item on this agenda provided to a majority of the Planning Commission after distribution of the agenda packet will be available for public inspection at City Hall in the Planning Division, 200 Old Bernal Avenue, Pleasanton.

Accessible Public Meetings

The City of Pleasanton can provide special assistance for persons with disabilities to participate in public meetings. To make a request for a disability-related modification or accommodation (e.g., an assistive listening device), please contact Melinda Denis, Planning and Permit Center Manager, by phone at 925-931-5631 or by email at mdenis@cityofpleasantonca.gov at the earliest possible time. If you need sign language assistance, please provide at least two working days' notice prior to the meeting date.

CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

AGENDA AMENDMENTS

CONSENT CALENDAR - *Consent Calendar items are considered routine and will be enacted by one motion unless a request for removal for discussion or explanation is received from the Planning Commission or a member of the public by submitting a speaker card for that item.*

1. Actions of the Zoning Administrator
2. Approve the minutes of April 23, 2025

MEETING OPEN TO THE PUBLIC

3. Public Comment from the audience regarding items not listed on the agenda – *Speakers are encouraged to limit comments to 3 minutes*

PUBLIC HEARINGS AND OTHER MATTERS

4. **P24-0421 and P24-0420, Danville Brewing Company, 3595 Utah Street** - Applications for: 1) Conditional Use Permit approval of a brew pub tasting room; and 2) Design Review approval to construct an approximately 8,100-square-foot beer production brewery and brew pub tasting room building, an approximately 2,000-square-foot covered patio, and related site improvements on a vacant lot located at 3595 Utah Street

MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

5. Selection of Sub-Committee Representative for 2025
6. Reports from Meetings Attended (e.g., Committee, Task Force, etc.)
7. Actions of the City Council
8. Future Planning Calendar

MATTERS INITIATED BY COMMISSION MEMBERS

ADJOURNMENT

SUBJECT: Actions of the Zoning Administrator

P25-0187, David Ford

Application for Sign Design Review approval to install one approximately eight-and-a-half-square-foot non-illuminated wall sign reading "Eye Level Learning Center" at 4456 Black Avenue, Suite 250.

Approved. Appeal period expired May 7, 2025. (*Diego Mora 931-5618*)

P25-0161, Aruna Kureti

Application to establish a Cottage Food Operation (Beyond the Spice) to prepare baked goods with direct sales to customers at 7961 Paragon Circle.

Approved. Appeal period expired May 7, 2025. (*Natalie Amos 931-5613*)

P25-0047, Molly Promes Swenson / Stanford Health Care Tri-Valley

Application for Design Review approval to construct an approximately 835-square-foot mechanical enclosure, exterior duct work, and related site improvements located at 5575 W. Las Positas Boulevard

Approved. Appeal period expires May 21, 2025. (*Diego Mora 931-5618*)

Wednesday, April 23, 2025

CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

Chair Morgan called the regular meeting of the Planning Commission to order at 7 p.m. from the City Council Chambers located at 200 Old Bernal Avenue.

Commissioner Jain led the Pledge of Allegiance.

Commissioners Present: Commissioners Anurag Jain, Vivek Mohan, Brandon Pace, and Chair Ken Morgan

Commissioners Absent: Commissioner Stephanie Wedge

AGENDA AMENDMENTS

None.

CONSENT CALENDAR

1. Actions of the Zoning Administrator

Recommendation: Receive report.

2. P23-0177, Street Names for 3200 Hopyard Road – Approve public street names for Design Review (P23-0177) and Vesting Tentative Tract Map 8672 at 3200 Hopyard Road

Recommendation: Approve Resolution No. PC-2025-07 approving the application.

3. P23-0332, Street Names for 2025 Santa Rita Road – Approve public street names for Design Review (P23-0332) and Vesting Tentative Tract Map 8676 at 2025 Santa Rita Road

Recommendation: Approve Resolution No. PC-2025-08 approving the application.

4. Approve the meeting minutes of March 26, 2025

Recommendation: Approve the meeting minutes.

Chair Morgan opened the public comment. There being no speakers, Chair Morgan closed the public comment.

MOTION: It was m/s by Pace/Morgan to approve item 1 on the Consent Calendar, as recommended. Motion passed by the following roll call vote:

Ayes: Commissioners Mohan, Jain, Pace, and Chair Morgan
Noes: None
Abstain: Commissioners Jain for P25-0146 only and Mohan for P25-0104 only
Absent: Commissioner Wedge

MOTION: It was m/s by Pace/Mohan to approve items 2, 3, and 4 on the Consent Calendar, as recommended. Motion passed by the following roll call vote:

Ayes: Commissioners Jain, Pace, Wedge, and Chair Morgan
Noes: None
Absent: Commissioner Wedge
Abstain: None

MEETING OPEN TO THE PUBLIC

5. Public comment regarding items not listed on the agenda.

Chair Morgan opened the public comment. There being no speakers, Chair Morgan closed the public comment.

PUBLIC HEARING AND OTHER MATTERS

6. P23-0480 & Vesting Tentative Map 8680, 3300 Busch Road – Consideration of: 1) Approval for applications for Housing Site Compliance Review (Design Review Case No. P23-0480) and Vesting Tentative Map 8680 approval pursuant to SB 330 for the construction of: a) 310 detached two-story single-family residential homes with 62 junior accessory dwelling units (JADU); b) 102 multiple-family rental units in five, three-story buildings which include 101 affordable housing units and one manager unit; c) an approximately two-acre park owned/maintained by the development's Homeowners Association (HOA) with access to the general public; and d) on- and off-site improvements; 2) Adoption of CEQA Guidelines Section 15183 Consistency Checklist pursuant to the City of Pleasanton Housing Element Update Final Environmental Impact Report (FEIR); and 3) Recommendation to the City Council to enter into an Affordable Housing Agreement for the proposed project at 3300 Busch Road.

Recommendation: Approve Resolution No. PC-2025-09: 1) Find the CEQA Guidelines Section 15183 Consistency Checklist pursuant to the City of Pleasanton Housing Element Update Environmental Impact Report (FEIR) satisfies the requirements of CEQA; 2) Adopt a resolution for: 1) the adoption of CEQA Guidelines Section 15183 Consistency Checklist pursuant to the City of Pleasanton Housing Element FEIR; 2) the approval of applications for Housing Site Compliance Review and Vesting Tentative Subdivision Map 8680 approval pursuant to SB 330 for the construction of: a) 310 detached two-story single-family residential homes with 62 JADUs; b) 102 multiple-family rental units in five, three-story buildings which include 101 affordable housing units and one manager unit; c) an approximately 2-acre park owned/maintained by the development's HOA with access to the general public; d) and on- and off-site improvements; and 3) Recommend City Council enter into an affordable housing agreement for the Project.

Associate Planner Jenny Soo presented the item.

Chair Morgan opened the public comment. Public comments were received from applicants Jason Quintell, Steve Reilly, and Caleb Roope.

Chair Morgan closed the public comment.

Chair Morgan re-opened the public comment. Public comment was received from applicant Steve Reilly.

Chair Morgan closed the public comment.

ALTERNATE MOTION: It was m/s by Morgan/Jain to add a project condition requiring the applicant to add a clause to the HOA agreement requiring residents to use garage space for vehicle parking. Motion defeated by the following roll call vote:

Ayes:	Commissioner Jain and Chair Morgan
Noes:	Commissioners Pace and Mohan
Absent:	Commissioner Wedge
Abstain:	None

ORIGINAL MOTION: It was m/s by Pace/Mohan to adopt Resolution No. PC-2025-09, as recommended, inclusive of modified Condition of Approval No. 143 per staff memorandum dated April 23, 2025. Motion passed by the following roll call vote:

Ayes:	Commissioners Jain, Mohan, Pace, and Chair Morgan
Noes:	None
Absent:	Commissioner Wedge
Abstain:	None

MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

7. Reports from Meetings Attended (e.g., Committee, Task Force, etc.)

None.

8. Actions of the City Council

Planning and Permit Center Manager Melinda Denis provided a brief overview of the items listed in the report.

9. Future Planning Calendar

Director Ellen Clark provided a brief overview of the items listed in the report.

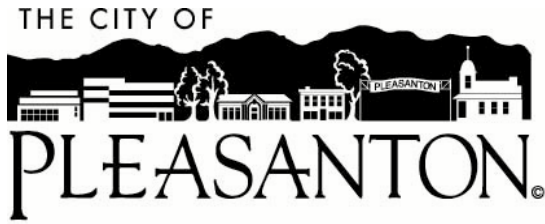
MATTERS INITIATED BY COMMISSION MEMBERS

None.

ADJOURNMENT

Chair Morgan adjourned the meeting at 9:37 p.m.

Paul Eichenholtz, Recording Secretary



Planning Commission Agenda Report

May 14, 2025
Item 4

SUBJECT: P24-0420 and P24-0421

**APPLICANT/
OWNER:** Danville Brewing Company

PURPOSE: Applications for: 1) Conditional Use Permit approval of a brew pub tasting room; and 2) Design Review approval to construct an approximately 8,594-square-foot beer production microbrewery and brew pub tasting room building, an approximately 1,847-square-foot covered patio, and related site improvements on a vacant lot

LOCATION: 3595 Utah Street

GENERAL PLAN: Retail, Highway, and Service Commercial; Business and Professional Offices

ZONING: PUD-C (Planned Unit Development – Commercial)

EXHIBITS:

- A. Draft Resolution and Conditions of Approval
- B. Narrative, Project Plans, and Material Board dated “Received July 18, 2024, and March 14, 2025”
- C. Location and Notification Map

STAFF RECOMMENDATION

Approve Conditional Use Permit (CUP) and Design Review (DR), Case Nos. P24-0420 and -0421, based on the findings and subject to the draft conditions of approval in Exhibit A.

EXECUTIVE SUMMARY

The applicant requests: 1) Conditional Use Permit approval of a brew pub tasting room; and 2) Design Review approval to construct an approximately 8,594-square-foot beer production microbrewery and brew pub tasting room building, an approximately 1,847-square-foot covered patio, and related site improvements on a vacant lot at 3595 Utah Street. The subject site is regulated by Ordinance No. 1010 (PUD-81-25), which generally follows the uses of the Pleasanton Municipal Code (PMC) C-S (Service Commercial) Zoning District, with additional uses part of the original PUD and through approval of PUD modifications over time. Most recently, in April 2024, PUD-81-25-12M, was approved, which allows brew pubs subject to the approval of a Conditional Use Permit. Design Review of the new building and related site improvements is also requested, concurrent with the CUP application. Microbreweries are permitted uses in the C-S District. As proposed, staff recommends the Planning Commission

find this use is consistent with the objectives of the zoning district and PUD, and would be compatible with the surrounding uses. Conditions of approval have been included which will ensure the safety and general welfare of the surrounding area, and the City in general, is maintained.

BACKGROUND

PUD Development Plan and Uses

The subject site is regulated by Ordinance No. 1010 (PUD-81-25), which generally follows the uses of the Pleasanton Municipal Code's (PMC) C-S (Service Commercial) District. An expanded list of permitted/conditionally permitted land uses, beyond those of the C-S District, was also approved as part of the original PUD. Microbreweries are permitted uses in the C-S District. Over the years, through the PUD Modification process, the original PUD approval was modified several times. These modifications added several new permitted/conditionally permitted land uses to the PUD, most recently PUD-81-25-12M, which allows brew pubs subject to the approval of a Conditional Use Permit. No development or design standards (i.e., building height, setbacks, floor area ratio, minimum parking ratio, color schemes, finish materials, signage, etc.) were established with the PUD. Therefore, proposed projects are subject to case-by-case review.

Conditional Use Permit

PMC Section 18.124.060 allows the Planning Commission to grant an application for a CUP as proposed, in a modified form, or the application may be denied. Pursuant to this section, the Planning Commission may also apply project specific conditions governing the proposed use, its site design, layout and circulation, operations and other elements to ensure the requisite findings for approval can be made.

Pursuant to PMC Section 18.124.070, the Planning Commission shall make the following findings before granting a CUP:

- A. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the district in which the site is located;
- B. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or welfare, or materially injurious to the properties or improvements in the vicinity;
- C. That the proposed conditional use will comply with each of the applicable provisions of this chapter.

Design Review

PMC Section 18.20.010 specifies the types of projects subject to DR. To preserve and enhance the city's aesthetic values and to ensure the preservation of the public health, safety, and general welfare, the following projects shall be subject to discretionary DR.

- A. The Planning Commission is empowered to review and make decisions concerning the following classes of projects:
 1. All outdoor uses, new improvements and structures, or expansions thereof, proposed within all zoning districts except the PUD district (PUD's are approved by the City Council).

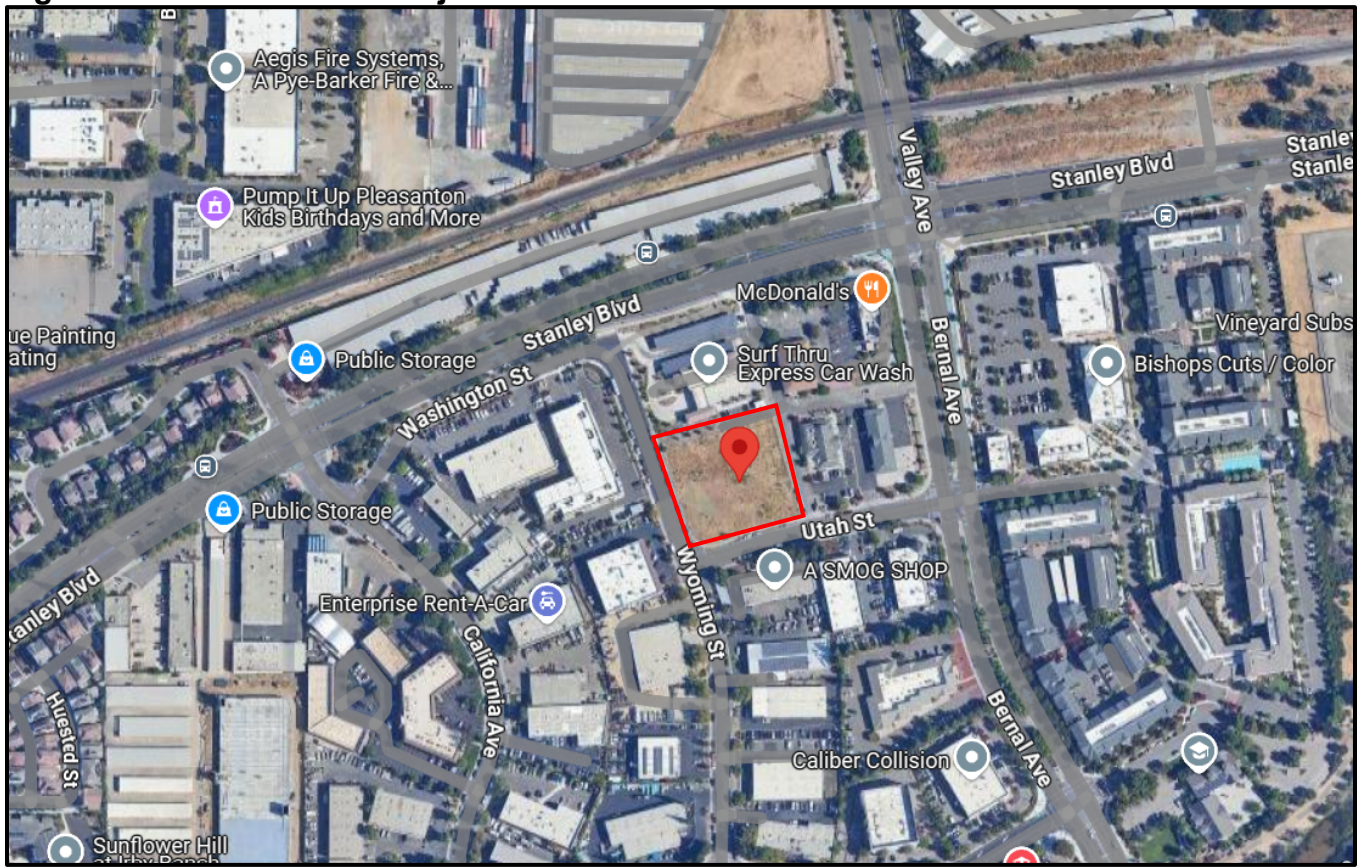
Accordingly, the CUP and DR applications are now before the Planning Commission for consideration and action.

AREA AND SITE DESCRIPTIONS

Area Description

The project area, shown in Figure 1, is located near the southwest intersection of Stanley Boulevard and Bernal Avenue. The project area is comprised of a mix of older and newer construction occupied by a wide range of uses from restaurants and coffee shops, drive-through restaurants and car washes, gas stations, automotive uses, light industrial uses, storage facilities, offices, and miscellaneous retail businesses. There is also a mix of medium to higher density residential developments to the east and west, but not directly adjacent to the subject site.

Figure 1: Aerial Photo of Project Area



Site Description

The subject site is a vacant, square-shaped, generally flat, approximately 1.17-acre parcel, located at the intersection of Wyoming and Utah Streets, south of Stanley Boulevard and west of Bernal Avenue. Access to the subject site is provided by one driveway off Utah Street. There are no trees on-site. Please refer to Figure 2.

Figure 2: Aerial Photo of the Subject Site



PROPOSED PROJECT

The applicant is proposing to construct an approximately 8,594-square-foot, single-story, beer production microbrewery and brew pub tasting room building, an approximately 1,847-square-foot covered patio/biergarten, and related site improvements on a vacant lot at 3595 Utah Street. The beer production microbrewery is approximately 6,114 square feet and the brew pub is approximately 4,327 square feet (inside (2,480 sq. ft.) and covered outside (1,847 sq. ft.)).

The building is setback approximately 41 feet 6 inches from Wyoming Street and approximately 43 feet from Utah Street, creating substantially sized landscaping and outdoor use areas.

The maximum number of employees on-site at any given time would be 12. Staff would be on-site for both the beer production microbrewery and the brew pub Sunday through Thursday from 8 a.m. to 11 p.m. and Friday through Saturday from 8 a.m. to 12 a.m.

The maximum number of occupants inside the brew pub at any one time would be 114 and outside in the covered outdoor patio/biergarten would be 100. Brew pub hours of operation for the public would be Sunday through Thursday from 11 a.m. to 10 p.m. and Friday through Saturday from 11 a.m. to 11 p.m.

45 off-street parking spaces are provided with access from the shared ingress/egress easement drive off Utah Street (44 off-street spaces required). Up to two company delivery vans, each of which would fit within a standard off-street parking space, may be stored on-site.

The project would accommodate up to two food truck/food truck "container" trailer locations. One relocatable food truck "container" trailer will be placed on-site, located under the outdoor roof structure with quick-connect/disconnect electrical, water and sanitary connections, as required. One additional traditional food truck parking space would be available for the occasional on-site visiting food truck provider. The food service will operate only during standard public business hours.

Deliveries and trash service are accommodated with the service drive along the northern subject site's edge, with a one-way out onto Wyoming Street. All delivery and distribution activities would occur on the northern side of the building, completely screened from Utah Street to the south, and generally shielded from Wyoming Street by a visual screen fence and gated enclosure. Anticipated operation-related supply delivery times would fall within these hours: Monday through Saturday from 8 a.m. to 4 p.m.

The building design is a metal clad pre-engineered steel structure with an angled dynamic wall "cut" through the building's south end to create a transition between the interior brew pub and the covered outdoor patio/biergarten. This angled wall would include large glass overhead garage doors and an indoor/outdoor bar to open the interior space to the outdoors. Another large glass door opens out to the Wyoming Street landscape area as well. Windows along the western building façade provide views to the brewing equipment within the structure. The metal clad gable roof form includes no rooftop equipment. All required mechanical and electrical equipment would be within the structure or screened from view on top of the trash enclosure and/or food service container. Minor penetrations may be required for plumbing vents, etc. Provisions will be made for installation of future solar. In general, detailing includes sun shading on the windows facing Wyoming Street, projecting canopies at all door openings, slim profile gutters and downspouts, and an exposed concrete curb base around the building.

Site development will include outdoor areas along both Wyoming and Utah Streets for casual seating around firepits, a stage platform, outdoor games (cornhole, shuffleboard, etc.). The outdoor use areas are in the early stages of design and final selection of outdoor design elements and furnishings is not complete.

Extensive tree planting is provided to meet shading requirements and shield the building and outdoor uses from sun exposure. Stormwater is addressed with three bioretention areas, one in the northwestern corner adjacent to the service exit onto Wyoming Street, a second smaller area within the landscape strip in the parking area, and the primary bioretention area serves as a landscape buffer between Utah Street and the outdoor use area and covered patio/biergarten.

As mentioned above, a 6-foot-tall visual screening fence is placed around the service area to the north and a shorter 4-foot-tall open fencing style visual screening fence is placed along the Wyoming Street edge at the covered patio/biergarten.

Please see Figures 3 through 7 that show the site plan, floor plan, building elevations, outdoor areas, and landscaping. Please also refer to the attached narrative and project plans in Exhibit B for additional information regarding the proposed use.

Figure 3: Site Plan

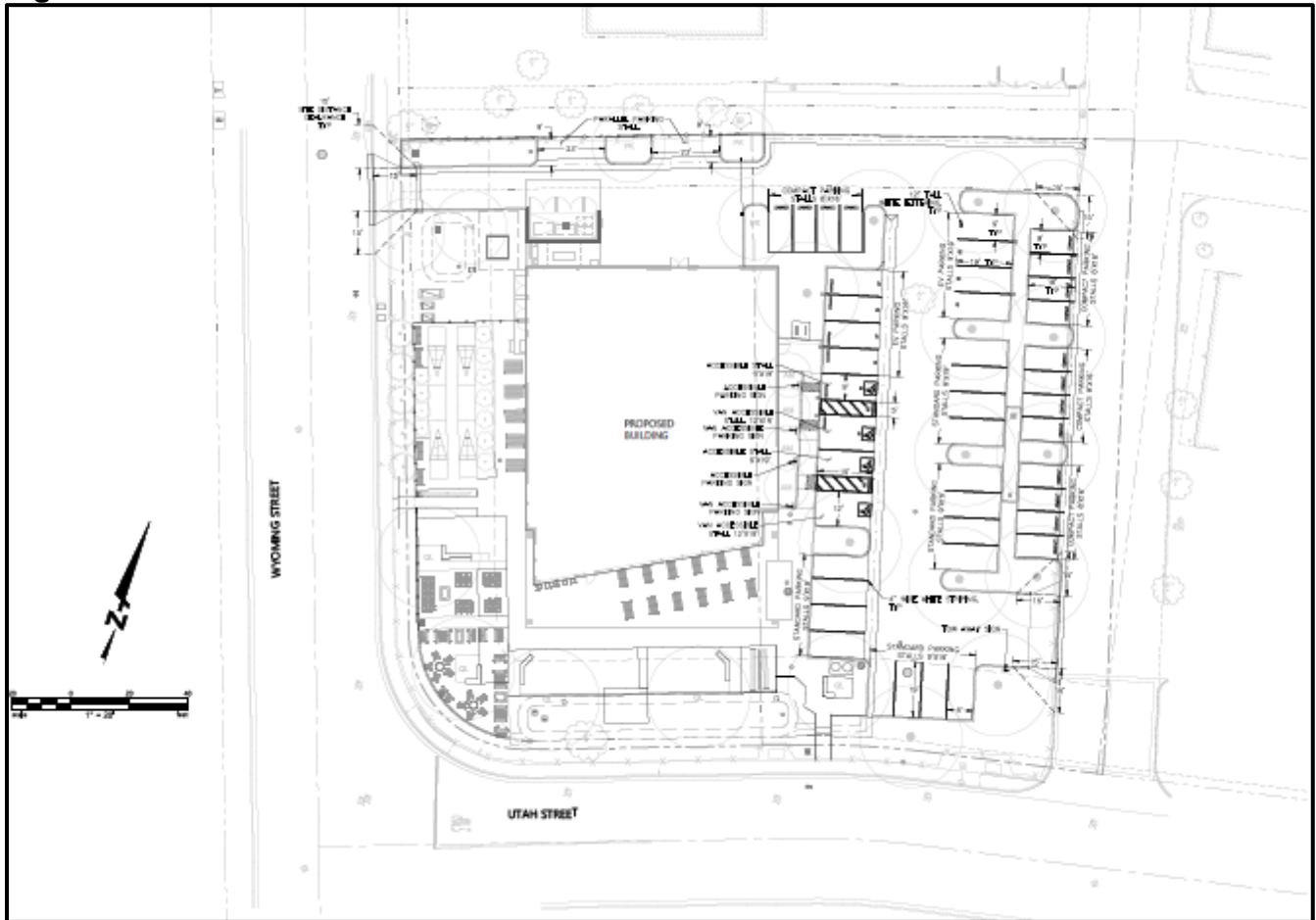


Figure 4: Floor Plan

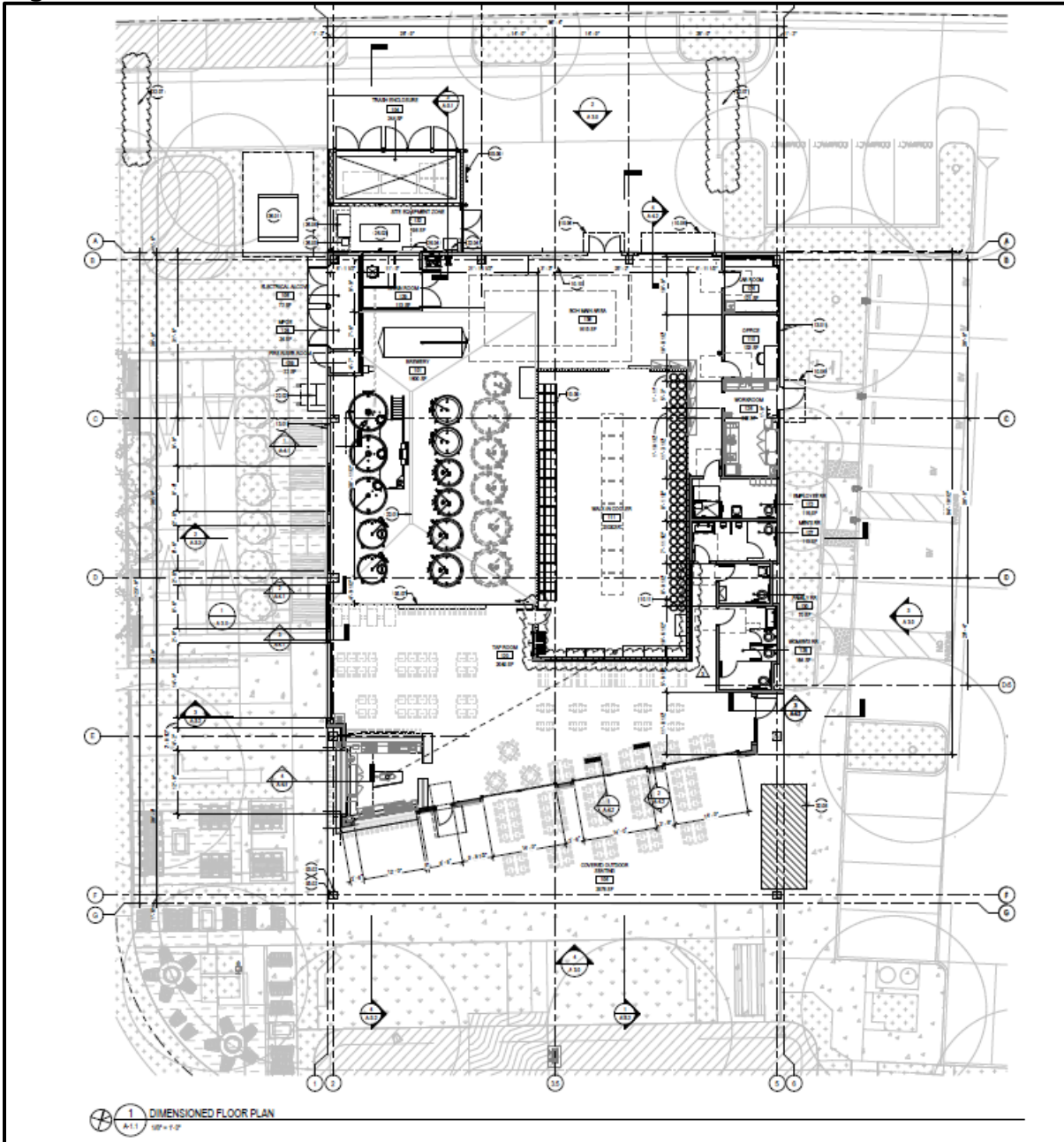


Figure 5: Building Elevations



Figure 6: Outdoor Area



subject site with a new commercial use; and (2) introduce a new commercial use into the project area where other similar commercial uses operate.

Sustainability

Program 2.2: Encourage the reuse of vacant and underutilized parcels and buildings within existing urban areas.

Industrial, Commercial and Office

Policy 13: Ensure that neighborhood, community, and regional commercial centers provide goods and services needed by residents and businesses of Pleasanton and its market area.

Land Use and Zoning

As described, the subject site generally follows the uses of the PMC's C-S District, although the PUD permits a more expansive range of uses than "straight-zoned" C-S properties. The PMC permits microbreweries in the C-S by right, and a PUD Modification was recently approved (PUD-81-25-12M) for the subject site to permit brew pubs, subject to the approval of a CUP. The brew pub is considered an ancillary use to the microbrewery and would allow patrons to consume alcohol on-site, while also patronizing on-site food trucks and the active outdoor spaces around the subject site. Therefore, if the CUP were granted, the proposed brew pub would be consistent with the applicable land use regulations.

One of the primary concerns in reviewing a CUP application is the effect of a proposed use on surrounding uses. The proposed use would be located in an area comprising a variety of commercial, office, and light industrial uses. The adjacent sites and buildings consist of similar uses. The closest residential uses are approximately 850 and 1,300 feet away to the west and east, respectively; thus, any noise impacts would be negligible. (Also see discussion below regarding noise impacts). Therefore, if the CUP were granted, the proposed use would be compatible with the surrounding uses.

Should future problems arise with the proposed use, the City would have the ability to bring the application back to the Planning Commission to specify additional mitigation, or possible permit revocation, if necessary. Based on the discussion above, staff believes such an action would be unlikely as other drive-through restaurant uses are operating within the same Valley Plaza Shopping Center, as well as previously on the subject site, with no issues reported to the City. In addition, staff has included conditions of approval that will ensure the proposed use would not generate noise, traffic, or parking shortages such that surrounding uses would be adversely affected. Therefore, if the CUP were granted, staff believes the use would be compatible with the surrounding uses, and from a land use perspective, finds the proposed use to be acceptable on the subject site.

Development Standards, Site Plan, Traffic, Circulation, and Parking

While not prescribed by the PUD (either for existing or new development), the project fully conforms to the development standards of the C-S District for setbacks, height, and Floor Area Ratio (FAR).

The PMC requires one parking space for each 300 square feet of gross floor area for the microbrewery, and one parking space for each 200 square feet of gross floor area for the brew pub, totaling 44 required spaces. The project is proposing 45 on-site parking spaces and therefore complies with the PMC requirements.

The site plan is well designed and efficient. The use of space has been optimized to create large outdoor activity spaces and landscaped areas all situated around the perimeter of the building. The parking areas have direct access to the building without disrupting pedestrian oriented or outdoor activity areas and have been located toward the rear of the site and would generally be screened by the building.

Access to the site has been designed to direct ingress and egress primarily from a shared access easement off both Utah Street to the south and Stanley Boulevard to the north which provides a smooth flow of traffic in and out of the subject site and also allows for separation of vehicular and pedestrian areas to minimize conflicts.

Additionally, large perimeter and interior landscaped areas have been provided to both soften and enhance the visual appearance of the site.

Noise

Staff notes the proposed use is unlikely to generate any significant noise impacts or result in a substantial change in ambient noise levels on sensitive receptors in the area given the existing noise levels generated by the other surrounding commercial, office, and light industrial uses, as well as the traffic and train noise generated in the area by the nearby Stanley Boulevard, Bernal Avenue, and train tracks.

Patrons' voices and possibly amplified music would primarily be the newly added noise sources into the area from the subject site. The proposed hours of operation for both the indoor and outdoor areas would be Sunday through Thursday from 11 a.m. to 10 p.m. and Friday through Saturday from 11 a.m. to 11 p.m. While not included in the current project narrative (Exhibit B), staff believes it is reasonable to expect that lightly amplified music could occur on-site (indoor and/or outdoor) from time to time and/or during special events.

As stated previously, proposed conditional use must be in accord with the objectives of the PMC. One of those objectives is to promote the stability of existing land uses that conform to the General Plan and to protect them from inharmonious influences and harmful intrusions. The proposed use would be subject to conditions of approval, such as keeping windows and doors closed to the extent possible when not being used for ingress/egress and also to encourage patrons to not loiter on-site after operating hours. The proposed use is also conditioned to comply with the City's noise regulations. Therefore, staff believes noise from the proposed use would not significantly impact areas/uses located adjacent to or near the subject site.

Architectural Design

The building architecture is contemporary in nature and features an industrial-styled theme consistent and complementary to other buildings in the immediate vicinity which is both functional and aesthetically pleasing. The high ceilings and large, open interiors, not only allow for spatial flexibility, but also allow the fairly large and tall brewery equipment to be fully housed within the building. Additionally, the open layout allows for visibility throughout the building and

into the outdoor use areas to promote engagement and site vitality. The exterior finishes, primarily metal, steel, and glass are both durable and low maintenance while are also consistent with the industrial-style theme. Accordingly, staff supports the proposed architectural design.

Staff notes, a condition of approval has been included requiring the applicant to provide manufacturer type, design, material, and installation details for all outdoor furniture prior to the issuance of a Building Permit. All outdoor furniture shall be subject to Planning Division review and approval prior to installation.

Signage

No signage has been proposed with the project. A condition of approval has been included by staff requiring any proposed signage to be reviewed and approved under a separate Sign Design Review (SDR) application at a later date.

ALTERNATIVES

As articulated above, staff believes the proposed use, as conditioned, would be consistent with the objectives of the zoning district. However, alternatives that could be considered by the Planning Commission include:

1. Denial of the application. Such an action would preclude the applicant from operating the microbrewery and brew pub; or
2. Approval of the CUP with modifications. The Planning Commission could approve the CUP, but with modified hours of operation and/or other changes to the proposal.

Staff is able to support the findings to approve the proposed use and believes the project would not adversely impact any existing on-site uses or the surrounding area; thus, staff suggests neither of the two project alternatives above should be pursued. The project would bring a new, active commercial use to a long-vacant parcel in this area.

PUBLIC NOTICE

Notice of this application was sent to surrounding property owners and tenants within a 1,000-foot radius of the subject parcel and published in the newspaper. At the time this report was published, staff had not received any public comments.

ENVIRONMENTAL ASSESSMENT

The project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15303, Class 3, New Construction or Conversion of Small Structures. The proposed use includes construction of an approximately 8,594-square-foot commercial building with associated site improvements which does not exceed the CEQA threshold of a commercial building not exceeding 10,000 square feet in floor area on a site zoned for commercial use. The proposed brewery and pub do not involve the use of significant amounts of hazardous substances, all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. Therefore, no additional environmental review is required.

SUMMARY/CONCLUSION

Based on the characteristics of the proposed use, and its location, the subject proposal is consistent with the applicable PUD and PMC regulations and findings for approval of the CUP and design review can be made. The contemporary building design is appropriate for the

surrounding project area. As proposed and conditioned, staff concludes the proposed use would be compatible with the surrounding businesses and will not detrimentally affect the surrounding uses. Conditions of approval have been included which would ensure the safety and general welfare of the surrounding area, and the City in general, is maintained.

Primary Author: Eric Luchini, Senior Planner, 925-931-5612 or eluchini@cityofpleasantonca.gov.

Reviewed/Approved By:

Melinda Denis, Planning and Permit Center Manager/Deputy Director of Community Development
Ellen Clark, Director of Community Development
Kimberly Cilley, Assistant City Attorney

RESOLUTION NO. PC-2025-10

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLEASANTON APPROVING THE APPLICATIONS FOR CONDITIONAL USE PERMIT (CUP) AND DESIGN REVIEW (DR) FOR DANVILLE BREWING COMPANY LOCATED AT 3595 UTAH STREET, AS FILED UNDER CASE NOS. P24-0420 AND -0421

WHEREAS, on July 18, 2024, Danville Brewing Company applied for: 1) Conditional Use Permit approval of a brew pub tasting room; and 2) Design Review approval to construct an approximately 8,594-square-foot beer production brewery and brew pub tasting room building, an approximately 1,847-square-foot covered patio, and related site improvements on a vacant lot located at 3595 Utah Street (hereinafter “project”); and

WHEREAS, the subject property has a General Plan land use designation of Retail, Highway, and Service Commercial; Business and Professional Offices; and

WHEREAS, the subject property is zoned PUD-C (Planned Unit Development – Commercial) District; and

WHEREAS, a beer production brewery is a permitted use and a brew pub tasting room is a conditionally permitted use in the subject zoning district and requires Planning Commission approval of a CUP. Both uses are subject to Design Review; and

WHEREAS, on May 14, 2025, the Planning Commission held a duly noticed public hearing to consider the Project, all public comments and testimony, and findings.

NOW, THEREFORE BE IT RESOLVED, the Planning Commission of the City of Pleasanton, does resolve, declare, determine, and order the following:

Section 1: Prior to taking action on the Project, and at a properly noticed public meeting, the Planning Commission reviewed written and oral staff reports, conducted a public hearing on the Project and took testimony, and received into the record all pertinent documents related to the Project (collectively, the “Record Evidence”). The Planning Commission’s determination is based on the Record Evidence, which is incorporated into this Resolution by reference.

Section 2: Findings for California Environmental Quality Act (CEQA)

With respect to CEQA, the Planning Commission finds the project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15303, Class 3, New Construction of Conversion of Small Structures. The proposed use includes construction of an approximately 8,594-square-foot commercial building with associated site improvements which does not exceed the CEQA threshold of a commercial building not exceeding 10,000 square feet in floor area on a site zoned for commercial use. The proposed brewery and pub do not involve the use of significant amounts of hazardous substances, all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. Therefore, no additional environmental review is required.

Section 3: Findings for Conditional Use Permit Approval

With respect to the approval of P24-0421, the Planning Commission makes the following findings as required by Section 18.124.070 of the Pleasanton Municipal Code:

A. That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purpose of the district in which the site is located.

Some of the objectives of the zoning ordinance are to: foster a harmonious, convenient, workable relationship among land uses, protect existing land uses from inharmonious influences and harmful intrusions, and to ensure that public and private lands ultimately are used for the purposes which are most appropriate and beneficial to the City as a whole. The subject site is regulated by Ordinance No. 1010 (PUD-81-25), which generally follows the uses of the Pleasanton Municipal Code's (PMC) C-S (Service Commercial) District. An expanded list of permitted/conditionally permitted land uses, beyond those of the C-S District, was also approved as part of the original PUD. Microbreweries are permitted uses in the C-S District. Over the years, through the PUD Modification process, the original PUD approval was modified several times. These modifications added several new permitted/conditionally permitted land uses to the PUD, most recently PUD-81-25-12M, which allows brew pubs as a conditionally permitted use, and subject to the approval of a CUP. The new microbrewery and brew pub would operate as a standalone facility on its own parcel and would be located in an area comprised of a variety of both commercial and light industrial/office type uses that would not be negatively impacted by the proposed use. The closest residential uses are approximately 850 and 1,300 feet away to the west and east, respectively. The proposed use is unlikely to generate any significant noise impacts or result in a substantial change in ambient noise levels on sensitive receptors in the area given the existing noise levels generated by the other surrounding commercial, office, and light industrial uses, as well as the traffic and train noise generated in the area by the nearby Stanley Boulevard, Bernal Avenue, and train tracks. Patrons' voices and possibly amplified music would primarily be the newly added noise sources into the area from the subject site. The proposed hours of operation for both the indoor and outdoor areas would be Sunday through Thursday from 11 a.m. to 10 p.m. and Friday through Saturday from 11 a.m. to 11 p.m. While not included in the current project narrative, it is reasonable to expect that lightly amplified music could occur on-site (indoor and/or outdoor) from time to time and/or during special events. The proposed use would be subject to conditions of approval, such as keeping windows and doors closed to the extent possible when not being used for ingress/egress and also to encourage patrons to not loiter on-site after operating hours. The proposed use is also conditioned to comply with the City's noise regulations. Accordingly, noise from the proposed use would not significantly impact areas/uses located adjacent to or near the subject site. Therefore, as conditioned, the proposed microbrewery and brew pub would be consistent with the applicable land use regulations and the Planning Commission believes this location is suitable for the proposed use to operate without any adverse

impacts to the existing surrounding uses. The applicant will also be required to mitigate any future nuisances that may occur because of the proposed use. Accordingly, the Planning Commission makes this finding.

B. That the proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to the properties or improvements in the vicinity.

The proposed use, as conditioned, would facilitate a microbrewery and brew pub that would meet all applicable City standards concerning public health, safety, and welfare. The proposed microbrewery and brew pub include the installation of all required on-site drainage and utilities with connections to municipal systems in order to serve the proposed microbrewery and brew pub use. The proposed microbrewery and brew pub use would be compatible with the General Plan and zoning designations for the subject site. In addition, the subject building includes Green Building measures; improved pedestrian access and connections to the subject site from the public right of way and include enhanced on-site pre- treatment of storm water runoff in vegetative swales before discharge into the City's storm drain system. Conditions have also been included that would require the applicant to mitigate any future nuisances as a result of the proposed use. The Planning Commission finds the proposed CUP is in the best interests of the public health, safety, and general welfare, and this finding can be made.

C. That the proposed conditional use will comply with each of the applicable provisions of the zoning ordinance.

The subject site's PUD-C (Planned Unit Development – Commercial) zoning conditionally permits the establishment of brew pubs. In addition, the proposed use complies with all relevant sections of the zoning ordinance. Granting a CUP for the proposed use would be consistent with the City's ability to regulate zoning as listed in the Municipal Code Chapter 18.124. Accordingly, the Planning Commission makes this finding.

Section 4: Findings for Design Review Approval

The Planning Commission finds that the project was reviewed 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 the streetscape, public view of the buildings, and scale of the 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.

The Project includes the construction of an approximately 8,594-square-foot beer production brewery and brew pub tasting room building, an approximately 1,847-square-foot covered patio, and related site improvements on a vacant lot. With respect to the above criteria, the Planning Commission finds 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 subject District. The building would be contemporary in nature but incorporate high quality exterior finishes including painted metal siding, exposed steel trusses, metal roofing, and glazing. The building would be well articulated across all elevations, including materials and color changes, to break up the façades and provide visual relief. The Project also includes attractively designed landscaping and hardscape areas to complement the overall building designs, and will feature a highly-active and pedestrian scale outdoor activity area. The Planning Commission finds the Project will not adversely affect the visual aesthetic of the project site or surrounding area; thus, the Planning Commission concludes that all of the required Design Criteria can be made to approve the proposed project.

Section 5: The Planning Commission hereby approves Case Nos. P24-0420 and P24-0421, the application of Danville Brewing Company applied for: 1) Conditional Use Permit approval of a brew pub tasting room; and 2) Design Review approval to construct an approximately 8,594-square-foot beer production brewery and brew pub tasting room building, an approximately 1,847-square-foot covered patio, and related site improvements on a vacant lot located at 3595 Utah, subject to the Conditions of Approval shown in Exhibit A, attached hereto and incorporated herein by reference.

Section 6:

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 14, 2025, by the following vote:

Ayes: Commissioners
Noes: Commissioners
Absent: Commissioners
Abstain: Commissioners

ATTEST:

Melinda Denis
Secretary, Planning Commission

Ken Morgan
Chair

APPROVED AS TO FORM:

Kimberly Cilley
Assistant City Attorney

EXHIBIT A
CONDITIONS OF APPROVAL

P24-0420 and P24-0421
Danville Brewing Company
3595 Utah Street
May 14, 2025

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 Public Works/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: 1) Conditional Use Permit approval of a brew pub tasting room; and 2) Design Review approval to construct an approximately 8,594-square-foot beer production brewery and brew pub tasting room building, 1,847-square-foot covered patio, and related site improvements on a vacant lot for Danville Brewing Company, on Assessor Parcel No. 946-4542-22-1, located at 3595 Utah Street. Development shall be substantially as shown on the project materials listed below:

- a. Narrative, Project Plans, and Material Board, Exhibit B, prepared by Danville Brewing Company, dated "Received" on July 18, 2024, and March 14, 2025, 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 – CONDITIONAL USE PERMIT/DESIGN REVIEW:** This Conditional Use Permit (CUP) and Design Review (DR) approval will lapse and shall become void 1 year following the date on which the CUP became effective, unless prior to the expiration of 1 year a building permit is issued and construction is commenced and diligently pursued toward completion on the site which was the subject of the CUP application; or a certificate of occupancy is issued for the structure which was the subject of the CUP

application; or the site is occupied if no building permit or certificate of occupancy is required; or the applicant or his/her successor has filed a request for extension with the Zoning Administrator pursuant to the provisions of the Pleasanton Municipal Code.
(Project Specific Condition)

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 incorporated as one of the first four plan sheets of all building permit and engineering permit plan submittals for review by the City prior to issuance of permits.
4. **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.
5. **LIABILITY AND INDEMNIFICATION:** 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, employee 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

Conditional Use Permits

6. **DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL:** The applicant shall obtain all necessary approvals from the Department of Alcoholic Beverage Control (ABC) prior to operation. **(Project Specific Condition)**
7. **INDOOR/OUTDOOR ENTERTAINMENT AND MUSIC:** Indoor/outdoor entertainment and lightly amplified music shall be permitted pursuant to compliance with the City’s Noise Ordinance. **(Project Specific Condition)**
8. **DOORS:** Self-closing door mechanisms shall be installed on all exterior doors. The applicant shall keep all exterior doors of the building closed when not being used for ingress/egress purposes to the extent possible to the satisfaction of the Director of Community Development. **(Project Specific Condition)**

9. WINDOWS: The building windows (excluding any roll-up glass garage doors used for indoor/outdoor ingress/egress) shall remain closed during business hours to the extent possible to the satisfaction of the Director of Community Development. (**Project Specific Condition**)
10. GOOD NEIGHBOR POLICY: To the satisfaction of the Director of Community Development, the approved use shall adhere to a "good neighbor" policy, meaning the approved use must respect the rights of neighboring businesses/properties and be aware of the impact of customers leaving late at night and their potential disturbance of any neighboring businesses/properties and/or adjacent/nearby residential neighbors. The approved use shall:
 - a. Ensure the patrons comply with the noise, parking, and outdoor smoking area requirements; and
 - b. Pick up litter created by the approved use and the patrons on a regular basis in front of the business and by any adjacent neighboring businesses/properties and/or adjacent/nearby residential neighbors, and, if needed, request City staff's assistance with enforcement on neighboring private properties; and
 - c. Ensure the patrons do not loiter in front of the business and by any adjacent neighboring businesses/properties and/or adjacent/nearby residential neighbors, especially after operating hours, and, if needed, work with City staff regarding the installation of enforceable no loitering signage; and
 - d. Post signage near exit doors alerting patrons to any adjacent/nearby residential neighbors. (**Project Specific Condition**)
11. MAINTENANCE: The applicant shall maintain the subject property or if applicable, the area surrounding the tenant space, in a clean and orderly manner at all times.
12. MODIFICATIONS: If additional hours of operation or activities beyond what is stated in the "Approved Plans" are desired, prior City review and approval is required. The Director of Community Development may approve the modification or refer the matter to the Planning Commission if judged to be substantial.
13. CONDITIONAL USE PERMIT REVIEW: If the operation of this use results in conflicts pertaining to parking, noise, traffic/circulation, or other factors, at the discretion of the Director of Community Development, this conditional use permit may be submitted to the Planning Commission for their subsequent review at a public hearing. If necessary, the Planning Commission may modify or add conditions of approval to mitigate such impacts, or may revoke said conditional use permit.
14. OUTDOOR STORAGE: There is to be no outdoor storage without prior approval by the City.
15. EXTERIOR CHANGES: Changes to the exterior of the building shall not be made without prior approval from the Planning Division.

16. RELOCATION: If the applicant wishes to relocate the use to a new address or tenant suite, the applicant shall secure a new conditional use permit prior to occupying the new building or tenant space.
17. BUILDING PERMIT: Any tenant improvement plans shall be submitted to the Building and Safety Division for review and approval prior to operation. The applicant shall obtain a building permit prior to commencement of any work.

Site Development and Building Design

18. OUTDOOR FURNITURE: Prior to issuance of a Building Permit, the applicant shall provide manufacturer type, design, material, and installation details for all outdoor furniture. All outdoor furniture shall be subject to Planning Division review and approval prior to installation. **(Project Specific Condition)**
19. BUILDING MATERIALS AND COLORS: The building materials and colors in the Approved Plans shall be stated on the building permit plans.
20. WINDOWS: Manufacturer type, design, material, and installation details for all windows within the project shall be specified for each unit/building in conformance with the Approved Plans in the building permit submittal. Any proposed modifications shall be subject to review and approval by the Planning Division prior to issuance of building permits.
21. SIGN PROGRAM: Site and building signage shall be reviewed under a comprehensive sign program submitted to the Planning Division under a separate application.
22. 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.
23. 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.
24. 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.

25. **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.
26. **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.
27. **FINAL INSPECTION:** Final inspection by the Planning Division is required prior to occupancy.
28. **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.
29. **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.
30. **TRASH ENCLOSURE:** All trash, refuse, and recycling 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 in compliance with the Alameda County Mandatory Recycling Ordinance. 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.
31. **RECYCLING AND COMPOSTING PROGRAMS:** The project shall comply with the current City/Pleasanton Garbage Service recycling and composting programs.

Green Building and Sustainability Measures

32. CLIMATE ACTION PLAN 2.0 COMPLIANCE: Prior to building permit issuance, a GHG Emission Compliance Checklist shall be provided, to the Planning Division for review and approval by the Director of Community Development. The measures shall be shown on the building permit plans submitted to the Building and Safety Division. The Checklist shall include notation indicating the sheet(s) the measure can be found. Prior to building permit final, all of the measures indicated on the approved checklist shall be inspected and approved by the City of Pleasanton.
33. ALL-ELECTRIC: Except as modified by these conditions, this project is to have no new gas infrastructure installed. This and all exceptions shall be noted on the plans submitted for Building Permits to the satisfaction of the Chief Building Official and the Director of Community Development. **(Project Specific Condition)**
34. EV CHARGERS: All EV chargers shall be universal and not proprietary to any one brand of EV. **(Project Specific Condition)**

Construction Practices and Noticing

35. 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.
36. 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).
37. CONSTRUCTION TRAILERS: A construction trailer shall be allowed to be placed on the project site for daily administration/coordination purposes during the construction period.
38. 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.
39. DUST CONTROL: The applicant shall submit a written dust control plan or procedure as part of the building permit plans. *(delete condition if project requires Improvements Plans – duplicate condition with Engineering)*
40. 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.
41. 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.
42. 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.
43. DISTURBANCE COORDINATOR: The applicant shall designate a “disturbance coordinator” who shall be responsible for responding to any 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.
44. CULTURAL RESOURCES/HUMAN REMAINS: 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 that human remains are discovered during grading and construction of the project, work shall stop immediately. There shall be no disposition of such human remains, other than in accordance with the procedures and requirements set forth in California Health and Safety Code Section

7050.5, Public Resources Section 5097.98, and Title 14 California Code of Regulations Section 15064.5. These code provisions require notification of the County Coroner, who may then notify the Native American Heritage Commission, who in turn must notify the persons believed to be most likely descended from the deceased Native American for appropriate disposition of the remains. A similar note shall appear on the building permit and/or improvement plans.

Fees

45. 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.
46. 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.
47. SEWER FEES: The applicant shall pay the applicable Dublin-San Ramon Services District (DSRSD) and City sewer permit fees prior to building permit issuance.
48. SCHOOL IMPACT FEES – COMMERCIAL: Prior to building permit issuance, the applicant shall pay the required commercial development school impact fee as prescribed by State law and as adopted by the Pleasanton Unified School District (PUSD).

BUILDING AND SAFETY DIVISION – 925-931-5300

49. BUILDING AND FIRE CLEARANCE: Prior to issuance of a business license, the applicant shall contact the Building and Safety Division and the Fire Department to ensure the proposed use of the tenant space meets Building and Fire Code requirements. If required, the applicant shall obtain all appropriate City permits.
50. DIGITAL PLAN SUBMITTAL REQUIREMENT – COMMERCIAL, MULTI-FAMILY RESIDENTIAL AND CONDOMINIUM PROJECTS: The applicant shall submit site plan and building information to the City's Geographic Information Services (GIS) Division in a digital format prior to issuance of the building permit. All changes or revisions to the approved plans during construction which affect the digital submittal, shall be resubmitted for GIS review no later than 1 month prior to scheduling a final inspection. The updated digital submittal will be checked and approved before the building permit will be finalized and certificate of occupancy granted (if applicable). For phased project, the digital submittal must be approved prior to the first occupancy of any phase. The information will be used for public safety and emergency response planning by the Police and Fire Departments. Refer to the "Digital Plan Submittal Requirements" for necessary data and file formatting requirements.

51. ALL ELECTRIC COMPLIANCE/MODIFICATION: Per the city of Pleasanton's Reach Code 4.106.5.1. All newly constructed buildings shall be all-electric buildings. Exceptions: If the applicant establishes there is not an all-electric prescriptive compliance pathway for the building under the California Building Energy Efficiency Standards, and the building is not able to achieve the performance compliance standard applicable to the building under the Energy Efficiency Standards using commercially available technology and an approved calculation method, then the local enforcing agency may grant a modification. **(Project Specific Condition)**

PUBLIC WORKS DEPARTMENT – LAND DEVELOPMENT – 925-931-5650

52. CONDITIONS OF APPROVAL: These Conditions of Approval shall be depicted on a plan sheet(s) in the submitted plans for construction. (Address this condition prior to plan approval)
53. ENGINEERING DIVISION FEES FOR SERVICE: The Engineering Division assesses fees for services including plan-check, permit issuance, and inspection according to the City's adopted Master Fee Schedule. These fees are separate and distinct from fees assessed by the Community Development Department (including Planning and Building Division fees). The applicant is responsible for payment of all Engineering Division fees prior to services rendered or permit issuance, whichever is first. (Address this condition prior to plan approval)
54. ADHERENCE TO CITY STANDARDS: All public improvements shall be designed and constructed in conformance with the City of Pleasanton Municipal Code and the City's adopted Standard Specifications and Details in effect at the time of issuance of the permit(s). Said standards are available for download at:

<https://www.cityofpleasantonca.gov/our-government/public-works/engineering>

(Address this condition during all aspects of design and construction)

55. CLEAN WATER PROGRAM: Because the project creates and/or replaces more than 5,000 square feet (0.11 acres) of impervious surface, it is considered a Regulated project according to Provision C.3.b of the Municipal Regional Stormwater NPDES Permit that regulates stormwater runoff in Alameda County. The Alameda Countywide Clean Water Program developed a C.3 Guidance Manual to assist applicants in addressing these regulations. The Guidance Manual is available for download at:

<https://www.cleanwaterprogram.org/businesses/development.html>

Regulated projects must include stormwater treatment measures in the site design to remove pollutants from stormwater upstream of any connection to the City's or Alameda County's stormwater conveyance networks. (Address this condition prior to plan approval)

56. OPERATION AND MAINTENANCE AGREEMENT: Regulated projects are subject to a Stormwater Treatment Measure Maintenance Agreement between the City and property owner to assure long-term maintenance of the installed measures. The City will provide a template agreement. Once executed, the agreement must be recorded against the property. (Address this condition prior to temporary building occupancy)
57. SITE DRAINAGE: An existing storm drain inlet on the east side of the property captures storm water from the site and the existing access road. During rainfall, this inlet fails to convey stormwater because the underground pipe appears to be plugged with debris or otherwise damaged. The applicant shall clear the inlet and/or repair any deficiencies to ensure the system conveys stormwater from the 10-year recurrence interval storm event. (Address this condition prior to issuance of an Occupancy Permit).
58. GEOTECHNICAL RECOMMENDATIONS: Recommendations from the project's geotechnical investigation, as prepared by a California-licensed Geotechnical Engineer or Certified Engineering Geologist, shall be incorporated into the design of the improvements and/or explicitly noted on the plans. The author(s) of the geotechnical investigation shall certify on the plans that the design complies with their recommendations. During construction, the applicant must follow all recommendations. (Address this condition prior to plan approval)
59. SANITARY SEWER NETWORK: Connections to the City's sanitary sewer network shall conform to Pleasanton Municipal Code Title 15 "Sewerage". Fees are due to both the City of Pleasanton and DSRSD for new connections to the sewer network. Said fee amounts appear in the City's Adopted Master Fee Schedule. (Address this condition prior to plan approval)
60. FOG PROGRAM: All new food service establishments (FSEs) and all existing food service establishments with a building permit valuation of \$50,000 or more shall obtain a wastewater discharge permit from the Public Works Department and comply with the grease interceptor requirements as set forth in Pleasanton Municipal Code Section 15.44 to address fats, oils, and grease (FOG). All other FSEs shall at a minimum comply with the grease trap and wastewater discharge permit requirements as set forth in PMC Section 15.44. (Address this condition prior to plan approval)
61. POTABLE WATER SERVICE: All permanent connections to the City's potable water network shall conform to Pleasanton Municipal Code §14.04.050. The City purchases water wholesale from Zone 7 Water Agency. Fees are due to both the City of Pleasanton and Zone 7 for new connections to the pipe network. Said fee amounts appear in the City's Adopted Master Fee Schedule. For more information about water usage in Pleasanton, refer to Pleasanton Municipal Code Title 14. (Address this condition prior to building permit issuance)
62. BACKFLOW PREVENTION ASSEMBLIES: Backflow preventer assemblies shall be designed and installed on potable water services in accordance with current City Standard Drawings 704, 705, 706; State Health and Safety Code (Title 17); and as required by the Public Works Department. Backflow Preventers (BFP) shall be selected

from the latest “List of Approved Backflow Prevention Assemblies” available from the Foundation for Cross-Connection Control and Hydraulic Research at the University of Southern California. All backflow preventer assemblies shall be tested and certified by a City approved tester with the certification submitted to the City. Testing will be performed at the time City water is turned on to the site. If an existing backflow preventer is on the site, it shall be tested and certified by an approved tester with the certification submitted to the City before project water is drawn through it. An all-weather cover shall be placed over all backflow prevention assemblies 4 inches and smaller. (Address this condition prior to plan approval)

63. UTILITY ENCLOSURES: Proposed utility enclosures including vaults, meter boxes, splice boxes, and pedestals shall be installed in the public right-of-way, in a public service easement (PSE), or in a utility company specific easement. The locations for utility enclosures shall be considered in the following order of preference: (1) PSE area behind public sidewalk; (2) parkstrip area between the roadway curb & gutter and the sidewalk; (3) within the public sidewalk set flush to grade; (4) within driveway approach areas set flush to the surface with traffic-rated lids. In no case shall an above-ground pedestal or utility cabinet obstruct sight-line visibility for vehicle drivers at intersections or driveways. Deviations from this standard must be approved by the City Engineer. (Address this condition prior to plan approval)
64. DRY UTILITIES (ELECTRICITY, CATV, TELECOM): All dry utilities including electricity, telecommunications, cable television, street lights, alarm systems, etc. required to serve the project shall be installed underground from the point-of-connection at the utility purveyor’s network to the service point. Aerial drops from utility poles will not be allowed without prior approval of the City Engineer. (Address this condition prior to plan approval)
65. ENCROACHMENT PERMIT: Any work performed within the City’s right-of-way, City easements, or City-owned property shall be subject to an Encroachment Permit as defined in Pleasanton Municipal Code Chapter 13.04. All encroachment permit work is subject to adopted City of Pleasanton Standard Specifications and Details and shall be performed by properly-licensed contractors as determined by the City Engineer. Said contractors must provide evidence of proper licensure (typically a Class “A” General Engineering Contractor license or appropriate Class “C” Specialty Contractor license as issued by the California Contractors State License Board), insurance and City-issued Business License upon application for a permit. (Address this condition prior to permit issuance)
66. CONSTRUCTION GENERAL PERMIT: This application is subject to a Construction General Permit according to the National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002. The general permit is applicable to development sites that disturb one or more acres of land surface. The applicant will be required to register the project with the State Water Board’s Stormwater Multi-Application and Report Tracking System (SMARTS) website. A Qualified SWPPP Developer (QSD) and a Qualified SWPPP Practitioner (QSP) must be responsible for permit compliance. The SMARTS system will generate a Waste Dischargers

Identification (WDID) number, which must be printed on the grading and/or erosion control plans. (Address this condition prior to permit issuance)

67. **TEMPORARY TRAFFIC CONTROL:** Work in the public right-of-way or publicly-accessible easement areas require submittal, review, approval, and implementation of a temporary traffic control plan. The plan shall be in writing and subject to review and approval of the City's Traffic Engineer. The plan must conform to the California Manual on Uniform Traffic Control Devices (CA MUTCD), with specific emphasis on Part 6 "Temporary Traffic Control".

If Flaggers will be utilized, said personnel must be trained in the proper fundamentals of flagging moving traffic before entering the right-of-way. The City may demand to see evidence of said training before allowing said personnel into the right-of-way.

Any alterations to pedestrian paths of travel must conform to current standards for the disabled. Any walking member of the public with a visual impairment (cane or guide dog) must be escorted through the construction zone. (Address this condition during construction)

68. **HIGH VISIBILITY SAFETY APPAREL:** All workers on foot who are exposed to the hazard of vehicular traffic shall wear warning garments such as vests, jackets, or shirts manufactured in accordance with the requirements of the American National Standards Institute (ANSI)/International Safety Equipment Association (ISEA) 107-2004 Performance Class 2, high visibility safety apparel and headwear, or any updates adopted by Cal OSHA. During hours of darkness, warning garments shall be retroreflective with visibility from a minimum 1,000 feet. (Address this condition during construction)

69. **EXCAVATION SAFETY:** All excavations must be performed in conformance with California Government Code Section 4216 et seq. No excavation shall occur until proper notice is provided to Underground Service Alert (usanorth811.org) by calling either 811 or 800-642-2444 at least 72-hours prior to the work so buried utilities can be marked. All excavations shall be covered or barricaded to prevent entry when work is inactive. Open excavations in the public right-of-way must be covered by skid-resistant steel plates that are firmly affixed to the surface with leading edges ramped. Excavations 5-feet and deeper require a protective system as defined by Cal-OSHA. If a shoring system or trench boxes will be utilized as the protective system, said system shall either be manufactured and installed according to manufacturer recommendations, or designed by a registered professional engineer and installed according to approved plans. No excavation shall be performed atop or adjacent to a high-risk facility until authorized by the owner of the facility. High-risk facilities are defined as gas transmission pipelines and hazardous liquid pipelines as regulated by the U.S. Department of Transportation Pipeline and Hazardous Materials Safety Administration (US DOT PHMSA) (Address this condition during construction)

70. **POLLUTANT REDUCTION IN STORMWATER:** At no time during construction of the project shall pollutants be allowed to enter, clog, or contaminate storm drain pipe

networks or open stormwater channels in violation of Pleasanton Municipal Code §9.14.080 et seq. The applicant shall contain all trash and debris for proper disposal to authorized landfills or recyclers. Erosion control features shall be deployed during the rainy season that extends from October 1st to April 15th each year, or any time rain is forecast outside of this period. Best Management Practices (BMPs) shall be strictly followed. Street sweepers must be employed if soil or debris is tracked onto the public roads from vehicles exiting the site. Standard BMPs are available from the California Stormwater Quality Association (CASQA), the United States Environmental Protection Agency (EPA), Caltrans, and others. Notes and/or illustrations shall be added to the plans that describe the BMPs to be utilized during construction. The use of manufactured erosion control woven blankets and straw wattles that utilize plastic monofilament netting is specifically prohibited. (Address this condition during construction)

71. SWPPP REPORTING: Copies of any monitoring and/or sampling reports required by the stormwater pollution prevention plan (SWPPP) and submitted by the Legally Responsible Person (LRP) to the State of California's SMARTS database shall also be submitted to the City of Pleasanton inspector assigned to the project. The LRP shall also submit to the City a copy of the required Annual Report no later than September 1st of each year that construction is active or when erosion control features have been deployed. The report must include a summary of all sampling and analysis performed (Risk Levels 2 and 3 only), a log of all inspections performed, a summary of any required corrective actions taken, and a summary of any violations. (Address this condition during construction)
72. DUST CONTROL: Dust control measures must be employed during all phases of construction to prevent airborne nuisance to neighboring properties. All stockpiles or unused materials that can create dust shall be covered or removed. Exposed soil areas shall be routinely watered until surfacing materials or landscaping is installed. Use of dust palliatives shall conform to Caltrans Standard Specification Section 18. Any damage caused by airborne dust to neighboring properties shall be cleaned with costs paid by the applicant. If the applicant fails the address dust as directed by the City, the City shall have the right to enter the property to effectuate the correction, with all costs paid by the applicant or levied as a lien against the applicant's property. (Address this condition during construction)
73. PROPERTY NUISANCE: At no time during construction of the project shall the condition of the property become a nuisance as defined in Pleasanton Municipal Code §9.28.020. The City shall have the right to inspect the property for conditions that violate the code standard. If a nuisance is found, the applicant shall immediately submit a plan of correction. Depending on the severity of the nuisance, the City may suspend all construction work until the condition is corrected. Any of the following conditions shall be considered severe: Leaking chemicals that can cause environmental damage; open excavations or any excavation deeper than 4 feet that lacks proper shoring; unsecured materials that can fall to the ground causing damage or injury; open or exposed utilities that could cause electrical shock or contamination of sewer, potable water systems, groundwater wells, or storm drainage networks. If the applicant fails the address the

nuisance as directed by the City, the City shall have the right to enter the property to effectuate the correction, with all costs paid by the applicant or levied as a lien against the applicant's property. (Address this condition during construction)

74. **NOISE:** Construction noise is regulated under Pleasanton Municipal Code Chapter 9.04. Noise is prohibited outside of the hours of 8:00 am and 8:00 pm daily except Sundays and holidays when noise is prohibited outside the hours of 10:00 am and 6:00 pm. Noise is defined as a level exceeding 83 dBA at a distance of 25 feet or 86 dBA at any point beyond the boundary of the property under construction. If the applicant fails to address the noise as directed by the City, the City shall have the right to enter the property to effectuate the correction, with all costs paid by the applicant or levied as a lien against the applicant's property. Exceptions to these regulations require a special permit granted by the City for circumstances when strict compliance would be impractical or unreasonable, and contingent upon proper noticing to surrounding property owners that includes the dates and times when noise levels will be exceeded and the specific reasons why an exception to the regulation has been granted. (Address this condition during construction)
75. **DROUGHT RESTRICTIONS:** If the City Council declares a drought during a time when this development is under construction, as described in §9.30.010 et seq. of the Pleasanton Municipal Code, the applicant shall utilize only recycled water under Stage 1 or greater restrictions for all non-potable construction-related water needs. Recycled water is available at designated locations within the City, subject to the applicant's receipt of a temporary hydrant meter from the Operations Service Center located at 3333 Busch Road. The applicant is responsible for all water costs based on current billing rates. (Address this condition during construction)
76. **GEOTECHNICAL FINAL REPORT:** At the conclusion of construction, the applicant shall submit to the City a final report from the Geotechnical Engineer or Certified Engineering Geologist testifying to the successful completion of all material testing and/or observation work performed. The final report must provide assurance that all recommendations had been strictly followed. The applicant shall bear all costs associated with this condition. (Address this condition prior to acceptance of improvement or issuance of an Occupancy Permit)
77. **DAMAGE TO EXISTING PUBLIC OR PRIVATE IMPROVEMENTS:** The applicant shall repair damage to existing public or private improvements on and near the project site and along the haul route at the applicant's expense if caused by construction activities. (Address this condition prior to acceptance of improvements or issuance of an Occupancy Permit)
78. **GEOGRAPHIC INFORMATION SYSTEMS:** The City's Geographic Information Systems (GIS) staff publishes digital maps that enable first responders to efficiently navigate to locations where calls for service have been requested. The maps are also shared with agencies and departments that provide other critical services to residents such as mail delivery. To keep these maps current, the City requires as-built plan or map information

to be submitted by the applicant in a format that integrates with ArcGIS by ESRI. The “Digital Submittal Requirements” are available for download at the following weblink:

<https://www.cityofpleasantonca.gov/gov/depts/gis.asp>

(Address this condition prior to acceptance of improvement or issuance of an Occupancy Permit)

FIRE DEPARTMENT – 925-454-2361

The Fire Prevention Bureau reviews building/civil drawings for conceptual on-site fire mains and fire hydrant locations only. Plan check comments and approval DO NOT include: 1.) Installation of the on-site fire mains and fire hydrants. Specific installation drawings submitted by the licensed underground fire protection contractor shall be submitted to the Fire Prevention Bureau for approval; and 2.) Backflow prevention or connections to the public water mains.

79. FIRE HAZARDS: The project developer shall keep the site free of fire hazards from the start of lumber construction until the final inspection.
80. FIRE CODE: All construction shall conform to the requirements of the 2016 Pleasanton Fire Code and local ordinances. All required permits shall be obtained prior to work commencement.
81. SITE SAFETY: Site safety during construction shall be in accordance with Fire Code chapter 33.
82. FIRE SPRINKLERS: Automatic fire sprinklers shall be installed in all occupancies in accordance with the 2016 Pleasanton Building, Fire and Residential Codes with local amendments and ordinances.
83. 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.
84. 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.
85. 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.
86. 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.

87. HAZARDOUS MATERIALS DECLARATION: A Hazardous Materials Declaration shall be provided for this tenant and/or use. The form shall be signed by the owner/manager of company occupying the suite/space/building. No building permit shall be issued until the Hazardous Materials Declaration is provided. The form is available from the Livermore-Pleasanton Fire Department, Fire Prevention Bureau.
88. HAZARDOUS MATERIALS: Should any operation or business activity involve the use, storage or handling of hazardous materials, the firm shall be responsible for contacting the Livermore-Pleasanton Fire Department prior to commencing operations. Please contact the Hazardous Materials Coordinator at 925/454-2361.
89. FIRE LANE MARKING: On-site access ways, turn arounds, and internal drives shall be designated as fire lanes and identified as such by red curb striping and posted with signs at locations approve by the Fire Department. Signs shall be according to State standards and read "No Parking – Fire Lane" and must be shown on the plans. The red curb striping, sign location(s), and sign language shall be included in the building permit submittal for review and approval by the Livermore-Pleasanton Fire Department prior to building permit issuance.
- a. The following schedule for NO PARKING signs shall apply:
- | <i>Width</i> | <i>Requirements</i> |
|------------------------|---------------------|
| 36 feet or greater | No requirements |
| Between 28 and 36 feet | Post one side |
| Between 20 and 28 feet | Post both sides |
| Less than 20 feet | Not permitted |
| Cul-de-Sac | Not permitted |
90. EMERGENCY VEHICLE ACCESS ROADS: Access roads shall have 13 feet, 6 inches unobstructed vertical clearance, 20 feet of unobstructed width (26 feet where occupied building floors exceed 30 feet height), and inside turning radius of 31 feet and outside turning radius of 51 feet. Unobstructed shall mean a clear travel way, excluding parking width, and designed for an emergency vehicle weight of 70,000 pounds under all weather conditions. Unobstructed width shall not include the width of rolled curbs, sidewalks, or non-drivable surfaces. All exterior portions of buildings must be within 200 feet of an access road. Yard and parking area may be able to be located farther than 200 feet from access roads, depending on the specific use.
91. 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.

92. **COMMERCIAL – NEW CONSTRUCTION:** The following items shall be provided prior to any construction above the foundation or slab.
- a. Emergency vehicle access shall be provided to the site, including areas where construction is occurring. If Public Works Improvements are part of the project to access the site, an emergency vehicle access plan shall be submitted for review and approval to the Fire Department.
 - b. If permanent access or site paving is not provided, the carrying capacity of the emergency vehicle access shall be 70,000 pounds under all weather conditions.
 - c. Site staging area(s) shall be provided for materials and equipment. All staging areas shall be outside of the emergency vehicle access route shown on the approved plans.
 - d. Where on-site fire hydrant(s) are required, they shall be installed, flushed and all valves open prior to any construction above the foundation or slab. This includes concrete tilt-up and masonry buildings.
 - e. On-site fire hydrant(s) shall not be obstructed and shall be sufficiently above grade to have all hydrant valves and outlets accessible for emergency use.
 - f. Where a project is phased as part of the development, specific access, water supply and fire hydrant installations will be required as part of each phase. As needed a phasing plan with these improvements will be required.
 - g. Where on-site grading/utility plans are submitted for review and approval prior to building construction drawings, emergency vehicle access routes, fire hydrant locations, material staging areas, etc. shall be provided.
93. **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

94. **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 subject to the review and approval of the City Landscape Architect prior to building permit issuance.

95. **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.
96. **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).
97. **LANDSCAPING INSTALLATION:** Prior to building permit final all landscaping shall be installed as shown on the approved building permit set and shall be inspected and approved by the Landscape Architecture Division.
98. **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.
99. **EROSION CONTROL:** For purposes of erosion control, the applicant shall plant a hydro seed mixture designed by the applicant's landscape architect and approved by the Landscape Architecture Division prior to installation. The erosion control shall be maintained by the applicant until permanent landscaping is in place.
100. **BACKFLOW AND IRRIGATION METER SCREENING:** All backflow prevention devices and above ground irrigation controls 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 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. **(Project Specific Condition)**

101. MAINTENANCE: The applicant and all future owners of the property shall, at no expense to the City, maintain all the landscaped areas related to the project in a healthful, attractive and reasonably weed-free manner consistent with the approved landscape plan, for the duration of the existence of the project.
102. SITE LIGHTING: All site lighting shall be designed for consistency with the International Dark-Sky Association's (IDA) Model Lighting Ordinance. This project site shall be considered to be in an LZ-3 zone for design purposes. Lighting shall be subject to review and approval by the City Landscape Architect prior to building permit issuance. **(Project Specific Condition)**

Trees

103. ROOT CONTROL BARRIER: The applicant shall provide root control barriers and 4-inch perforated pipe for all trees located within 8-feet of pavement or other hardscape, determined by the City Landscape Architect. Root barriers shall be located along the edge of the pavement wherever the tree is within 8-feet of pavement or hardscape. Information and details shall be included in the landscape plan submittal for review and approval by the Landscape Architecture Division.
104. PARKING LOT TREES: There shall be a minimum of 50 percent shade cover in the parking areas, a minimum of 20 percent shade cover in any landscape areas, and a minimum of 20 percent shade cover over any hardscape areas within 15 years. **(Project Specific Condition)**

TRAFFIC ENGINEERING DIVISION – 925-931-5677

105. PARKING MONITORING. Monitoring of circulation and parking during operational hours may be conducted by Traffic Engineering staff. If parking exceeds the allowed allotment and/or circulation problems arise once the fitness facility is in operation, as determined by the City's Traffic Engineer, this Conditional Use Permit may be submitted to the Planning Commission for their subsequent review at a public hearing. If necessary, the Planning Commission may modify or add conditions of approval to mitigate such impacts or may revoke said Conditional Use Permit. **(Project Specific Condition)**

Bicycle Parking

106. BICYCLE PARKING: Projects with 20 or more vehicle parking spaces shall provide minimum bicycle parking equivalent to five percent of the total number of vehicle parking spaces, with a maximum of 20 required bicycle parking spaces. Bicycle parking shall be shown on the building permit plans for review and approval by the Traffic Engineering Division prior to building permit submittal.
107. BICYCLE RACKS: All bicycle racks shall comply with the following criteria:
- a. Located in a visible and accessible location;
 - b. Support the frame of the bicycle and not just one wheel;
 - c. Allow the frame and one wheel to be locked to the rack;
 - d. Allow the use of either a cable or U-shaped lock;
 - e. Be securely anchored;
 - f. Be usable by bikes with no kickstand; and
 - g. Be usable by a wide variety of bicycle sizes and types.

The number, location and type of bicycle racks shall be shown on the building permit plans and shall be subject to review and approval by the City Traffic Engineer prior to issuance of building permits.

Traffic Control

108. TRAFFIC CONTROL PLAN (TCP): A comprehensive traffic control plan shall be submitted to the City Traffic Engineer for review and approval. Best management practices to minimize traffic impacts shall be used during construction, including scheduling of major truck trips and deliveries, to avoid peak travel hours. The TCP shall have proper lane closure procedures such as flagger stations, signage, cones, and other warning devices implemented during construction. The TCP shall also include time of day/hours of lane closures and total number of days.
109. 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.
110. TRAFFIC SIGNAGE AND STRIPING – ON SITE: All on site traffic related signage and striping shall be included in the building permits plans for review and approval by the City Traffic Engineer prior to building permit issuance.
111. TRAFFIC SIGNAGE AND STRIPING – OFF SITE: All off site traffic related signage and striping shall be included in the improvement plans for review and approval by the City Traffic Engineer prior to permit issuance.

112. 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.
113. PARKING STALL DIMENSIONS: 9'x19' standard stall (9'x17' with 2' overhang over planted areas or curbs) and 8'x16' compact stall (8'x15' with 1' overhang over planted areas or curbs). If adjacent to a sidewalk in a residential site then the adjacent sidewalk shall be 6' minimum. If adjacent to a sidewalk in a commercial development then the adjacent sidewalk shall be 8' minimum.
 - a. CORNER STALL DIMENSIONS: Stalls that are perpendicular to one another at a corner location shall provide a 2' buffer for each stall at the corner location.
114. DRIVE AISLES: 24' minimum in residential developments and 25' minimum in commercial developments.

<End>

03-14-25

P24-0420/P24-0421

CITY OF PLEASANTON
PLANNING DIVISION

EXHIBIT B

DANVILLE BREWING COMPANY

DESIGN REVIEW RE-SUBMITTAL NO. 2 | 02.07.2025

Project Narrative

The project site is located at the corner of Wyoming and Utah Streets with a site area of 50,866 square feet or 1.168 acres.

The proposed Danville Brewing Company project is a single 10,441 gross square foot one-story structure consisting of a 6,114 square foot production brewery, 4,327 square foot brew pub (2,480 sq. ft. interior, 1,847 sq. ft. covered outdoor patio/biergarten. The building is set distant from both Wyoming and Utah Streets (41'-6" and 43'-0" respectively) to maximize landscaping and outdoor use areas.

Hours of operation for the production brewery staff and the brew pub staff on-site are Sunday-Thursday: 8:00am to 11:00pm and Friday-Saturday: 8:00am to 12:00am. The maximum number of employees on-site is anticipated to be twelve (12) employees. Opening hours of operation for the brew pub to the public are Sunday-Thursday: 11:00am to 10:00pm and Friday-Saturday: 11:00am to 11:00pm. The maximum number of occupants inside the brew pub is one hundred and fourteen (114) and outside in the covered outdoor biergarten is one hundred (100).

The building design is a metal clad pre-engineered steel structure with an angled dynamic wall "cut" through the South end creating the edge between the interior brew pub and the covered outdoor biergarten. This angled wall will include large glass overhead garage doors and an indoor/outdoor bar to open the interior space to the outdoors. Another large glass door opens out to the Wyoming Street landscape area as well. Windows along the West building façade provide views to the brewing equipment within the structure.

The minimal metal clad gable roof form is kept "clean" with no rooftop equipment. All required mechanical and electrical equipment will be within the structure or screened from view on top of the trash enclosure and/or food service container. Minor penetrations may be required for plumbing vents, etc. Provisions will be made for installation of future solar.

In general, detailing is kept simple with sun shading on the windows facing Wyoming Street, projecting canopies at all door openings, slim profile gutters and downspouts, and an exposed concrete curb base around the building.

Site development will include outdoor areas along both Wyoming and Utah Streets for casual seating around firepits, a stage platform, outdoor games (cornhole, shuffleboard, etc.). The outdoor use areas are in the early stages of design and final selection of outdoor design elements and furnishings is not complete.

The project will accommodate up to two food truck/food truck "container" trailer locations. One (1) relocatable food truck "container" trailer will be placed on-site, located under the outdoor roof structure with quick-connect/disconnect electrical, water and sanitary connections, as required. One

(1) additional traditional food truck parking space is available for the occasional on-site visiting food truck provider. Food service will operate only during standard business hours.

Forty-five (45) off-street parking spaces are provided with access from the shared ingress/egress easement drive off Utah Street (44 required). Up to (2) company delivery vans, each of which will fit in a standard parking space, may be stored on-site. Deliveries and trash service are accommodated with the service drive along the North property edge with a one-way out on to Wyoming Street. All delivery and distribution activities will occur on the North end of the building, distant from Utah Street to the South, and shielded from Wyoming Street with a visual screen fence and gated enclosure. Anticipated operation-related supply delivery times would fall within these hours: Monday-Saturday: 8:00am to 4:00pm.

Extensive tree planting is provided to meet shading requirements and shield the building and outdoor uses from sun exposure. Stormwater is addressed with three bioretention areas, one in the Northwest corner adjacent to the service exit onto Wyoming Street, a second smaller area in the landscape strip in the parking area, and the primary bioretention area serves as a landscape buffer between Utah Street and the outdoor use area and biergarten. A 6'-0" high visual screening fence is placed around the service area to the North (rear yard) and a shorter 4'-0" open fencing visual screening fence is placed along the Wyoming Street edge at the biergarten.

Conformance with CUP Findings

A. The proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purpose of the district in which the site is located.

The subject site at 3595 Utah Street is zoned PUD-C (Planned Unit Development - Commercial) District and is located in the Stanley Business Park which permits a variety of commercial uses. Permitted and conditional uses for the Stanley Business Park are defined by the CS Service Commercial District requirements. Restaurants and Microbreweries are permitted uses and through the application and City of Pleasanton approval for a site-specific Planned Unit Development (PUD) Minor Modification to PUD-81-25, adding brewpubs (on-site alcohol consumption) was added to the list of conditionally permitted uses.

The proposed operation would be consistent with the uses and activities permitted by the PUD-C District. Some of the objectives of the zoning ordinance are to: provide convenient, workable relationships among land uses, protect existing land uses from inharmonious influences and harmful intrusions, and ensure public and private lands ultimately are used for the purposes which are most appropriate and beneficial to the City. The other uses within the immediate vicinity are varied in nature and include a wide variety of services for City residents including a car wash, fast food and drive-through food services, convenience store, auto service and repair, commercial car parking, and auto rental, to name a few.

The proposed brewery and brewpub make a distinctive addition to the District and is compatible with these existing varied uses. It provides a desirable destination for both local business workers and non-commercial residents. The Planning Commission has previously approved a similar brewery and brewpub use in the Downtown Commercial District and, with very few exceptions, it operates without reported issues. Furthermore, the applicant has owned and operated a similar facility in the City of Danville for eight years with no complaints reported. The project would be consistent with the City's objectives.

B. The proposed location of the conditional use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to the properties or improvements in the vicinity.

The project will not have a detrimental impact to the public health, safety, or welfare, or be materially injurious to the properties or improvements in the vicinity. The brewery and brewpub are required to adhere to the City's noise ordinance and operational standards, which were developed with the specific intent to avoid and minimize adverse effects of uses such as this on nearby businesses and are designed to protect the citizens of the City.

All streets around the site are designed per City standards to provide safe ingress and egress into and out of the site. In addition, the proposed use will have adequate off-street parking to meet project demand.

Furthermore, if the operation of the brewery and brew pub results in conflicts pertaining to parking, noise, traffic/circulation or other factors, a condition of approval could allow the Planning Commission to determine if the proposal needs to return to the Planning Commission for further consideration or additional mitigation measures.

C. The proposed conditional use will comply with each of the applicable provisions of the zoning ordinance.

Chapter 18.124 of the Municipal Code states that, because of their unusual characteristics, conditional uses require special consideration so they may be located properly with respect to their effects on surrounding properties.

The subject site's PUD-C (Planned Unit Development - Commercial) District zoning with the approved site-specific Minor Modification permits the microbrewery and brewpub. In addition, the proposed use complies with all relevant sections of the zoning ordinance. Granting a CUP for the proposed use would be consistent with the City's ability to regulate zoning as listed in the Municipal Code Chapter 18.124.

DANVILLE BREWING

DESIGN REVIEW RESUBMITTAL



**FIELD
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SAN FRANCISCO, CALIFORNIA 94103
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**BREWERY
BUILDING**

3595 UTAH STREET
PLEASANTON, CA 94566

CONSTRUCTION DOCUMENTS

ISSUANCE & REVISIONS	DESCRIPTION	DATE
NO.	DESCRIPTION	DATE
1	DESIGN REVIEW SUBMITTAL	07.17.2024
2	DESIGN REVIEW RESUBMITTAL	09.13.2024
3	DESIGN REVIEW RESUBMITTAL	02.07.2025
4	DESIGN REVIEW RESUBMITTAL	03.14.2025

PROJECT DIRECTORY

OWNER:
DANVILLE BREWING COMPANY
200 RAILROAD AVENUE A, DANVILLE, CA 94526
MARCUS MATIA
MARCUS.MATIA@GMAIL.COM
925.217.4172

GENERAL CONTRACTOR:
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1066 BEECHER STREET, SAN LEANDRO, CA 94577
KRISTIN ANDERSON
KRISTIN@EFAC.COM
510.430.8404

CIVIL LANDSCAPE:
BKF ENGINEERS
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JIM MCCURDY
JIMC@BKF.COM
916.556.5855

ARCHITECT:
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711 MARKET STREET, 2ND FLOOR, SAN
FRANCISCO, CA 94103
CHRISTEN SOARES
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415.788.6606

MECHANICAL/ELECTRICAL/PLUMBING:
ACIES ENGINEERING
400 W. MC CARTHY BLVD, SUITE 250
WILSON LEE
WILSON@ACIES.NET
408.522.3255

DRY UTILITIES:
MILLENNIUM DESIGN AND CONSULTING, INC.
P.O. BOX 737, ALAMO, CA
ALFRED GIUSTI
ALFRED@JOINTILITY.COM
925.820.8502

PROJECT DESCRIPTION

The project site is located at the corner of Wyoming and Utah Streets with a site area of 50,866 square feet or 1.168 acres. The proposed Danville Brewing Company project is a single 10,100 gross square foot one-story structure consisting of a 5,700 square foot production brewery, 2,400 square foot brew pub, and a 2,000 square foot covered outdoor bergarten. The building is set distant from both Wyoming and Utah Streets (41'-6" and 43'-0" respectively) to maximize landscaping and outdoor use areas.

Hours of operation for the production brewery and the brew pub staff are Sunday-Thursday: 8:00am to 11:00pm and Friday-Saturday: 8:00am to 12:00am. The maximum number of employees on-site is anticipated to be twelve (12) employees. Opening hours of operation for the brew pub to the public are Sunday-Thursday: 11:00am to 10:00pm and Friday-Saturday: 11:00am to 11:00pm. The maximum number of occupants inside the brew pub is one hundred and twenty-one (121) and outside in the covered outdoor bergarten is one hundred (100).

The building design is a metal clad pre-engineered steel structure with an angled dynamic wall "cut" through the South end creating the edge between the interior brew pub and the covered outdoor bergarten. This angled wall will include large glass overhead garage doors and an indoor/outdoor bar to open the interior space to the outdoors. Another large glass door opens out to the Wyoming Street landscape area as well. Windows along the West building facade provide views to the brewing equipment within the structure.

The minimal metal clad gable roof form is kept "clean" with no rooftop equipment. All required mechanical and electrical equipment will be within the structure or on grade. Provisions will be made for installation of future solar. In general, detailing is kept to a minimum with sun shading on the windows facing Wyoming Street, projecting canopies at all door openings, and an exposed concrete curb base around the building. Site development will include outdoor areas along both Wyoming and Utah Streets for casual seating around freights, a stage platform, outdoor games (cornhole). The outdoor use areas are in the early stages of design and final selection of outdoor design elements and furnishings is not complete.

The project will accommodate up to two food trucks/food truck "containers" trailer locations. One (1) relocatable food truck "container" trailer will be placed on-site, located under the outdoor roof structure with quick-connect/disconnect electrical, water and sanitary connections, if required. One (1) additional traditional food truck parking space is available for a temporary on-site only food truck provider. No utility connections are provided for the food truck. Food service would operate only during standard business hours.

Forty-five (45) off-street parking spaces are provided with access from the shared ingress/egress easement drive off Utah Street (44 required). Up to (2) company delivery vans, each of which would fit in a standard parking space, could be stored on-site. Deliveries and trash service are accommodated with the service drive along the North property edge with a one-way out on to Wyoming Street. All delivery and distribution activities will occur on the North end of the building, distant from Utah Street to the South, and shielded from Wyoming Street with a visual screen fence enclosure. Anticipated operation-related supply delivery times would fall within these hours: Monday-Saturday: 8:00am to 4:00pm.

Extensive tree planting is provided to meet shading requirements and shield the building and outdoor uses from sun exposure. Stormwater is addressed with three bioretention areas, one in the Northwest corner adjacent to the service east onto Wyoming Street, a second smaller area in the landscape strip in the parking area, and the primary bioretention area serves as a landscape buffer between Utah Street and the outdoor use area and bergarten. A 6'-0" high visual screening fence is placed around the service area to the North (rear yard) and a shorter 4'-0" open fencing visual screening fence is placed along the Wyoming Street edge at the bergarten.

PROJECT INFORMATION

PROJECT ADDRESS: 3595 UTAH STREET PLEASANTON, CA 94566

PARCEL NUMBER: 946-4542-022-01

ZONING: PUD-C (0.1010)

LOT SIZE: 1.168 ACRES

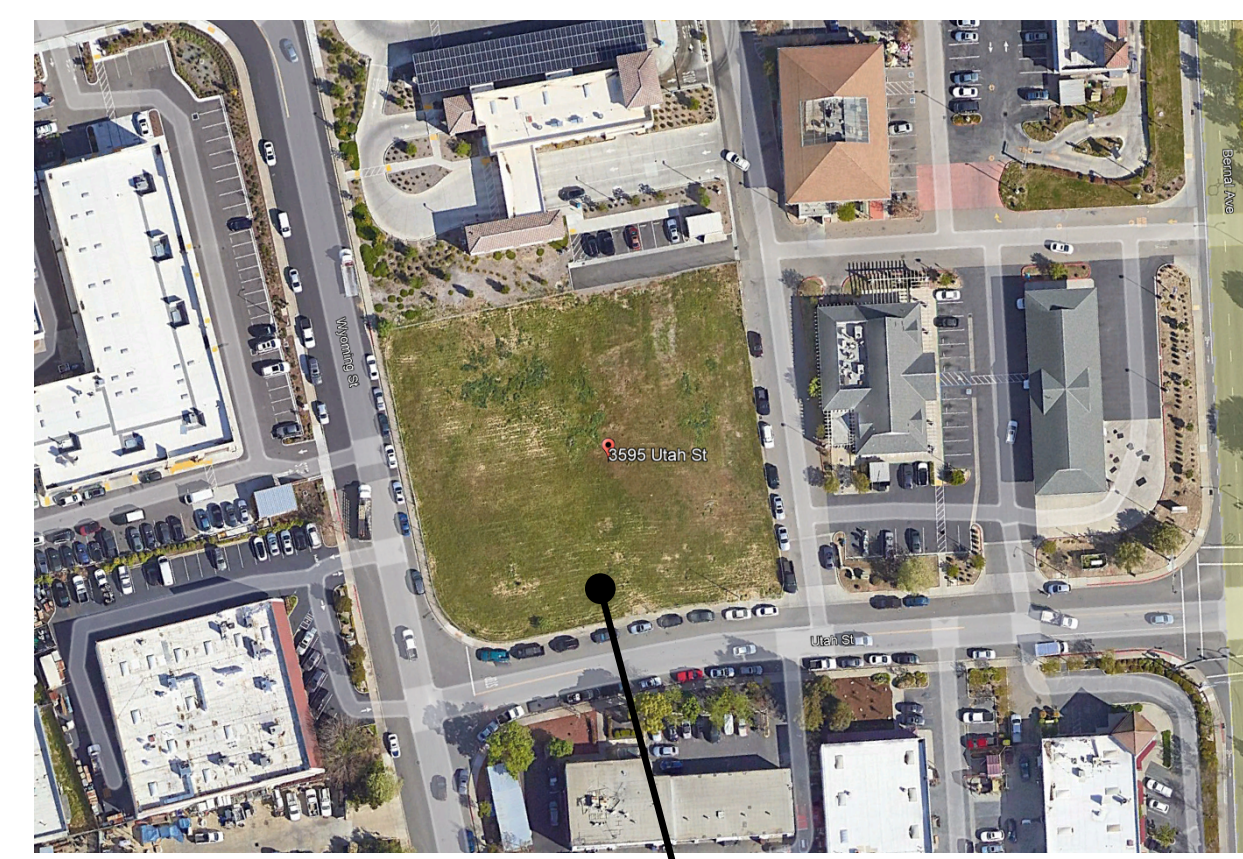
BUILDING DATA: FULLY SPRINKLERED

REFER TO SHEET G1.0 SITE PLAN FOR EMERGENCY VEHICLE ACCESS REFERENCE.

APPLICABLE CODES

2023 CITY OF PLEASANTON CODE OF ORDINANCES
2022 CALIFORNIA BUILDING CODE W/ PLEASANTON AMENDMENTS (CBC)
2022 CALIFORNIA FIRE CODE W/ PLEASANTON AMENDMENTS (CFC)
2022 CALIFORNIA FIRE CODE W/ PLEASANTON AMENDMENTS (CFC)
2022 UNIFORM MECHANICAL CODE W/ PLEASANTON AMENDMENTS (IMC)
2022 UNIFORM PLUMBING CODE W/ PLEASANTON AMENDMENTS (UPC)
2022 NATIONAL ELECTRICAL CODE W/ PLEASANTON AMENDMENTS (NEC)
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE W/ PLEASANTON AMENDMENTS (CALGREEN)
2010 AMERICANS WITH DISABILITIES ACT (COMPRISED OF THE 2004 ADAAG) (ADA)
2009 ICC A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES (A117.1)
2024 NFPA 13, STANDARD FOR INSTALLATION OF SPRINKLER SYSTEM (NFPA 13)
2022 NFPA 72, NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA 72)

LOCATION MAP



PROJECT SITE:
3595 UTAH STREET
PLEASANTON, CA 94566

SHEET INDEX

GENERAL - PLANNING	07.17.24 DESIGN REVIEW SUBMITTAL	09.29.24 DESIGN REVIEW RESUBMITTAL	02.07.25 DESIGN REVIEW RESUBMITTAL	03.14.25 DESIGN REVIEW RESUBMITTAL	ARCHITECTURAL - PLANNING	07.17.24 DESIGN REVIEW SUBMITTAL	09.29.24 DESIGN REVIEW RESUBMITTAL	02.07.25 DESIGN REVIEW RESUBMITTAL	03.14.25 DESIGN REVIEW RESUBMITTAL
G-0.0 COVER SHEET	X	X	X	X	A-1.1 FLOOR PLAN	X	X	X	X
G-0.4 ALTA SURVEY - FOR REFERENCE	X	X	X	X	A-2.1 REFLECTED CEILING PLAN	X	X	X	X
G-0.6 GIS CHECKLIST	X	X	X	X	A-2.2 ROOF PLAN	X	X	X	X
G-0.7 NEIGHBORHOOD CONTEXT	X	X	X	X	A-3.0 BUILDING EXTERIOR ELEVATIONS PRESENTATION	X	X	X	X
G-0.9 SOLAR ACCESS / SHADOW STUDY	X	X	X	X	A-3.1 BUILDING EXTERIOR ELEVATIONS	X	X	X	X
G-1.0 ARCHITECTURAL SITE PLAN	X	X	X	X	A-3.2 BUILDING SECTIONS	X	X	X	X
					A-3.3 PERSPECTIVE VIEWS	X	X	X	X
					A-4.1 WALL SECTIONS	X	X	X	X
					A-4.2 WALL SECTIONS	X	X	X	X
					A-5.1 ENLARGED PLAN & DETAILS - SERVICE ENCLOSURE	X	X	X	X
					A-8.0 SCHEMATIC DETAILS	X	X	X	X
CIVIL					ELECTRICAL				
C1.00 GRADING PLAN	X	X	X	X	ES.0 SINGLE LINE DIAGRAM AND SITE PLAN	X	X	X	X
C1.01 LANDSCAPE SECTIONS	X	X	X	X	EP1.1 SITE PHOTOMETRIC PLAN	X	X	X	X
C2.00 UTILITY PLAN	X	X	X	X	EP1.2 FIXTURE SPECIFICATIONS	X	X	X	X
C3.00 STORMWATER MANAGEMENT	X	X	X	X					
LANDSCAPE									
L1.0 PRELIMINARY PLANTING PLAN	X	X	X	X					
L2.0 PARKING LOT SHADE PLAN	X	X	X	X					

RECEIVED
03-14-25
P24-0420/P24-0421
CITY OF PLEASANTON
PLANNING DIVISION
EXHIBIT B

COVER SHEET

SHEET NUMBER:
G-0.0

All drawings and written material appearing herein constitute the original and unpublished work of the architect and the same may not be duplicated, used, or disclosed without the written consent of the architect (Field Paoli)

NOT FOR CONSTRUCTION

FIELD PAOLI

FIELD PAOLI ARCHITECTS
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San Francisco, California 94103
415.788.6606 | fieldpaoli.com



BREWERY BUILDING

3595 UTAH STREET
PLEASANTON, CA 94566

CONSTRUCTION DOCUMENTS

ISSUANCE & REVISIONS	DESCRIPTION	DATE
NO.	DESCRIPTION	DATE
	DESIGN REVIEW SUBMITTAL	07.17.2024

DRAWN BY	ERP
CHECKED BY	WL / CS
JOB NO.	2348

ALTA SURVEY - FOR REFERENCE

SHEET NUMBER
G-0.4

All drawings and written material appearing herein constitute the original and unpublished work of the architect and the same may not be duplicated, used, or disclosed without the written consent of the architect © Field Paoli

TITLE DESCRIPTION

The legal description for the property surveyed hereon is taken from the preliminary title report dated June 14, 2023, prepared by Fidelity National Title Company at 1200 Concord Avenue, Suite 400, Concord, California 94520, under Order Number FAMC-1023000480-DP.

THE LAND REFERRED TO HEREIN BELONGS TO THE CITY OF PLEASANTON, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
LOT 12 OF TRACT 4401, IN THE CITY OF PLEASANTON, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, FILED OCTOBER 9, 1980 IN MAP BOOK 122, PAGE(S) 30, OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:
LOT 13 OF TRACT 4401, FILED OCTOBER 9, 1980, IN MAP BOOK 122, PAGE 30, ALAMEDA COUNTY RECORDS.

EXCEPTING THEREFROM:
BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 13; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 13, SOUTH 11° 29' 30" EAST, 192.41'; THENCE LEAVING SAID EASTERLY LINE NORTH 15° 57' 42" WEST, 191.33 FEET TO THE NORTHERLY LINE OF SAID LOT 13; THENCE NORTHEASTERLY ALONG SAID NORTHERLY LINE NORTH 72° 08' 39" EAST, 15.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
BEING A PORTION OF PARCEL 6 OF PARCEL MAP NO. 5814 FILED APRIL 25, 1991, IN BOOK 196 OF MAPS, PAGES 69 THROUGH 73, INCLUSIVE, ALAMEDA COUNTY RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID PARCEL 6, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF UTAH STREET; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE OF PARCEL 6 AND THE NORTHERLY LINE OF UTAH STREET, NORTH 79° 50' 30" EAST, 2.00 FEET; THENCE LEAVING SAID SOUTHERLY LINE NORTH 15° 47' 42" WEST, 25.68 FEET TO THE WESTERLY LINE OF SAID PARCEL 6; THENCE SOUTHERLY ALONG SAID WESTERLY LINE SOUTH 11° 29' 30" EAST, 25.60 FEET TO THE POINT OF BEGINNING.

THIS LEGAL DESCRIPTION IS MADE PURSUANT TO THAT CERTAIN CERTIFICATE APPROVING LOT LINE ADJUSTMENT/MERGER NO. PLLA-76, RECORDED MARCH 09, 2006, AS INSTRUMENT NO. 2006-87967 OF OFFICIAL RECORDS.

PARCEL 4:
A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER, UPON AND ACROSS THE DRIVEWAYS, ROADWAYS AND ACCESS WAYS, SIDEWALKS AND WALKWAYS, EXITS AND ENTRANCES ON PARCEL 8 OF SAID PARCEL MAP NO. 5814, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID PARCEL 8 AND RUNNING ALONG THE SOUTHERLY LINE OF SAID PARCEL 8, SOUTH 15° 57' 42" WEST, 255.50 FEET; THENCE SOUTH 72° 08' 39" WEST, 15.00 FEET TO THE WESTERLY LINE OF SAID PARCEL 8; THENCE ALONG SAID WESTERLY LINE NORTH 15° 57' 42" WEST, 262.99 FEET TO THE NORTHERLY LINE OF SAID PARCEL 8; SAID POINT BEING ON A NON-TANGENT 4808.74 FOOT RADIUS CURVE CONCAVE SOUTHERLY, THE LAST CURVE BEING THE RADIAL FOR SAID CURVE, THENCE 17.50 FEET NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 13' 03"; THENCE LEAVING SAID NORTHERLY LINE AND RUNNING SOUTHERLY, SOUTH 15° 57' 42" WEST, 120.00 FEET TO THE WESTERLY LINE OF SAID PARCEL 9; THENCE ALONG SAID WESTERLY LINE NORTH 19° 41' 18" WEST, 17.50 FEET; THENCE LEAVING SAID WESTERLY LINE AND RUNNING NORTH 70° 18' 42" EAST, 120.28 FEET; THENCE NORTH 72° 08' 39" EAST, 113.88 FEET; THENCE NORTH 15° 57' 42" WEST, 208.03 FEET TO THE NORTHERLY LINE OF SAID PARCEL 9, SAID POINT BEING ON A NON-TANGENT 4570.74 FOOT RADIUS CURVE CONCAVE TO THE SOUTH AND HAVING A RADIAL BEARING SOUTH 10° 10' 47" EAST; THENCE 17.50 FEET NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 13' 03" TO THE POINT OF BEGINNING.

PARCEL 5:
A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR PURPOSES OF VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS OVER, UPON AND ACROSS DRIVEWAYS, ROADWAYS AND ACCESS WAYS, SIDEWALKS AND WALKWAYS, EXITS AND ENTRANCES OF PARCEL 9, AS SHOWN ON PARCEL MAP NO. 5814, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEASTERLY CORNER OF SAID PARCEL 9 AND RUNNING ALONG THE EASTERLY LINE OF SAID PARCEL 9, SOUTH 15° 57' 42" EAST, 224.99 FEET TO THE SOUTHERLY LINE OF SAID PARCEL 9; THENCE ALONG SAID WESTERLY LINE NORTH 19° 41' 18" WEST, 17.50 FEET; THENCE LEAVING SAID WESTERLY LINE AND RUNNING NORTH 70° 18' 42" EAST, 120.28 FEET; THENCE NORTH 72° 08' 39" EAST, 113.88 FEET; THENCE NORTH 15° 57' 42" WEST, 208.03 FEET TO THE NORTHERLY LINE OF SAID PARCEL 9, SAID POINT BEING ON A NON-TANGENT 4570.74 FOOT RADIUS CURVE CONCAVE TO THE SOUTH AND HAVING A RADIAL BEARING SOUTH 10° 10' 47" EAST; THENCE 17.50 FEET NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 13' 03" TO THE POINT OF BEGINNING.

CERTIFICATION

The boundary and easement information shown hereon is based upon the preliminary title report dated June 24, 2023, prepared by Fidelity National Title Company at 1200 Concord Avenue, Suite 400, Concord, California 94520, under Order Number FAMC-1023000480-DP.

This map has been prepared for the sole purpose of showing the location of existing above ground improvements and surface elevations of the subject parcel. All other information shown hereon is for informational purposes only.

Brian L. Sousa, L.S. 7917 Date: 12/08/2023
Brian L. Sousa, L.S. 7917



TITLE EXCEPTIONS AND EXCLUSIONS

The exceptions and exclusions listed in said preliminary title report are as follows:

Item 1: Property taxes, if any. Not addressed hereon, refer to the title report for particulars.

Item 2: The land lies within the boundaries of the Mello-Ross Community Facilities District 2014-1. This item is not survey related and is not addressed hereon, refer to the title report for particulars.

Item 3-4: Property taxes and the lien of supplemental taxes, if any. Not addressed hereon, refer to the title report for particulars.

Item 5: Easement(s) for the purpose of Public Service and Incidental purposes as shown on Tract Map 4401, as filed in Book 122 of maps at Pages 30-33. This item affects the subject property and is shown hereon.

Item 6: Matters contained in that certain document entitled Declaration of Set-Back Restrictions, recorded March 23, 1981 as Document Number 1981-13966. This item affects the subject area and is blanket in nature, refer to the document for particulars.

Item 7: Matters contained in that certain document entitled Agreement for Completion of Improvement Work. This item is not survey related and is not addressed hereon, refer to the title report for particulars.

Item 8: Matters contained in that certain document entitled Memorandum of Agreement. This item is not survey related and is not addressed hereon, refer to the title report for particulars.

Item 9: Matters contained in that certain document entitled Agreement to Grant Easement to the City of Pleasanton, Recorded April 25, 1991, as Document Number 1991-104824. This item affects the subject area and is blanket in nature, refer to the document for particulars.

Item 10: Matters contained in that certain document entitled Shopping Center Easement Agreement, Recorded November 15, 2001 as Document Number 2001-444824 and modified as follows:
- First Amendment to Shopping Center Easement Agreement, Recorded February 20, 2003 as Document Number 2003-97581.
- Quitclaim Deed, Recorded March 19, 2014 as Document Number 2014-071464.

This item affects the subject area and is shown hereon.

Item 11: Matters contained in that certain document entitled Restrictive Covenant. This item is not survey related and is not addressed hereon, refer to the title report for particulars.

Item 12: Easement for the purpose of Vehicular and Pedestrian Ingress and Egress and Incidental Purposes, Recorded November 15, 2001 as Document Number 2001-444826. This item affects the subject area and is shown hereon.

Items 13-20: Title company statements. Not Addressed on this survey, refer to the title report for particulars.

SURVEYOR NOTES

1. All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.

2. Utilities shown have been located from visible above-ground, on-site observation only. Therefore the surveyor assumes no liability for the location and/or existence of any utilities that may have been concealed at the time of this survey. The locations of underground utilities have not been located and are not included as a portion of this survey. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned.

3. No observable evidence of earth moving work or building construction were visible on the site.

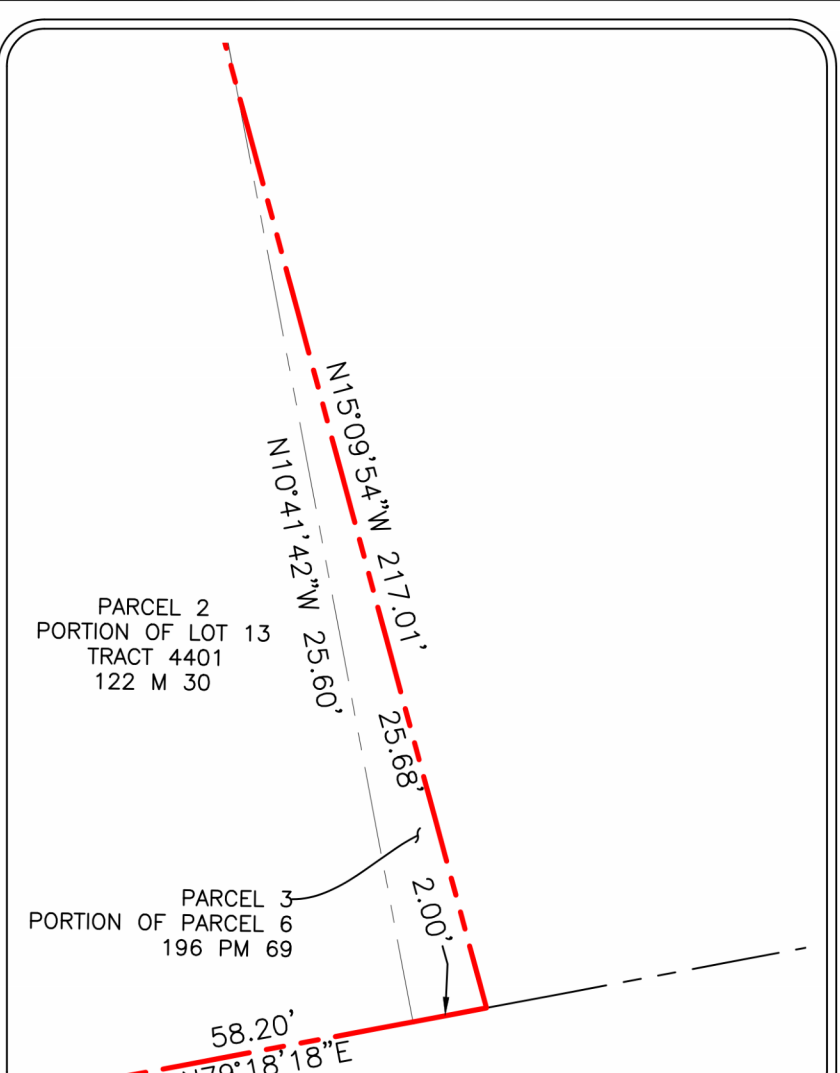
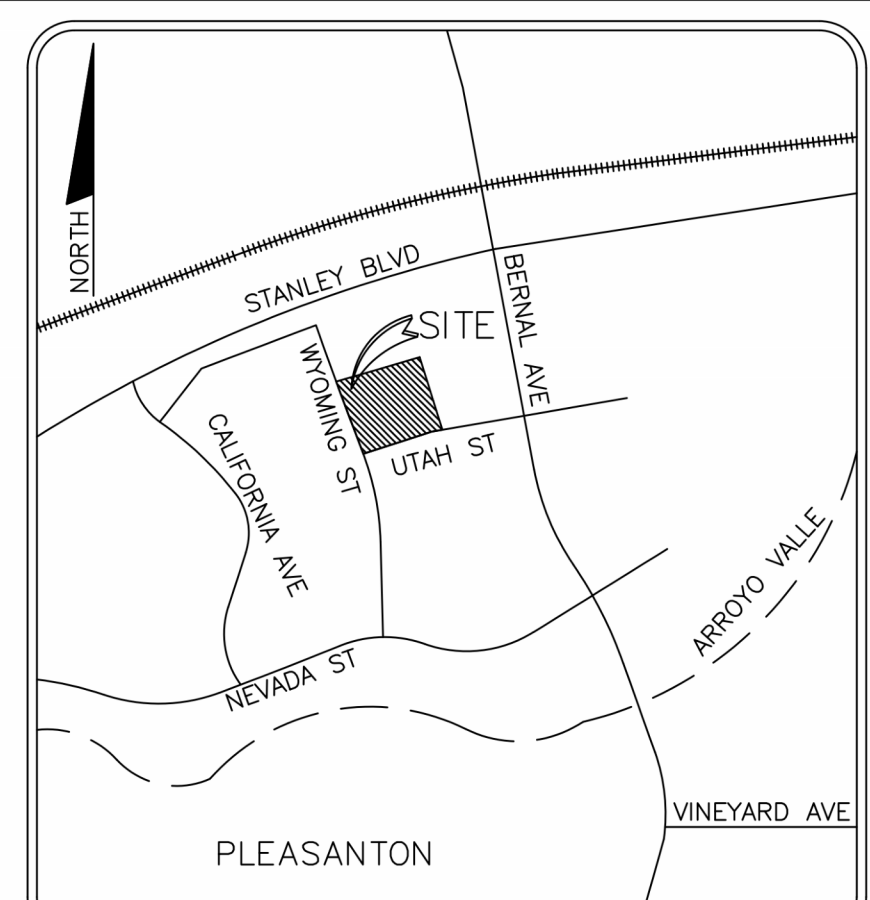
4. The property boundary shown hereon and described as Parcels 1, 2, and 3 in the hereon referenced title report, as well as the vesting deed Doc. No. 2019-200673, is one legal parcel as combined in that Certain Certificate Approving Lot Line Adjustment/Merger No. PLLA-76, Recorded March 09, 2006 as Instrument No. 2006-87967 of Official Records.

DATUM NOTE

The elevations shown on this survey are NAD83, based upon OPUS corrected GPS measurements.

BASIS OF BEARINGS NOTE

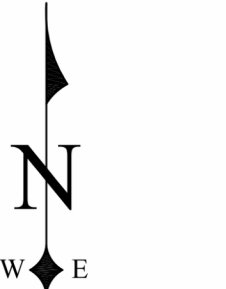
The bearings shown on this survey are based upon California State Plane Zone 3



DETAIL A

LEGEND

- - - Existing easement line
- - - Existing property boundary
- - - Existing interior parcel line, see surveyor note 4
- - - Existing parcel lines of adjacent properties
- - - Existing street centerline
- - - Existing building setback line
- - - Underground utility line as noted
- - - Existing building line at ground level
- - - Existing fence line as noted
- - - Existing point line
- - - Existing minor contour
- - - Existing major contour
- - - Asphalt concrete
- - - Asphalt Dike
- - - Concrete
- - - Drainage inlet
- - - Electric
- - - Flow line
- - - Lip of Gutter
- - - Landscaping
- - - Public service easement
- - - Right of way
- - - Storm Drain
- - - Sanitary Sewer
- - - Sidewalk
- - - Top of Curb
- - - Water
- - - Weep hole through curb
- - - Fire hydrant
- - - Sanitary sewer manhole
- - - Sign
- - - Street light
- - - Street light w/mast
- - - Storm drain manhole
- - - Utility vault as noted
- - - Water valve
- - - Contour elevation
- - - Spot elevation
- - - Tree w/ trunk



SCALE: 1" = 20'

IF PHYSICAL DISTANCE ACROSS SCALE BAR IS NOT EXACTLY TWO (2) INCHES, ADJUST SCALE ACCORDINGLY.

CONTOUR INTERVAL NOTE

Contours shown on this survey are plotted at a 1 foot interval.

GHG EMISSION COMPLIANCE CHECKLIST

The City of Pleasanton has adopted the Climate Action Plan (CAP) 2.0 that establishes 2030 and 2045 greenhouse gas (GHG) emissions targets. The CAP 2.0 includes specific strategies and actions to reduce emissions to 4.11 MTCO2e per capita by 2030 (70 percent below 1990 levels) and provide substantial progress towards carbon neutrality by 2045.

Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15183.5, a lead agency may determine that a project's incremental contribution to a cumulative effect is not cumulatively considerable if it complies with a previously adopted plan. The CAP 2.0 is considered a "qualified" GHG reduction strategy and provides CEQA streamlining for future development that is subject to discretionary review and trigger environmental review pursuant to the CEQA. The purpose of the following GHG Emission Compliance Checklist (herein referred to as "Checklist") is to assist with determining CAP 2.0 consistency for a future development project or plan (herein referred to as the "Project").

The CAP 2.0 includes actions that are both mandatory and voluntary actions, both contained in the Checklist. While mandatory actions that are required, voluntary actions are encouraged. Funding may be available for certain efforts as noted in the Checklist. Projects that are consistent with the CAP 2.0, as determined using the Checklist, may rely on the programmatic CAP 2.0 Initial Study/Negative Declaration GHG emissions analysis for the respective project and cumulative-level GHG emissions impacts analysis. Inconsistency with any of the applicable mandatory actions in this Checklist would make a Project inconsistent with the overall Checklist. Projects that are identified as inconsistent with the CAP 2.0 through the use of this Checklist must prepare a project-specific analysis of GHG emissions, including quantification of existing and projected GHG emissions compared to the City's approved GHG thresholds. Such projects must still incorporate CAP 2.0 actions in this Checklist to the extent feasible.

This Checklist will be periodically updated to incorporate new GHG reduction techniques, to comply with later amendments to the CAP, or to reflect changes in other sustainability-focused local, State, or federal laws, regulations, ordinances, and programs.

Checklist Applicability The Checklist includes a column with the applicable regulation, project type, requirements, Project compliance, and explanation. The Project Type column of the Checklist indicates regulation applicability based on project type. Project types include:

- Renovations and additions
• New construction (which includes any new buildings irrespective of existing development on a lot as well as any development on a vacant lot)
• A development plan/planning document

Table with 5 columns: Regulation, Project Type, Requirements, Compliance, Required Explanation. Contains sections for Land Use, Green Building Standards, and LEED Neighborhood.

1 Covered Projects include: 1) Construction of any City-Sponsored project; 2) Construction of any new commercial/industrial building; 3) Construction of any new residential unit(s) or mixed-use project; 4) Renovation/Additions of any commercial or City-sponsored project that adds 20,000 gross square-feet or greater; and 5) Addition to any residential project of any size if it has been less than five years from the date of certificate of occupancy for original structure.

Table with 5 columns: Regulation, Project Type, Requirements, Compliance, Required Explanation. Contains sections for Alternative Transportation, Active Transportation, and Bicycle Amenities.

Table with 5 columns: Regulation, Project Type, Requirements, Compliance, Required Explanation. Contains sections for Energy Efficiency, Renewable Energy, and Water Heater.

Table with 5 columns: Regulation, Project Type, Requirements, Compliance, Required Explanation. Contains sections for Wastes, Materials Recycling & Composting, and Landfill Diversion.

7 All residential addresses that create an increase in conditioned area, non-residential addresses greater than 1,000 square feet, demolition with a total value of \$25,000 or greater, and/or non-residential alterations/renovations with total value of \$25,000 or greater.

Table with 5 columns: Regulation, Project Type, Requirements, Compliance, Required Explanation. Contains sections for Building Electrification, All-Electric, and All-Electric Existing Buildings.

8 The Building Code includes limited exceptions including commercial facilities with a business related need to cook with combustion equipment, industrial processes for labs, research, or educational related uses, and/or if the applicant establishes that there is an on-site electric generation compliance for the building under the California Building Energy Efficiency Standards and that the building is not able to achieve the performance compliance standard applicable to the building under the Energy Efficiency Standards.

Table with 5 columns: Regulation, Project Type, Requirements, Compliance, Required Explanation. Contains sections for Green Materials, Water Use Efficiency, Water Recycling, and Green Stormwater Infrastructure.

Table with 5 columns: Regulation, Project Type, Requirements, Compliance, Required Explanation. Contains sections for Vehicle Electrification, EV Charging, and EV Charging Existing Buildings.

9 EV Ready includes: installation of charging stations, adequate panel capacity, dedicated branch circuit, circuit breaker, and electrical components (e.g., 240-volt outlets). Level 2 must be capable of 6.3 kW (240V/40A/40-wk, 48-amps). Level 3 must be capable of 4.4 kW (208V/40-wk, 38-amps) and Level 1 must be a minimum of 2.2 kW (120V/16-wk, 16-amps).

Table with 5 columns: Regulation, Project Type, Requirements, Compliance, Required Explanation. Contains sections for Stormwater Management, Tree Planting, and Wildfire Prevention.

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BREWERY BUILDING

3595 UTAH STREET PLEASANTON, CA 94566

CONSTRUCTION DOCUMENTS

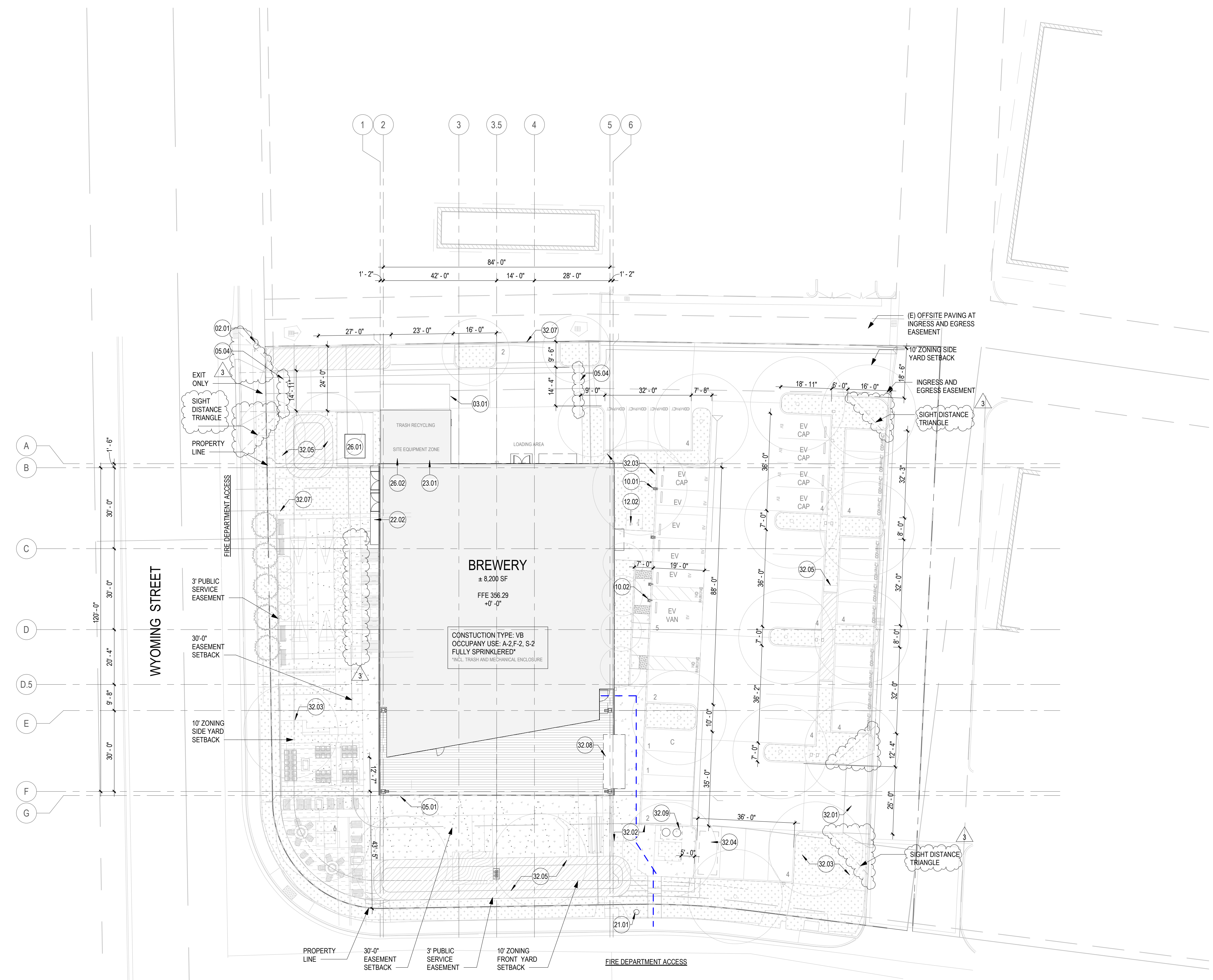
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GHG CHECKLIST

G-0.6

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4 SITE PLAN PL
G-1.0 1" = 20'-0"

LEGEND

--- ACCESSIBLE PATH OF TRAVEL TO PUBLIC RIGHT OF WAY
5% MAX RUNNING SLOPE AND 2% MAX CROSS SLOPE

SHEET NOTES

1. RENDERING IS FOR ILLUSTRATIVE PURPOSES ONLY WITH RESPECT TO THE EXTERIOR LANDSCAPE AND BERGARTEN. THE OUTDOOR USE AREAS ARE IN THE EARLY STAGES OF DESIGN AND FINAL SPACE CONFIGURATION AND SELECTION OF OUTDOOR DESIGN ELEMENTS AND FURNISHINGS IS NOT COMPLETE.

KEYNOTES

- 02.01 EXISTING FIRE HYDRANT, SEE CIVIL DRAWINGS
- 03.01 6" CONCRETE SLAB ON GRADE, SEE STRUCTURAL DRAWINGS
- 05.01 EDGE OF ROOF ABOVE
- 05.04 SECURITY GATE
- 10.01 EV CHARGER AND EV SIGNAGE BY OTHERS
- 10.02 DESIGNATED ACCESSIBLE EV CHARGING SPACE, WITH ACCESSIBLE SIGNAGE
- 12.02 BICYCLE PARKING WITH PAD, SEE LANDSCAPE DRAWINGS
- 21.01 PROPOSED FIRE HYDRANT, SEE CIVIL DRAWINGS
- 22.02 GAS METER, SEE PLUMBING DRAWINGS
- 23.01 GLYCOL CHILLER - PRIMARY, SEE BREWERY EQUIPMENT DRAWINGS
- 26.01 TRANSFORMER, SEE ELECTRICAL DRAWINGS
- 26.02 STEAM GENERATOR, SEE BREWERY EQUIPMENT DRAWINGS
- 32.01 CURB RAMP, SEE CIVIL DRAWINGS
- 32.02 CONCRETE SIDE WALK, SEE CIVIL DRAWINGS
- 32.03 LANDSCAPE PLANTING AREA, SEE LANDSCAPE DRAWINGS
- 32.04 TEMPORARY ON-SITE FOOD TRUCK PARKING SPACE
- 32.05 STORMWATER BIoretention AREA, SEE CIVIL DRAWINGS
- 32.07 OPEN SITE FENCE AND GATE, SEE LANDSCAPE DRAWINGS
- 32.08 POTENTIAL ON-SITE FOOD TRUCK CONTAINER TRAILER LOCATION WITH UTILITY SERVICE PROVIDED.
- 32.09 GREASE INTERCEPTOR, SEE PLUMBING DRAWINGS & CIVIL DRAWINGS

RETAIL GLA & PARKING TABULATION

RETAIL GLA	AREA	OCC	PARKING
BREWERY	6,114 SF	300	21
BREW/PUB (Interior Conditioned Space)	2,480 SF	200	13
BREW/PUB (Exterior Covered Space)	1,847 SF	200	10
TOTAL	10,441 SF		44

PARKING SUMMARY

	REQUIRED	PROVIDED
Standard Accessible Space	2	2
Standard EV Accessible Space	1	1
Van Accessible EV Space	1	1
TOTAL ACCESSIBLE SPACES	4	4

	REQUIRED	PROVIDED
EV Standard Spaces*	3	3
EV Capable Spaces*	5	5
Compact Spaces	17	17
Standard Spaces	15	16
TOTAL SPACES	40	41

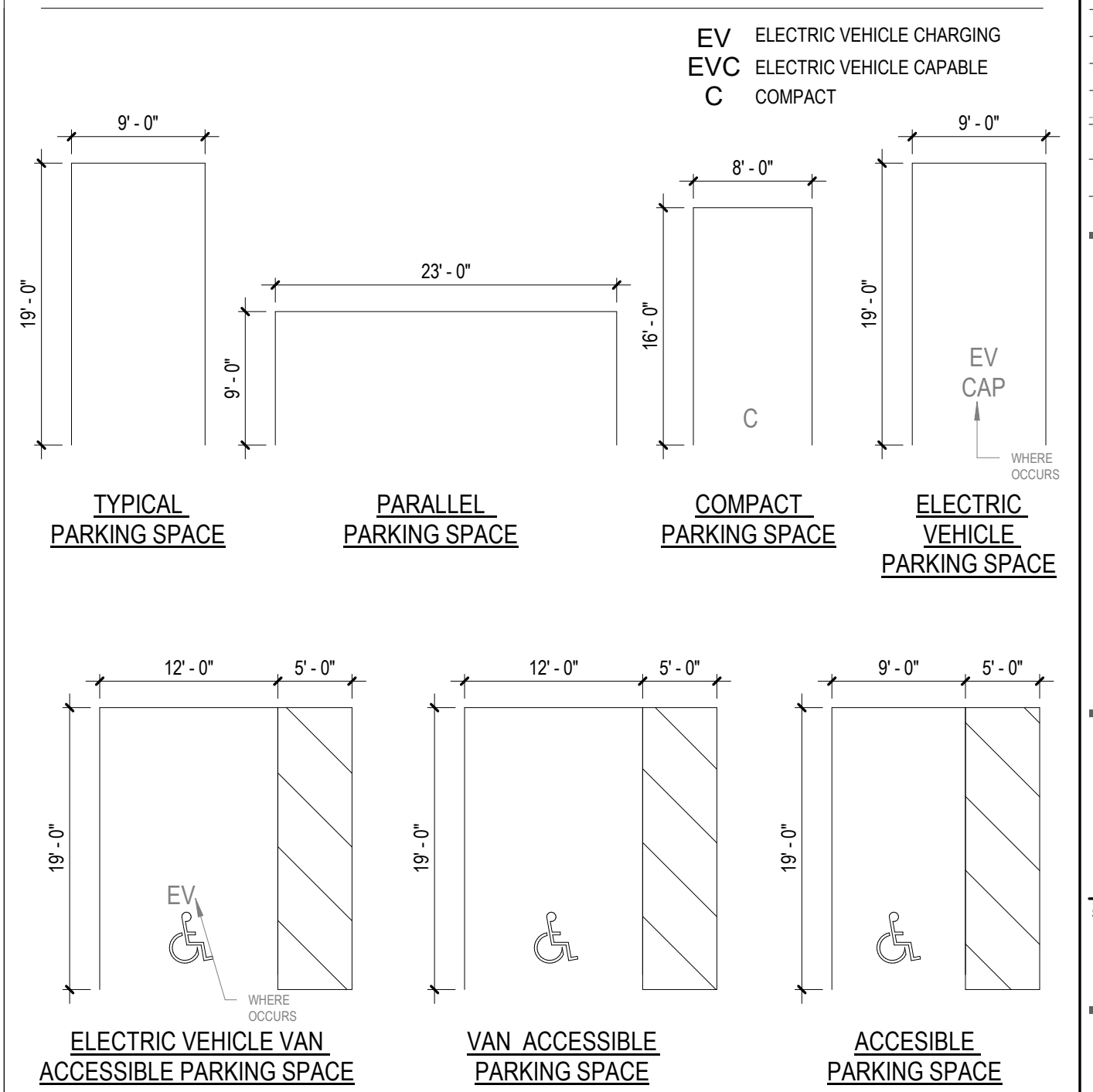
TOTAL PARKING SPACES

	REQUIRED	PROVIDED
TOTAL PARKING SPACES	44	45

	REQUIRED	PROVIDED
Bicycle Short-Term Parking**	3	4
Bicycle Long-Term Parking**	1	2
TOTAL BICYCLE PARKING	4	6

*Per Green Bldg Code Ordinance, Sec. 5.106.5.3.3
**Per CALGreen Ch. 5, 5.105.4.1.1 and City of Pleasanton Climate Action Plan 2.0, Greenhouse Gas Emission

PARKING LEGEND



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CONSTRUCTION DOCUMENTS

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3	DESIGN REVIEW RESUBMITTAL	03.14.2025

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ARCHITECTURAL SITE PLAN

SHEET NUMBER:
G-1.0

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1	DESIGN REVIEW SUBMITTAL	07.16.24
2	DESIGN REVIEW RESUBMITTAL	09.13.24
3	DESIGN REVIEW RESUBMITTAL	01.13.25
4	DESIGN REVIEW RESUBMITTAL	03.14.25
5	DESIGN REVIEW REVISION	05.27.25

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GRADING PLAN

C1.00

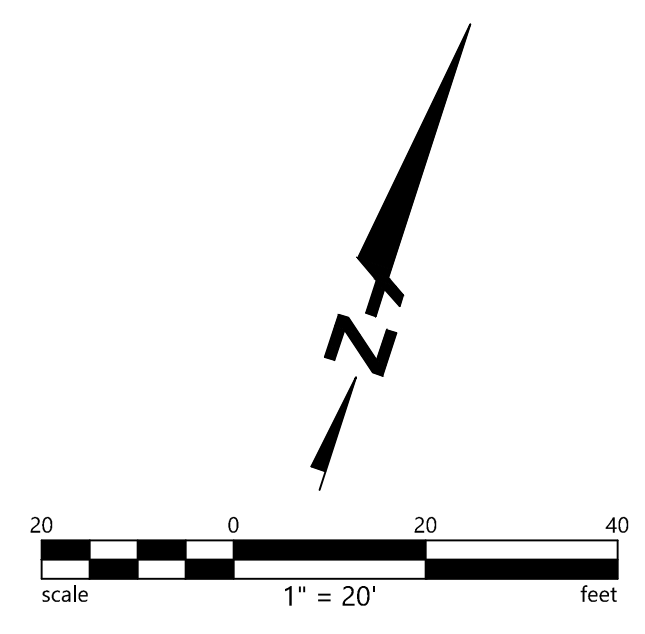
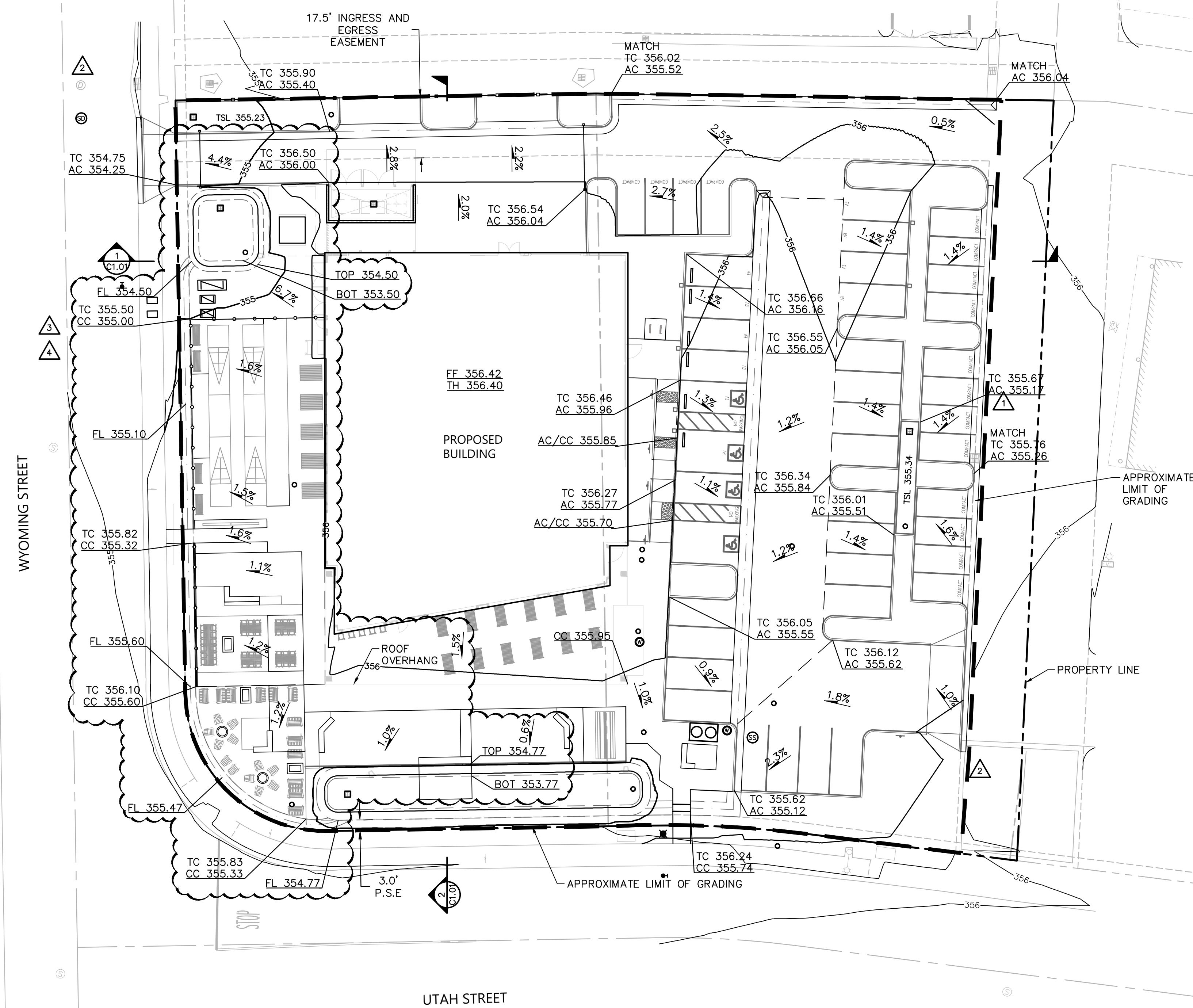
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GRADING LEGEND

- 100— PROPOSED CONTOUR
- 99— EXISTING CONTOUR
- - - GRADE BREAK
- FF XX.XX ELEVATION LABEL

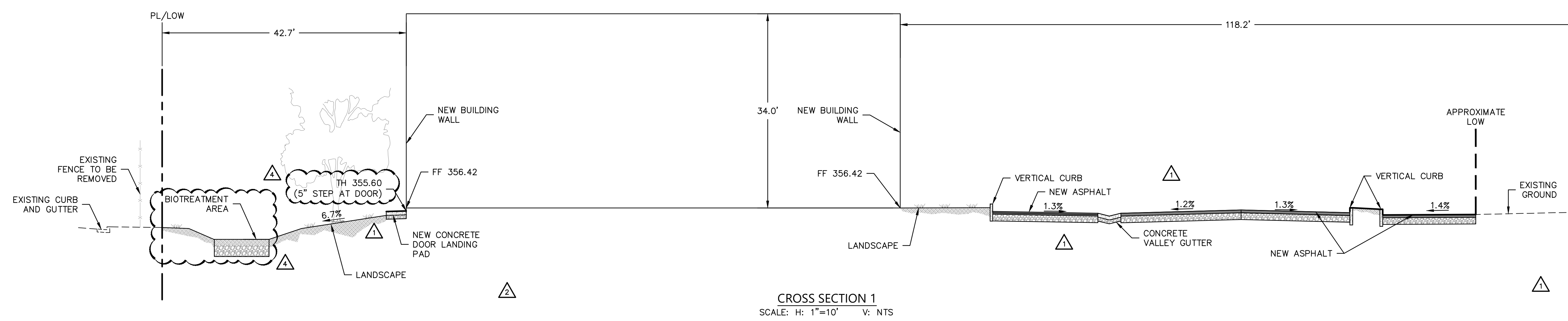
GRADING ABBREVIATIONS

- AC ASPHALT CONCRETE
- BOT BOTTOM OF BIOTREATMENT
- BW BOTTOM OF FINISHED GRADE
- CC CONCRETE
- EG EXISTING GRADE
- FF FINISHED FLOOR
- GND GROUND
- GR GRATE ELEVATION
- H HORIZONTAL
- LOW LIMIT OF WORK
- NTS NOT TO SCALE
- PL PROPERTY LINE
- TC TOP OF CURB
- TH THRESHOLD
- TOP TOP OF BIOTREATMENT
- TSL TOP OF SOIL
- TW TOP OF WALL
- V VERTICAL

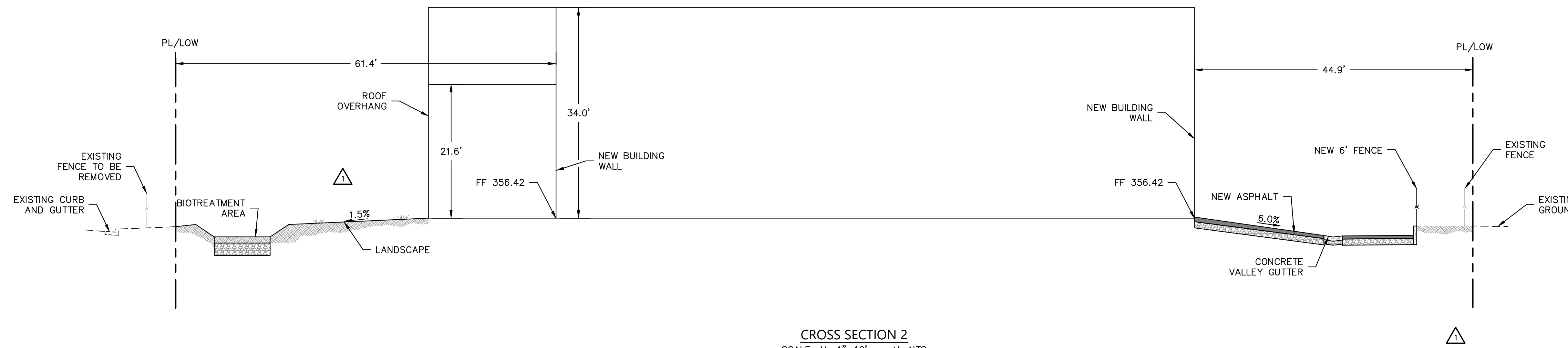


GRADING ABBREVIATIONS

AC	ASPHALT CONCRETE
BOT	BOTTOM OF BIOTREATMENT
BW	BOTTOM OF FINISHED GRADE
CC	CONCRETE
EG	EXISTING GRADE
FF	FINISHED FLOOR
GND	GROUND
GR	GRATE ELEVATION
H	HORIZONTAL
LOW	LIMIT OF WORK
NTS	NOT TO SCALE
PL	PROPERTY LINE
TC	TOP OF CURB
TH	THRESHOLD
TOP	TOP OF BIOTREATMENT
TSL	TOP OF SOIL
TW	TOP OF WALL
V	VERTICAL



CROSS SECTION 1
SCALE: H: 1"=10' V: NTS



CROSS SECTION 2
SCALE: H: 1"=10' V: NTS

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LANDSCAPE SECTIONS

C1.01

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▲	DESIGN REVIEW REVISION	04.01.25

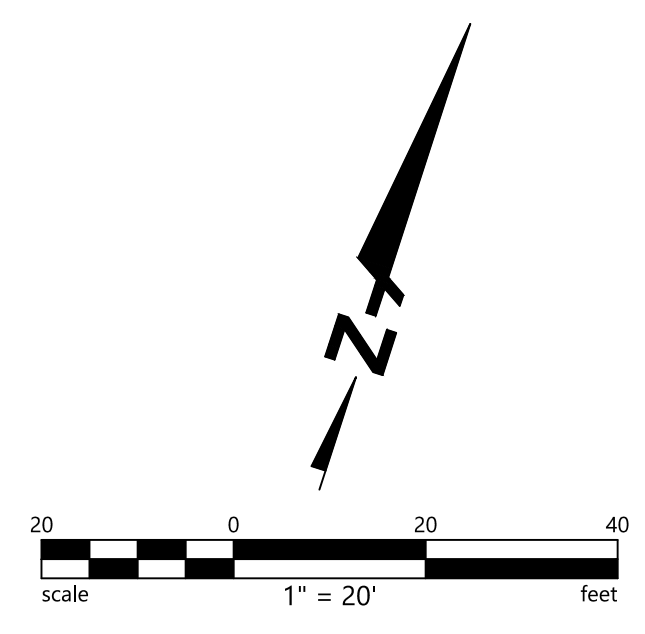
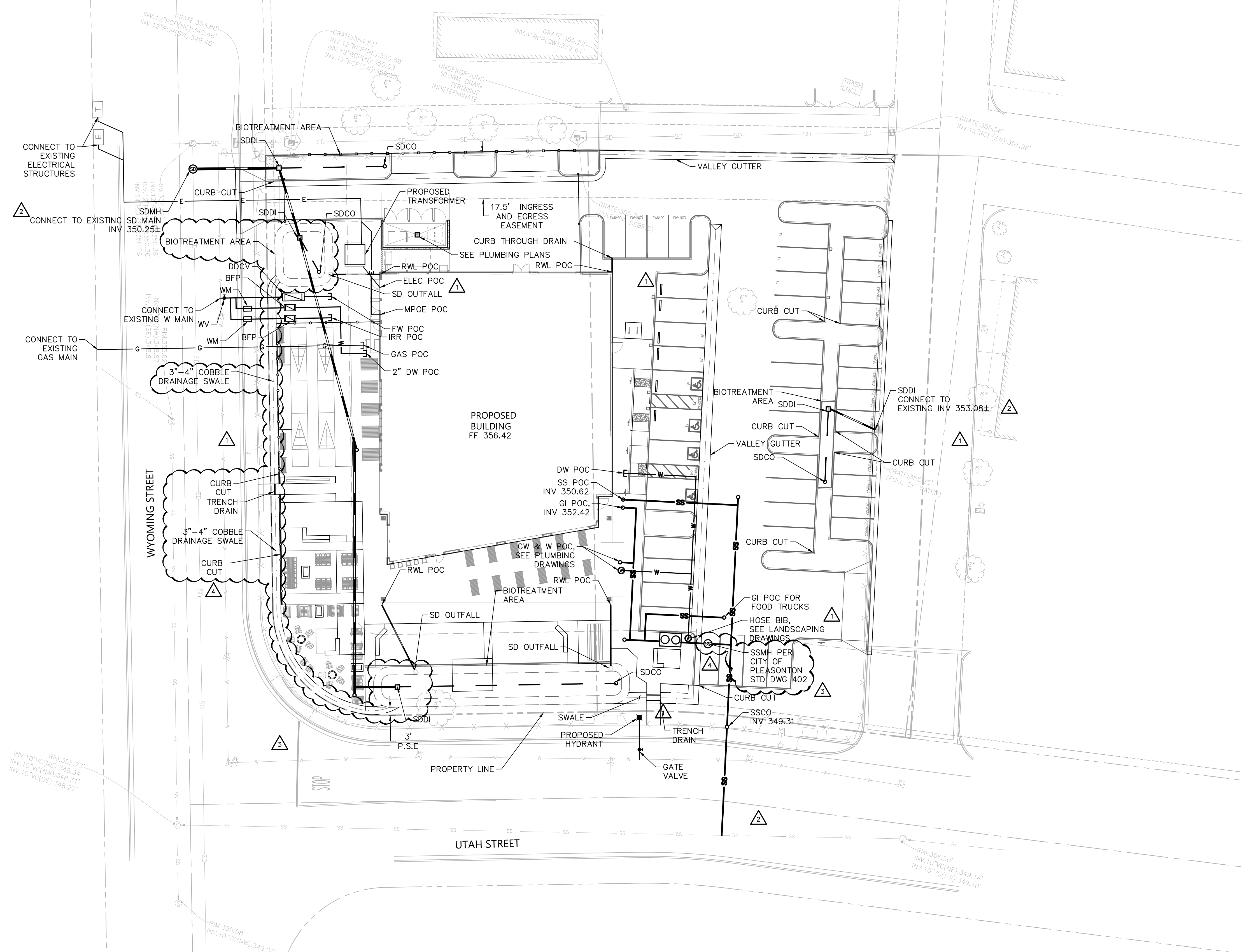
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UTILITY PLAN

SHEET NUMBER
C2.00

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- LEGEND**
- STORM DRAIN LINE
 - SANITARY SEWER LINE
 - DOMESTIC WATER LINE
 - FIRE WATER LINE
 - IRRIGATION LINE
 - MANHOLE
 - STORM DRAIN DROP INLET
 - CLEANOUT
 - WATER METER
 - BACKFLOW PREVENTER
 - DOUBLE DETECTOR CHECK VALVE
 - POP UP EMITTER
 - FIRE HYDRANT
 - GATE VALVE
- ABBREVIATIONS**
- BFP BACKFLOW PREVENTER
 - CO CLEANOUT
 - DDC DOUBLE DETECTOR CHECK VALVE
 - DW DOMESTIC WATER
 - E EXISTING, ELECTRICAL
 - EX, (EX) EXISTING
 - FH FIRE HYDRANT
 - FL FLOWLINE
 - FW FIRE WATER
 - G GAS
 - IRR IRRIGATION
 - MH MANHOLE
 - POC POINT OF CONNECTION
 - RWL ROOF WATER LEADER
 - SD STORM DRAIN
 - SDDI STORM DRAIN DROP INLET
 - SDCO STORM DRAIN CLEANOUT
 - SDMH STORM DRAIN MAN HOLE
 - SS SANITARY SEWER
 - SSMH SANITARY SEWER MANHOLE
 - TYP TYPICAL
 - W WATER
 - WM WATER METER



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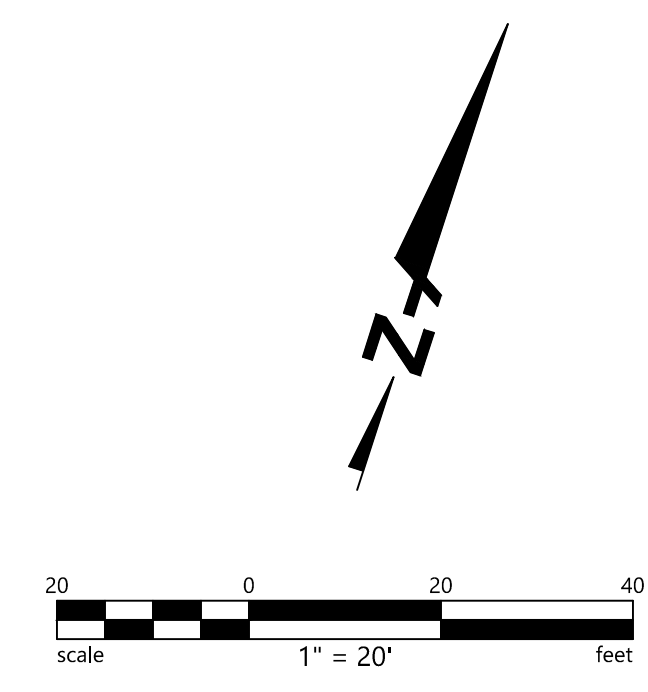
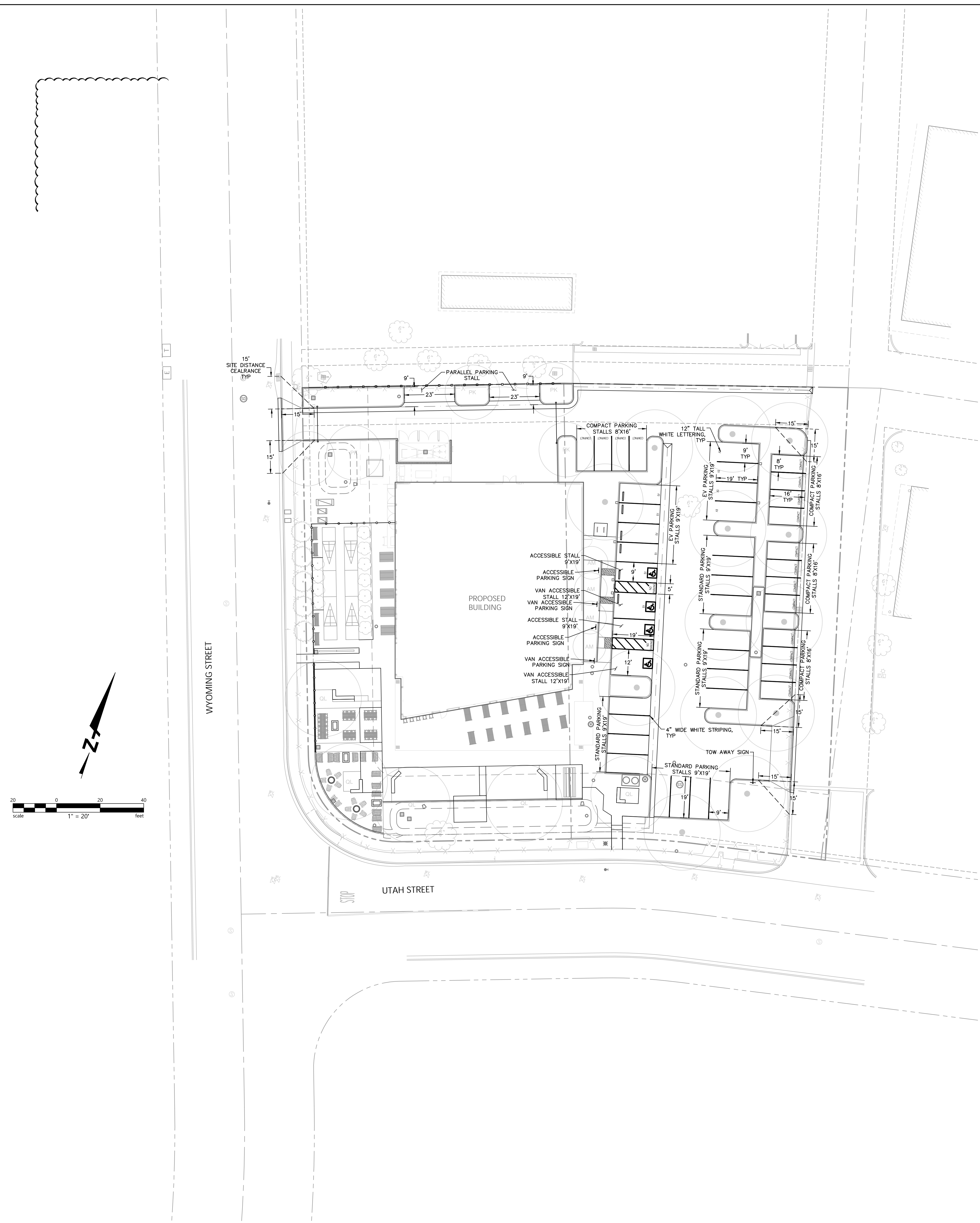
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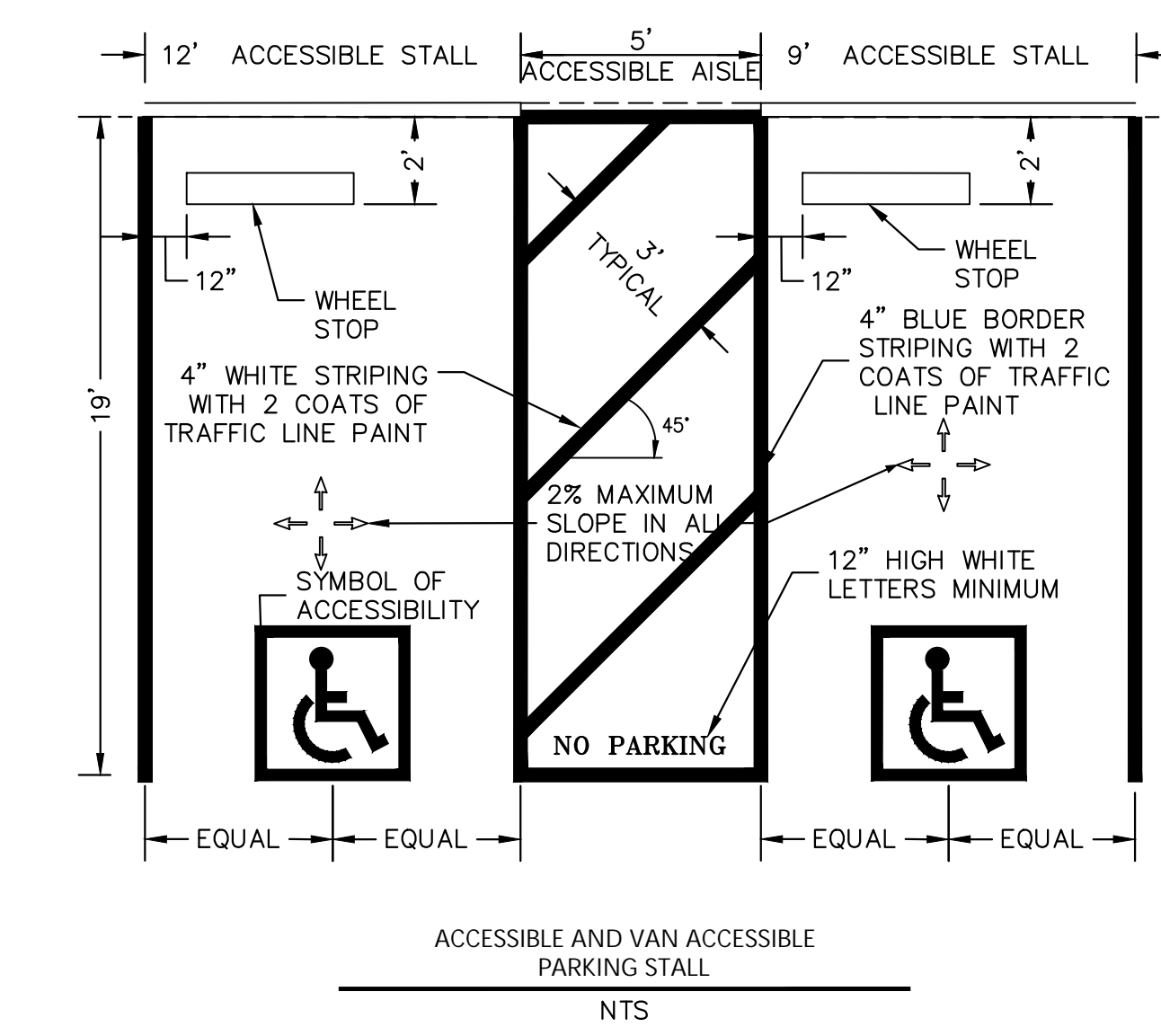
SIGNING AND STRIPING PLAN

SHEET NUMBER
C4.00

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NOTE: SEE SITE LAYOUT PLAN FOR STRIPING DIMENSIONS AND AISLE LOCATIONS



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Garzón
Design Studio Inc



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PRELIMINARY PLANTING PLAN

SHEET NUMBER
L1.0

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LANDSCAPE NOTES:

1. LANDSCAPE IMPROVEMENT PLANS SHALL COMPLY WITH THE CITY OF PLEASANTON LANDSCAPE ORDINANCE AND THE BAY-FRIENDLY BASICS.



TREE LEGEND

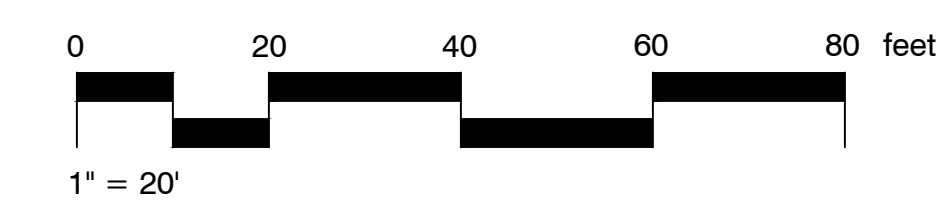
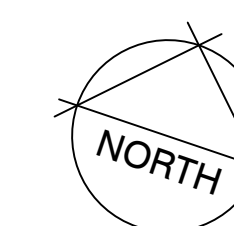
SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MATURE SIZE (HXW)	SIZE	QTY
TREES						
	ARBUTUS X 'MARINA'	MARINA STRAWBERRY TREE	LOW	25' X 25'	24" BOX	4
	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	LOW	35' X 30'	15 GAL.	6
	QUERCUS ILEX	HOLLY OAK	LOW	60' X 35'	15 GAL.	13
	QUERCUS LOBATA	VALLEY OAK	LOW	60' X 35'	15 GAL.	5

LARGE SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MATURE SIZE (HXW)	CONTAINER SIZE	QTY
LARGE SHRUBS						
	JUNIPERUS CHINENSIS 'TORULOSA'	HOLLYWOOD JUNIPER	LOW	15' X 10'	15 GAL.	5
	OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE® OLIVE	LOW	6' X 6'	15 GAL.	11

PRELIMINARY SHRUB LEGEND

GROUNDCOVERS		
	BACCHARIS PILULARIS 'PIGEON POINT' / PIGEON POINT COYOTE BRUSH	LOW, 2' X 6', 1 GAL.
	EPILOBIUM CANUM / CALIFORNIA FUCHSIA	LOW, 2' X 4', 1 GAL.
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET' / HUNTINGTON CARPET ROSEMARY	LOW, 2' X 6', 1 GAL.
	TEUCRUM CHAMAEDRYS / GERMANDER	LOW, 1' X 3', 1 GAL.
MEDIUM SHRUBS		
	PHILOMIS PURPUREA / PURPLE PHLOMIS	LOW, 4' X 4', 5 GAL.
	RHAMNUS CALIFORNICA 'EVE CASE' / EVE CASE COFFEEBERRY	LOW, 6' X 6', 15 GAL.
	TEUCRUM FRUTICANS 'COMPACTUM' / COMPACT BUSH GERMANDER	LOW, 3' X 3', 1 GAL.
	WESTRINGIA FRUTICOSA 'WES04' TM / GREY BOX COAST ROSEMARY	LOW, 3' X 3', 5 GAL.
VEGETATED SWALE		
	CAREX TUMULICOLA / FOOTHILL SEDGE	LOW, 1' X 2', 1 GAL.
	JUNCUS PATENS / CALIFORNIA GRAY RUSH	LOW, 3' X 3', 1 GAL.
	MUHLENBERGIA DUBIA / PINE MUHLY	LOW, 3' X 3', 1 GAL.



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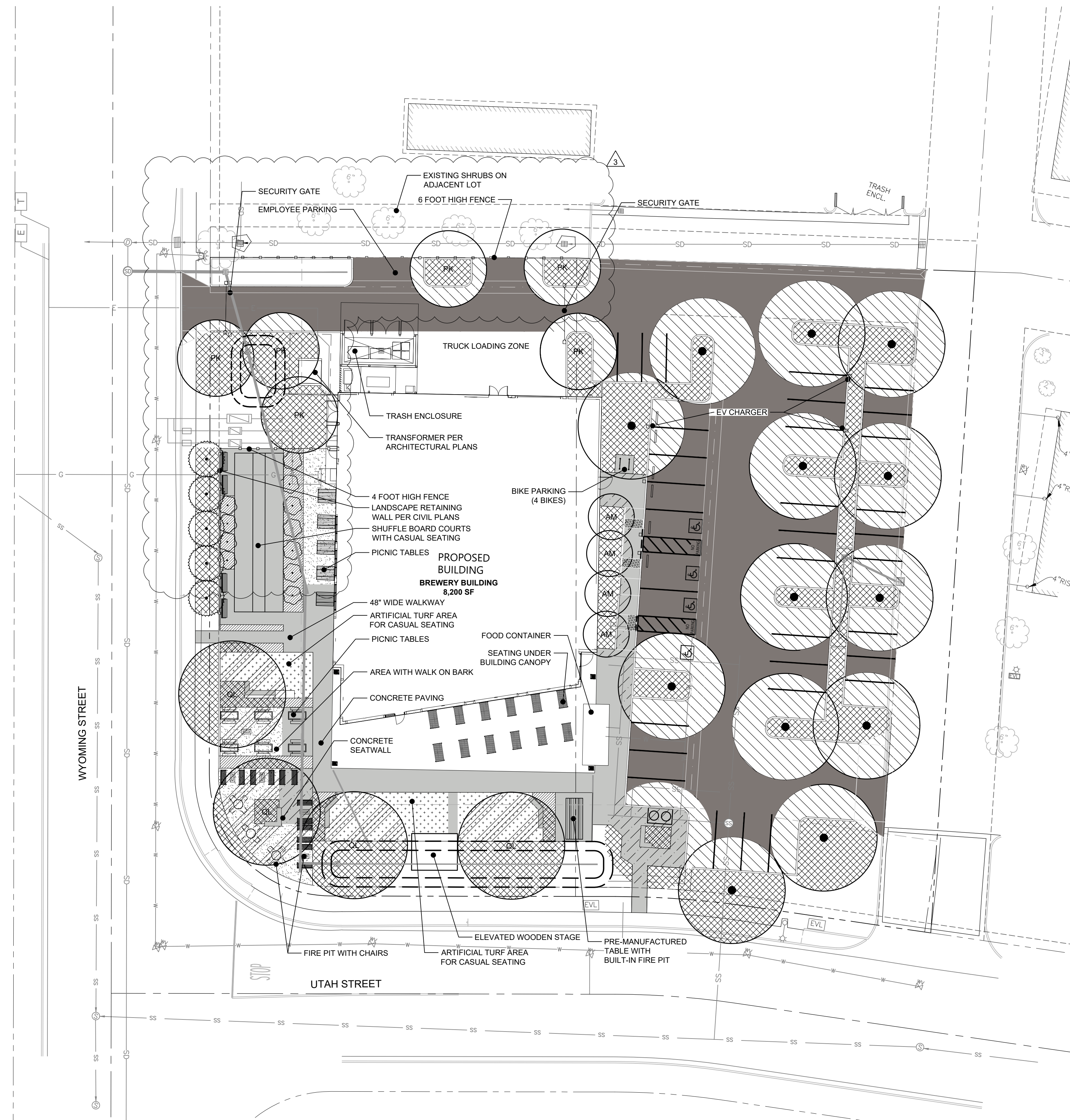
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PARKING LOT SHADE PLAN

SHEET NUMBER: L2.0

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SHADE CALCULATIONS

PROPERTY SIZE 50,965 (1.17 ACRES)

SURFACE PARKING AREAS: 17,100 SF

SHADE: 8,887 SF 52%

HARDSCAPE AREAS: 2,266 SF (CONCRETE)

SHADE: 849 SF 20%

LANDSCAPE AREAS: 11,559 SF

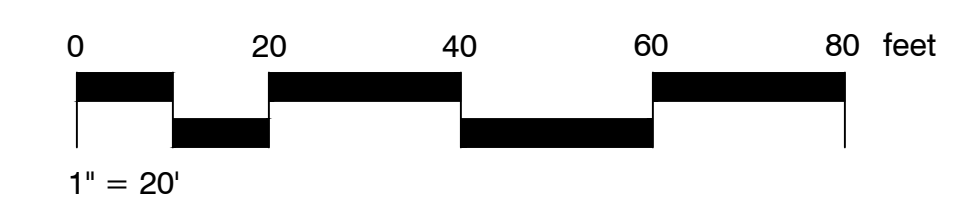
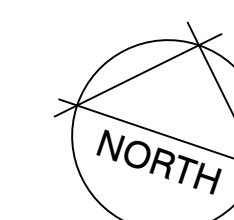
SHADE: 7,779 SF 63%

PERMEABLE AREAS: 2,847 SF (ARTIFICIAL TURF & WALK ON BARK)

SHADE: 1,657 SF 58%

TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	WATER USE	MATURE SIZE (HXW)	SIZE	QTY	REMARKS
TREES							
AM	ARBUTUS X 'MARINA'	MARINA STRAWBERRY TREE	LOW	25' X 25'	24" BOX	4	15 FT
PK	PISTACIA CHINENSIS 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	LOW	35' X 30'	15 GAL.	7	25 FT
•	QUERCUS ILEX	HOLLY OAK	LOW	60' X 35'	15 GAL.	13	35 FT
•	QUERCUS LOBATA	VALLEY OAK	LOW	60' X 35'	15 GAL.	5	35 FT



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BREWERY BUILDING

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GENERAL NOTES

SHEET NOTES

- REFER TO PRE-ENGINEERED DRAWINGS FOR SHELL BUILDING INFORMATION AND STRUCTURAL SYSTEM.
- ALL CONDUIT, UNSTRUT, ALL-THREAD, AND ANY EXPOSED METAL TO BE PAINTED, TYPICAL.
- IF BATT INSULATION IS EXPOSED AT THE UNDERSIDE OF THE ROOF, GC TO PROVIDE AND INSTALL BURLAP FINISH PER DETAILS.
- LIGHTING FIXTURE SCHEDULE PROVIDED FOR REFERENCE ONLY.

KEYNOTES

- | NO. | DESCRIPTION | DATE |
|-------|---|------|
| 03.02 | 6" HIGH CONCRETE CURB, SSD | |
| 05.02 | PRE-ENGINEERED BUILDING PRIMARY STEEL GABLE FRAME WITH TAPERED COLUMNS/ BEAMS, SSSD | |
| 05.03 | 6" DIA STEEL PIPE BOLLARD | |
| 05.07 | 36" METAL RAILING | |
| 10.06 | METAL CHOPPY | |
| 10.09 | GRAN STORAGE | |
| 10.10 | GRAIN STORAGE | |
| 10.11 | KEG STORAGE | |
| 13.01 | PRE-ENGINEERED BUILDING AND STRUCTURAL SYSTEM. SEE CBC. | |
| 22.01 | LINEAR TRENCH DRAIN, SEE PLUMBING DRAWINGS. | |
| 22.02 | GAS METER, SEE PLUMBING DRAWINGS. | |
| 23.01 | GLYCOL CHILLER - PRIMARY, SEE BREWERY EQUIPMENT DRAWINGS. | |
| 26.01 | TRANSFORMER, SEE ELECTRICAL DRAWINGS. | |
| 26.02 | STEAM GENERATOR, SEE BREWERY EQUIPMENT DRAWINGS. | |
| 26.04 | MPOE IN METAL WEATHERPROOF ENCLOSURE WITH ACCESSIBLE DOOR/PANEL. PROVIDE #4X8X3/4" THICK PLYWOOD BOARD WITH CODE APPROVED GRINDING MEANS. | |
| 26.05 | BLOW DOWN TANK, SEE BREWERY EQUIPMENT DRAWINGS. | |
| 32.07 | OPEN SITE FENCE AND GATE, SEE LANDSCAPE DRAWINGS. | |
| 32.08 | POTENTIAL ON-SITE FOOD TRUCK CONTAINER TRAILER LOCATION WITH UTILITY SERVICE PROVIDED. | |

LEGEND

- (E) PARTITION
- PARTITION
- (E) 1 HR FIRE RATED WALL
- WALL TAG: SEE 11A8.1
- DOOR TAG
- WINDOW TAG
- KEYNOTE TAG

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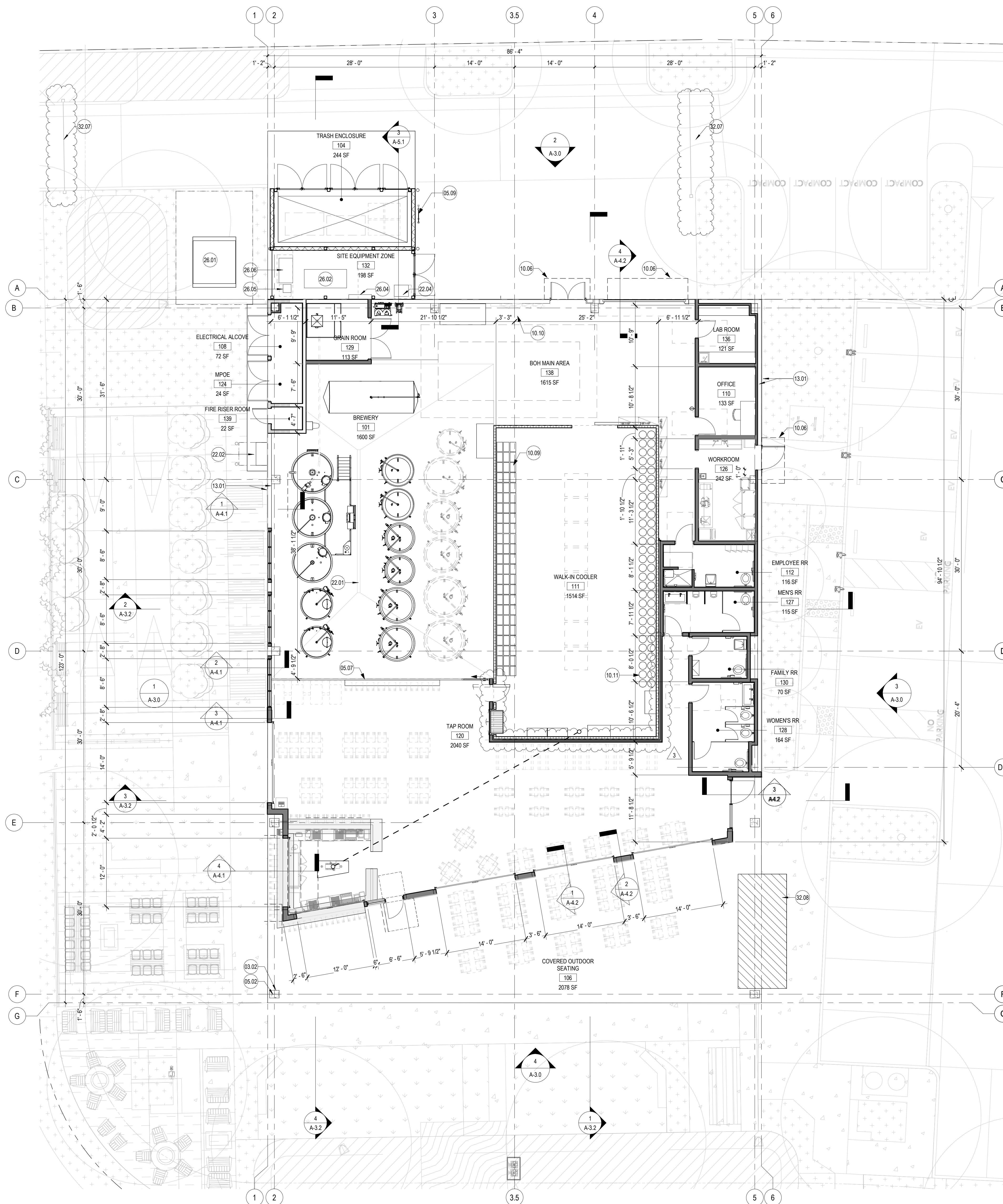
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	03.02	DESIGN REVIEW RESUBMITTAL	03.14.2025

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FLOOR PLAN

SHEET NUMBER
A-1.1

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1 DIMENSIONED FLOOR PLAN
A-1.1 1/8" = 1'-0"

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BREWERY BUILDING

3595 UTAH STREET
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CONSTRUCTION DOCUMENTS

ISSUANCE & REVISIONS		
NO.	DESCRIPTION	DATE
1	DESIGN REVIEW SUBMITTAL	07.17.2024
2	DESIGN REVIEW RESUBMITTAL	09.13.2024
2	DESIGN REVIEW RESUBMITTAL	02.07.2025

DRAWN BY: NCE / AFC
CHECKED BY: WL / CS
JOB NO: 2348

REFLECTED CEILING PLAN

A-2.1

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SHEET NOTES

LEGEND

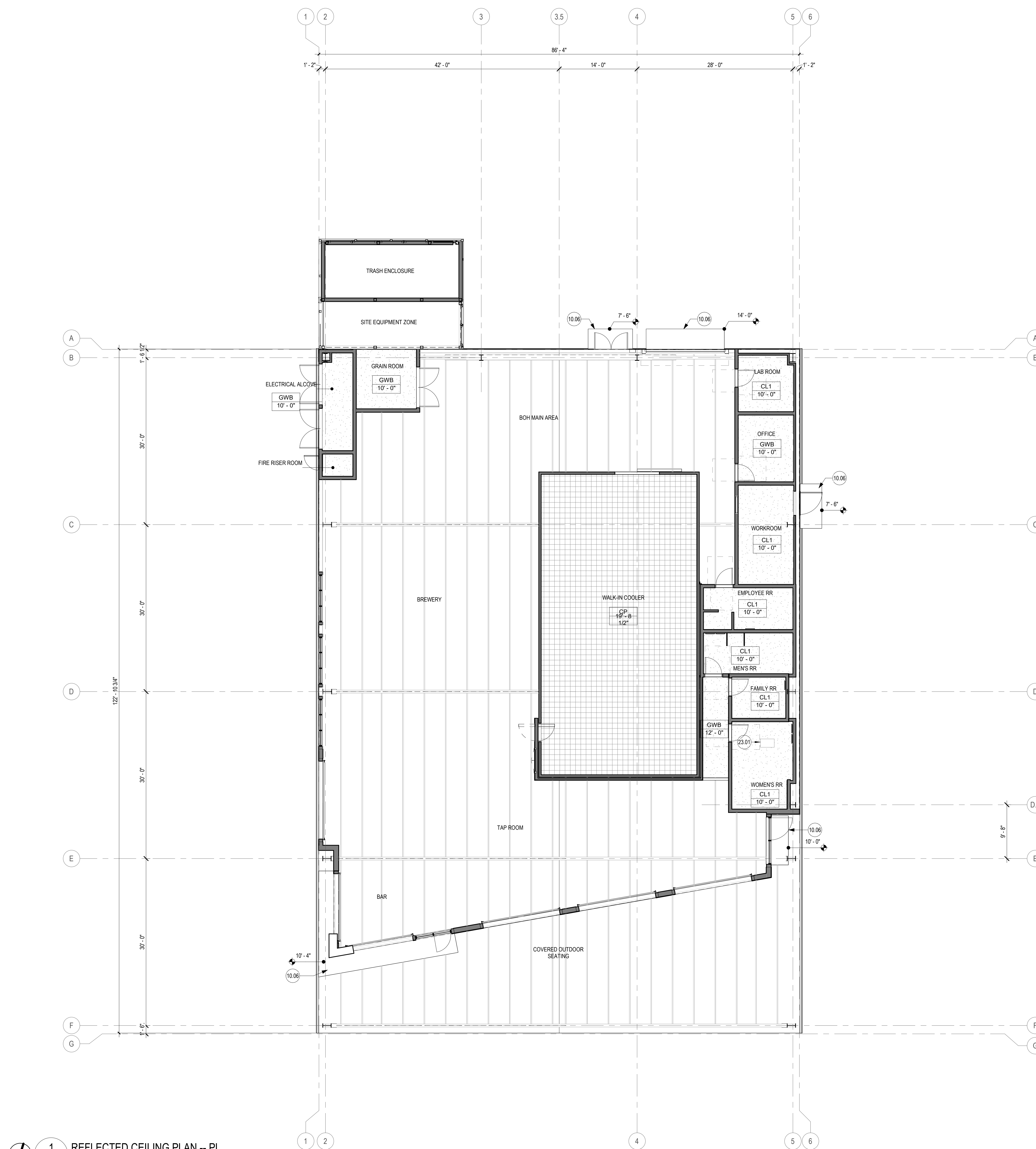
	CEILING TYPE	CEILING TAG
	ELEV AFF	
	(C) TV	CEILING MOUNTED TV BY OTHERS, GC TO PROVIDE UTILITY

CEILING SCHEDULE

TYPE	DESCRIPTION
CL1	SAG RESISTANT GYPSUM BOARD CEILING
CP	COOLER PANEL BY MFR
GWB	GYPSUM BOARD CEILING

KEYNOTES

10.06	METAL CNOPIY
23.01	GLYCOL CHILLER - PRIMARY, SEE BREWERY EQUIPMENT DRAWINGS.



1 REFLECTED CEILING PLAN -- PL
A-2.1
1/8" = 1'-0"

3/14/2025 11:42:12 AM

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ROOF PLAN

A-2.2

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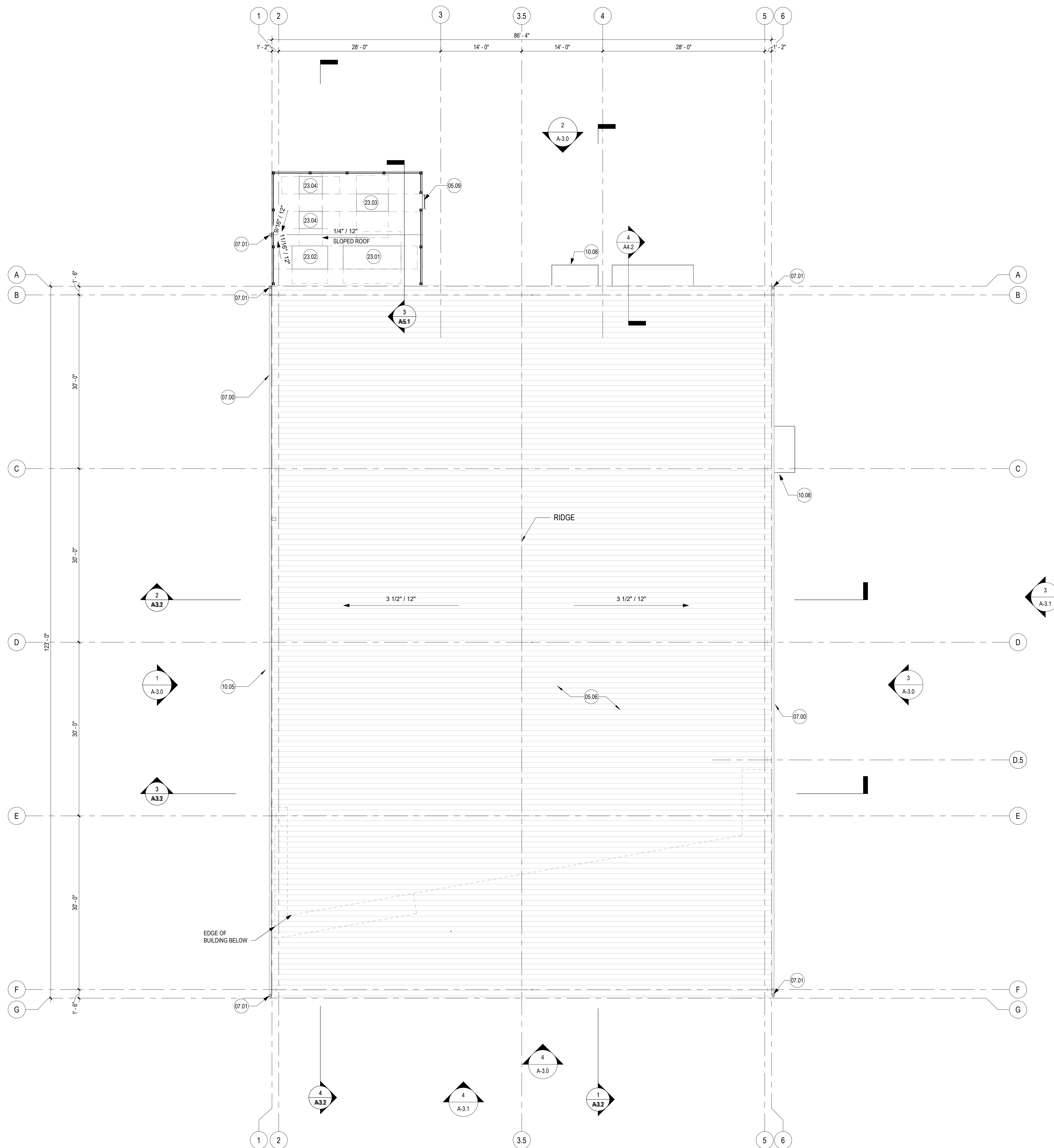
1. RENDERING IS FOR ILLUSTRATIVE PURPOSES ONLY WITH RESPECT TO THE EXTERIOR LANDSCAPE AND BERGARTEN. THE OUTDOOR USE AREAS ARE IN THE EARLY STAGES OF DESIGN AND FINAL SPACE CONFIGURATION AND SELECTION OF OUTDOOR DESIGN ELEMENTS AND FURNISHINGS IS NOT COMPLETE.

LEGEND

- (E) PARTITION
- PARTITION
- (E) 1 HR FIRE RATED WALL
- WALL TAG: SEE 1/A9.1
- DOOR TAG
- WINDOW TAG
- KEYNOTE TAG

KEYNOTES

- 05.06 PRE-ENGINEERED METAL PANEL ROOF SYSTEM, SSBD
- 05.09 ACCESS LADDER
- 07.00 GUTTER AND DOWNSPOUT
- 07.01 SCUPPER AND DOWNSPOUT
- 10.05 PREFINISHED METAL SOLAR SHADE
- 10.07 MECHANICAL SCREEN
- 10.08 ROOF BELOW
- 23.01 GLYCOL CHILLER - PRIMARY, SEE BREWERY EQUIPMENT DRAWINGS.
- 23.02 GLYCOL CHILLER - SECONDARY, SBED
- 23.03 CONDENSING UNITS
- 23.04 HVAC HEAT PUMP, SHD



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3	DESIGN REVIEW RESUBMITTAL	02.07.2025
4	DESIGN REVIEW RESUBMITTAL	03.14.2025

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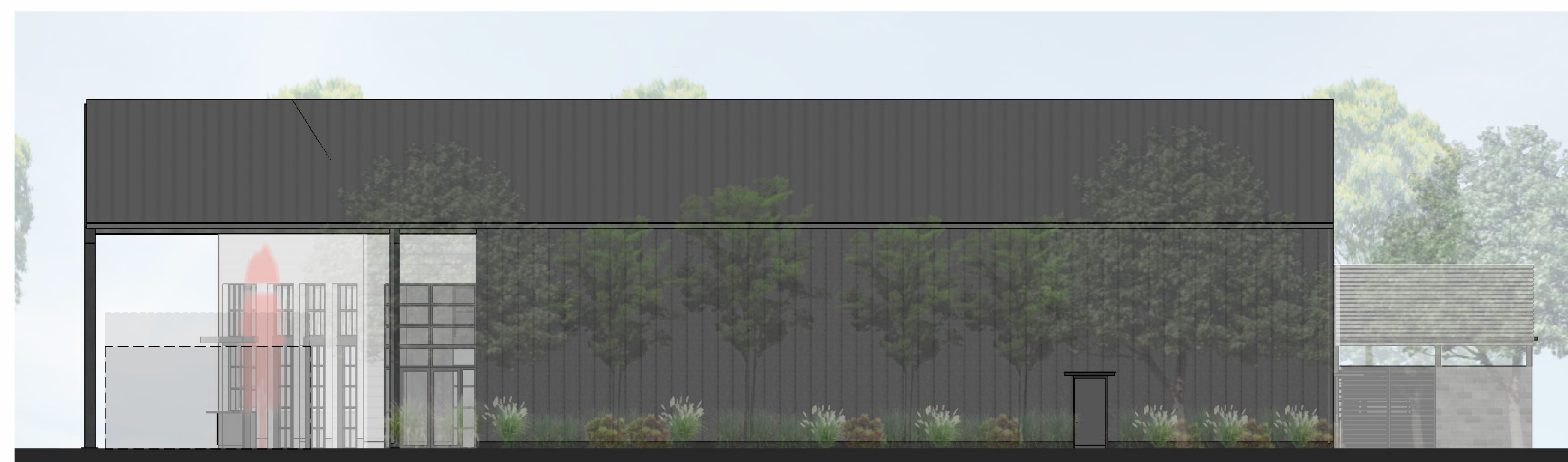
BUILDING EXTERIOR ELEVATIONS PRESENTATION

A-3.0

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4 BUILDING ELEVATION PRESENTATION - SOUTH
A-3.0 1/8" = 1'-0"



3 BUILDING ELEVATION PRESENTATION - EAST
A-3.0 1/8" = 1'-0"



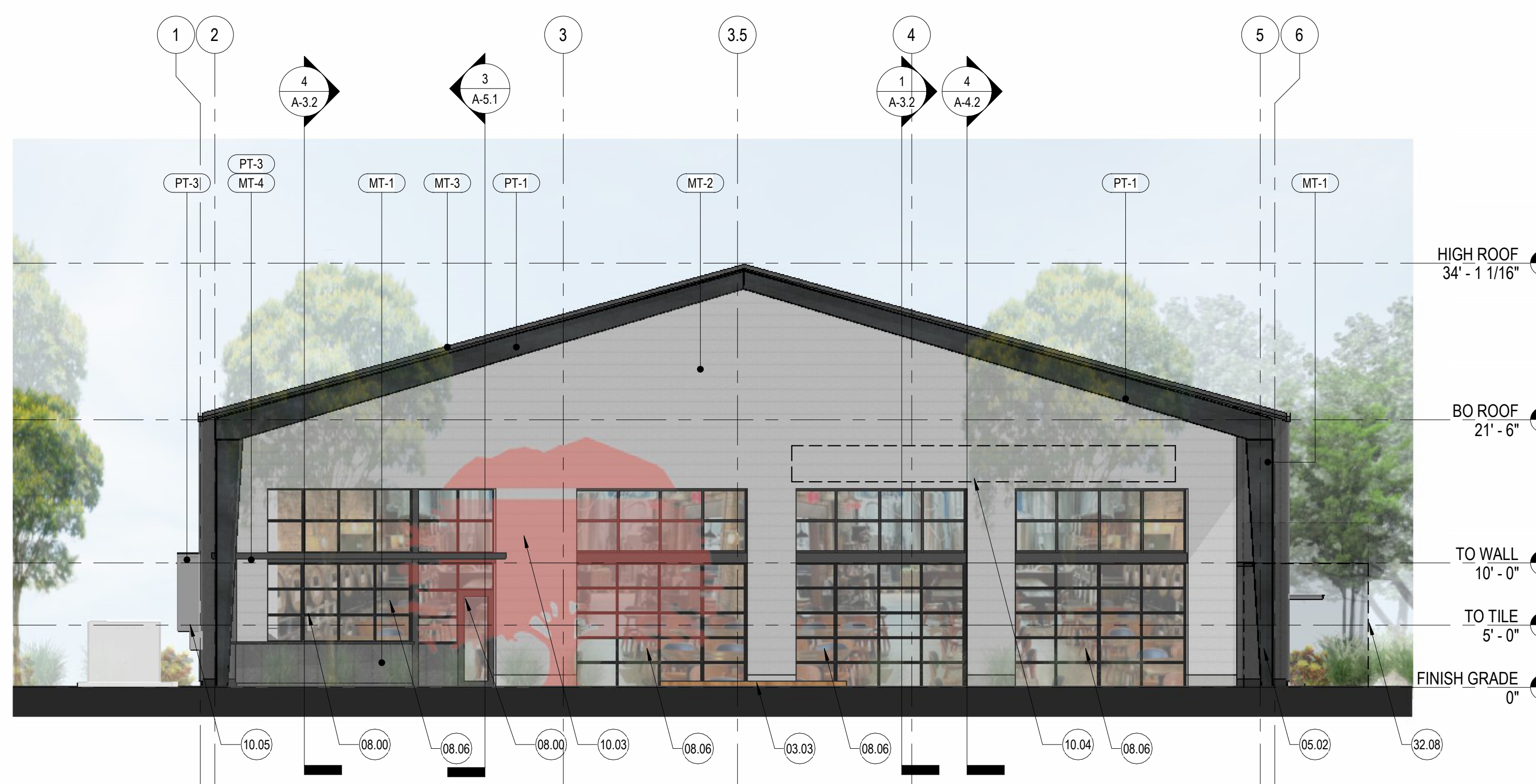
2 BUILDING ELEVATION PRESENTATION - NORTH
A-3.0 1/8" = 1'-0"



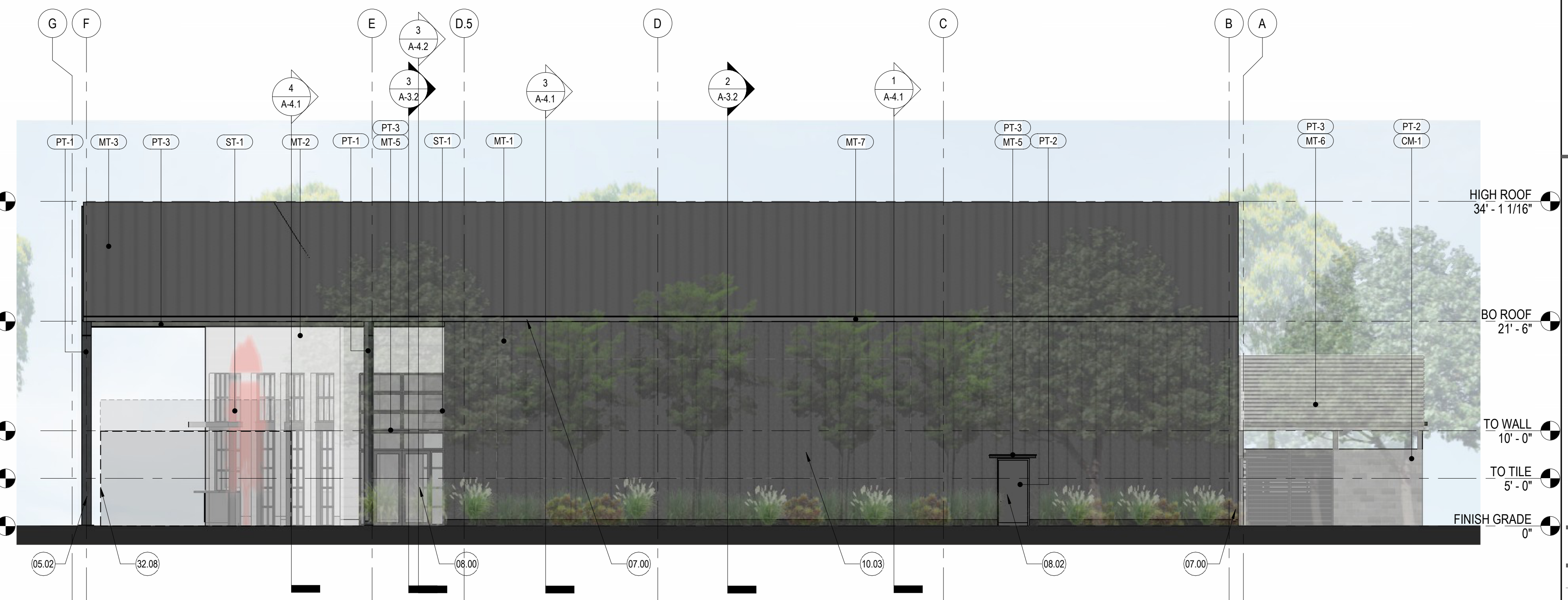
1 BUILDING ELEVATION PRESENTATION - WEST
A-3.0 1/8" = 1'-0"

TAG	MATERIAL	MANUFACTURER	FINISH	NOTES
CM-1	CMU		SMOOTH FINISH, INTEGRAL LIGHT COOL GRAY COLOR	
MT-1	PREFINISHED METAL SIDING PANEL SYSTEM		DARK GRAY FINISH	PREMANUFACTURED
MT-2	PREFINISHED METAL SIDING PANEL SYSTEM		LIGHT GRAY FINISH	PREMANUFACTURED
MT-3	PREFINISHED METAL PANEL ROOF SYSTEM		DARK GRAY FINISH	PREMANUFACTURED; BATT INSULATION WITH LINER AT INTERIOR SURFACE
MT-4	STEEL CANOPY			
MT-5	CORRUGATED METAL			
MT-6	ROOFTOP EQUIPMENT SCREEN			
MT-7	METAL FLASHING			
PT-1	EXTERIOR PAINT FINISH		DARK GRAY-BLACK	
PT-2	EXTERIOR PAINT FINISH		DARK WARM GRAY FINISH	TO MATCH MT-1
PT-3	EXTERIOR PAINT FINISH		DARK BLACK GRAY FINISH	
PT-4	EXTERIOR PAINT FINISH		LIGHT COOL GRAY	TO MATCH CMU-1
ST-1	STOREFRONT	KAWNEER	DARK BRONZE	

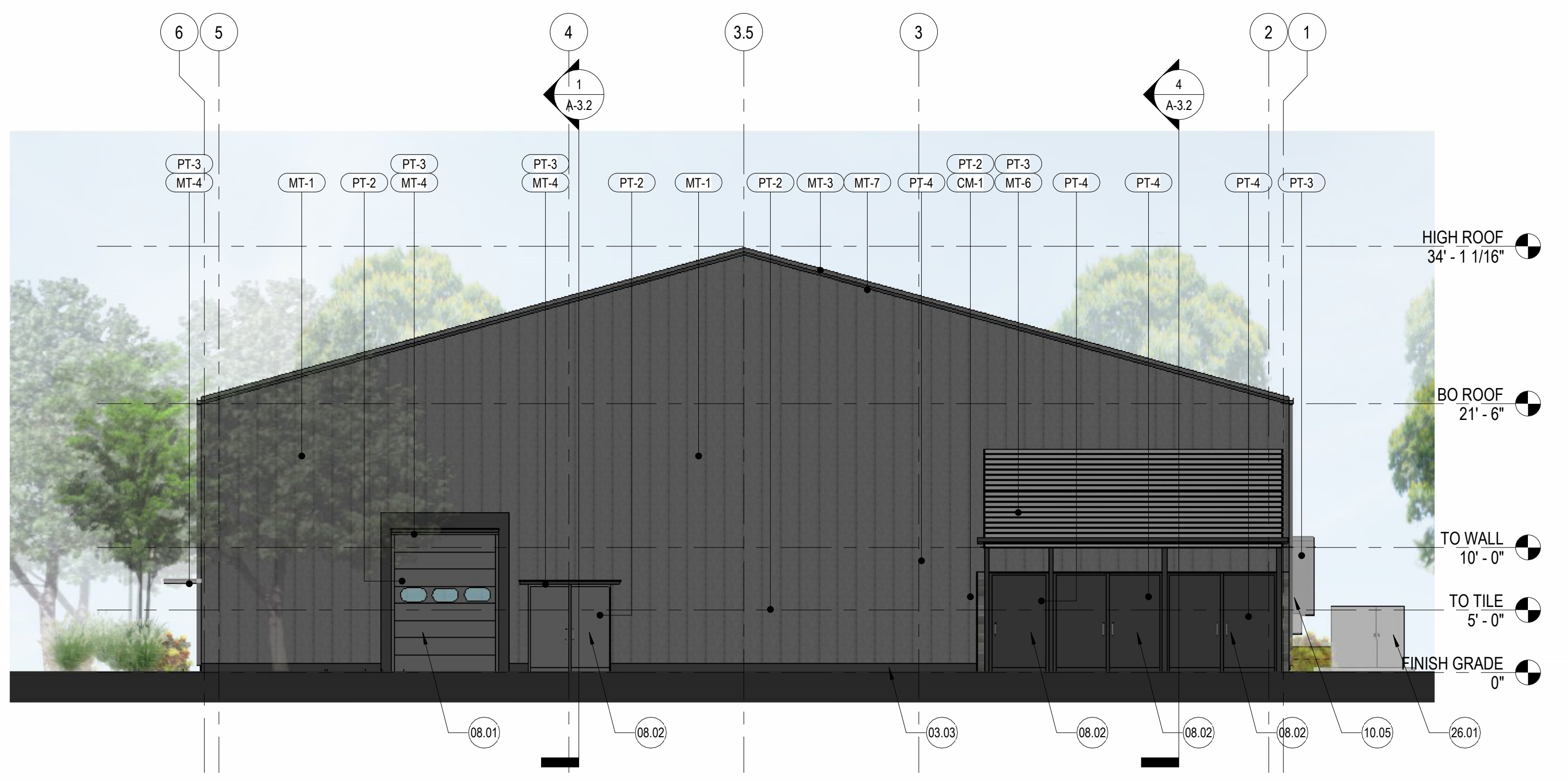
- ### KEYNOTES
- 03.03 EXPOSED CONCRETE CURB
 - 05.02 PRE-ENGINEERED BUILDING PRIMARY STEEL GABLE FRAME WITH TAPERED COLUMNS/ BEAMS, SSB
 - 07.00 GUTTER AND DOWNSPOUT
 - 08.00 ALUMINUM STOREFRONT SYSTEM WITH GLASS ENTRY DOOR, DARK BRONZE FINISH
 - 08.01 OVERHEAD ROLL-UP INSULATED DOOR
 - 08.02 HOLLOW METAL DOOR & FRAME
 - 08.03 ELECTRICAL ALCOVE/POPE ROOM HOLLOW METAL DOORS
 - 08.04 ALUMINUM STOREFRONT WINDOW SYSTEM, DARK BRONZE FINISH
 - 08.05
 - 08.06 VERTICAL LIFT DOOR SYSTEM WITH TRANSOM ABOVE
 - 10.03 AREA FOR TENANT SIGNAGE GRAPHIC
 - 10.04 AREA FOR ILLUMINATED TENANT SIGNAGE BY OTHERS, PROVIDE BACKING
 - 10.05 PREFINISHED METAL SOLAR SHADE
 - 22.02 GAS METER, SEE PLUMBING DRAWINGS.
 - 23.01 GLYCOL CHILLER - PRIMARY, SEE BREWERY EQUIPMENT DRAWINGS.
 - 26.01 TRANSFORMER, SEE ELECTRICAL DRAWINGS.
 - 26.02 STEAM GENERATOR, SEE BREWERY EQUIPMENT DRAWINGS.
 - 32.08 POTENTIAL ON-SITE FOOD TRUCK CONTAINER TRAILER LOCATION WITH UTILITY SERVICE PROVIDED.



4 BUILDING ELEVATION - SOUTH
A-3.1 1/8" = 1'-0"



3 BUILDING ELEVATION - EAST
A-3.1 1/8" = 1'-0"



2 BUILDING ELEVATION - NORTH
A-3.1 1/8" = 1'-0"



1 BUILDING ELEVATION - WEST
A-3.1 1/8" = 1'-0"

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BUILDING EXTERIOR ELEVATIONS

SHEET NUMBER
A-3.1

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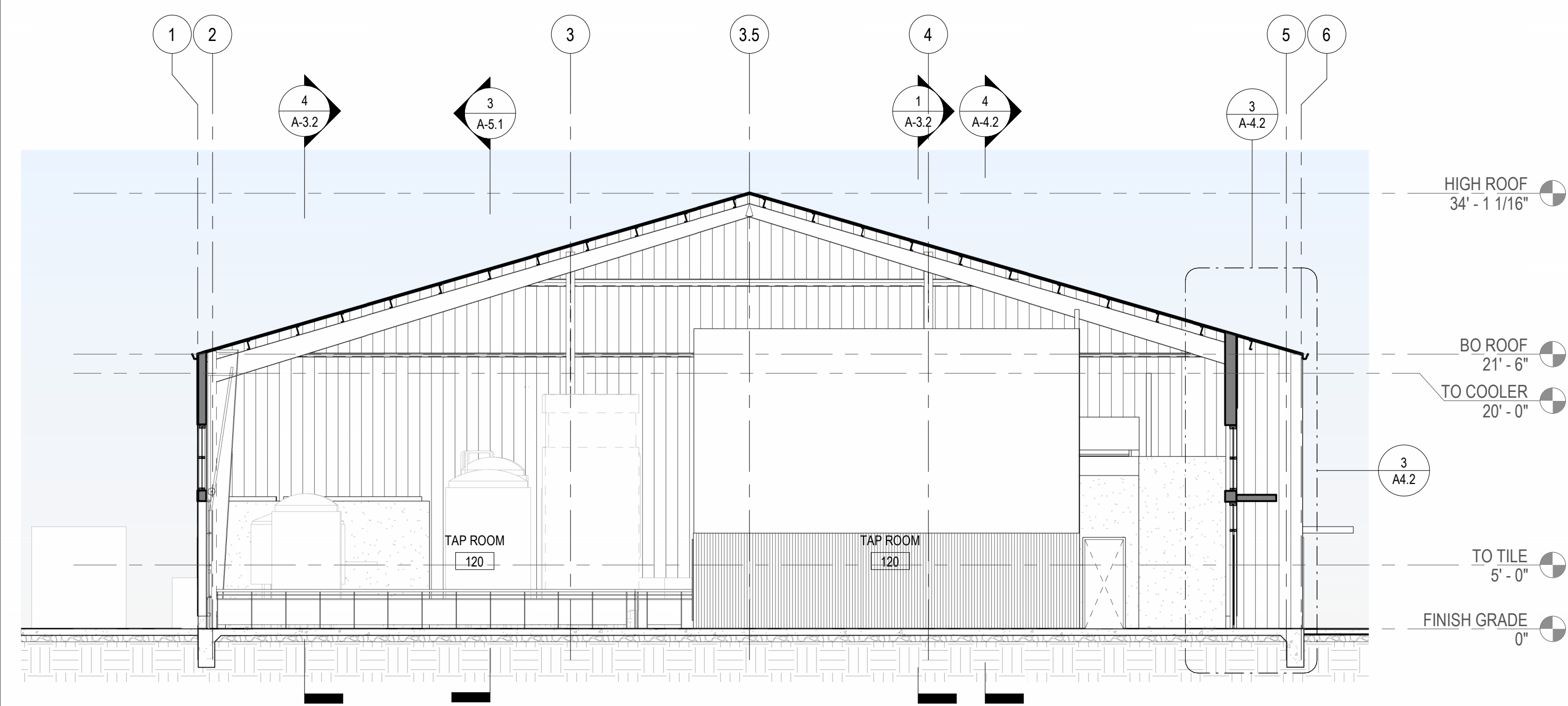
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NO.	DESCRIPTION	DATE
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JOB NO.	2348

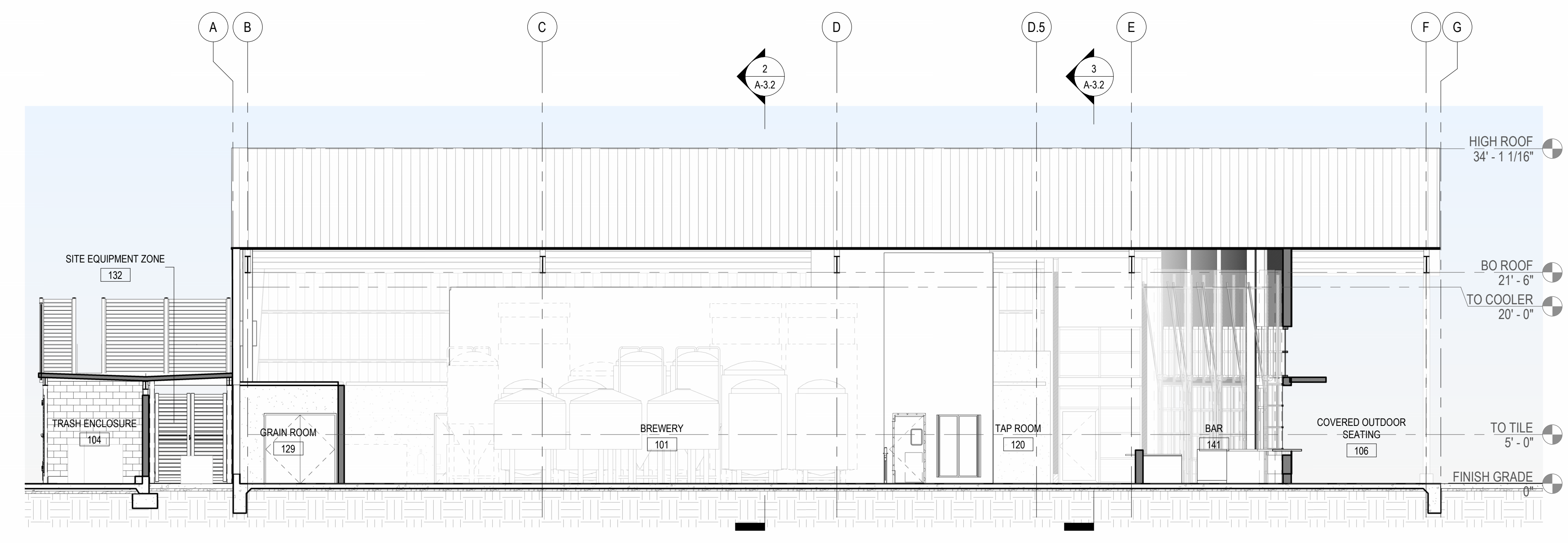
BUILDING SECTIONS

SHEET NUMBER
A-3.2

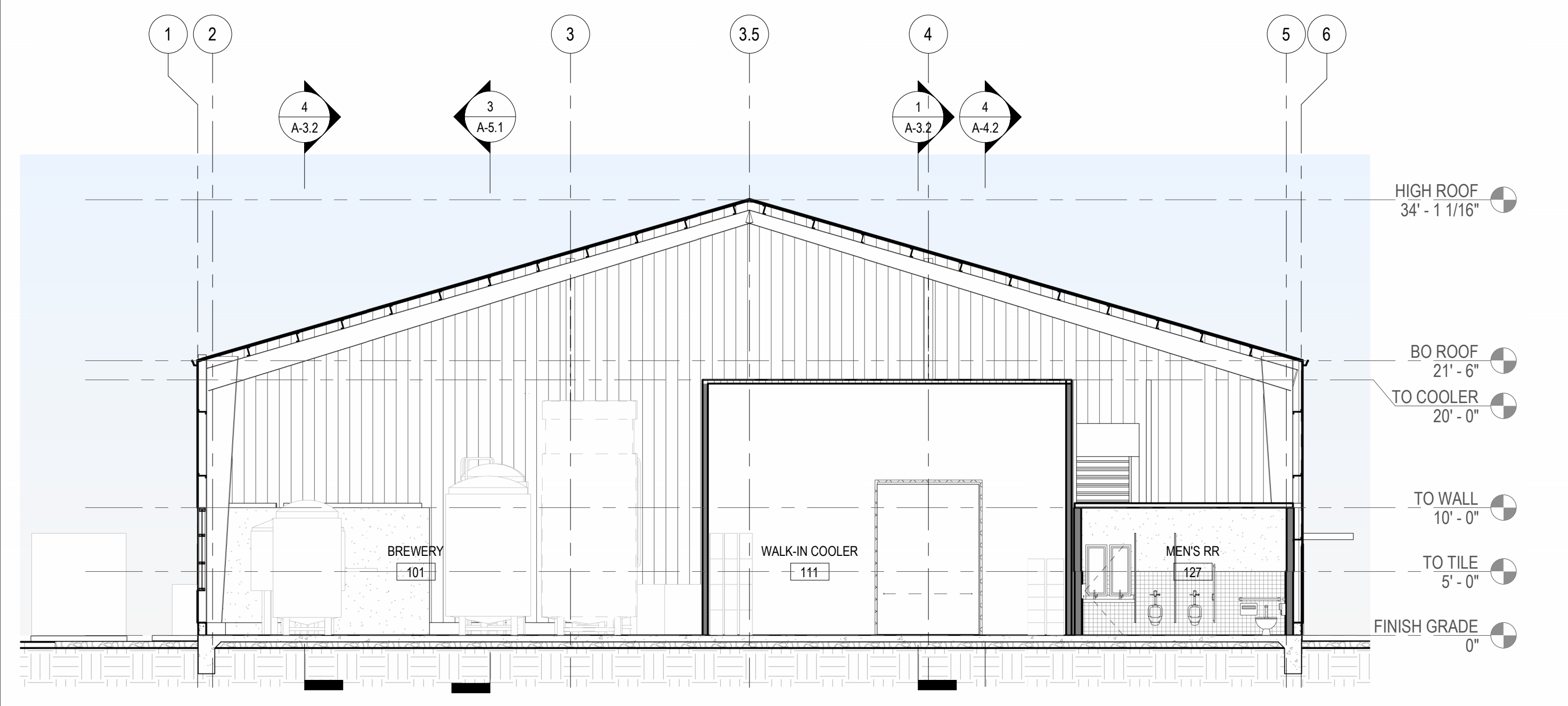
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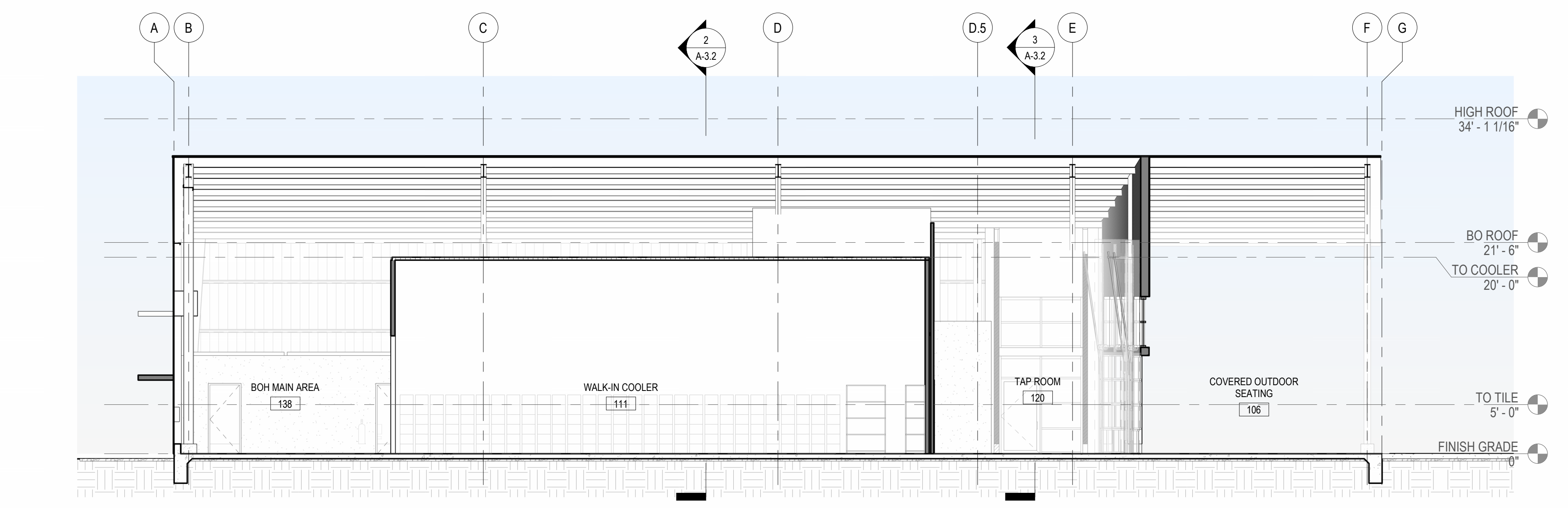
3 TRANSVERSE SECTION @ TAP ROOM
 A-3.2 1/8" = 1'-0"



4 LONGITUDINAL SECTION @ BREW HOUSE
 A-3.2 1/8" = 1'-0"



2 TRANSVERSE SECTION @ BOH
 A-3.2 1/8" = 1'-0"



1 LONGITUDINAL SECTION @ COOLER
 A-3.2 1/8" = 1'-0"

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PERSPECTIVE VIEWS

A-3.3

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4 SOUTHEAST PERSPECTIVE VIEW
A-3.3



3 SOUTH WEST PERSPECTIVE VIEW
A-3.3



2 OUTDOOR PATIO PERSPECTIVE
A-3.3



1 FRONT PERSPECTIVE VIEW
A-3.3



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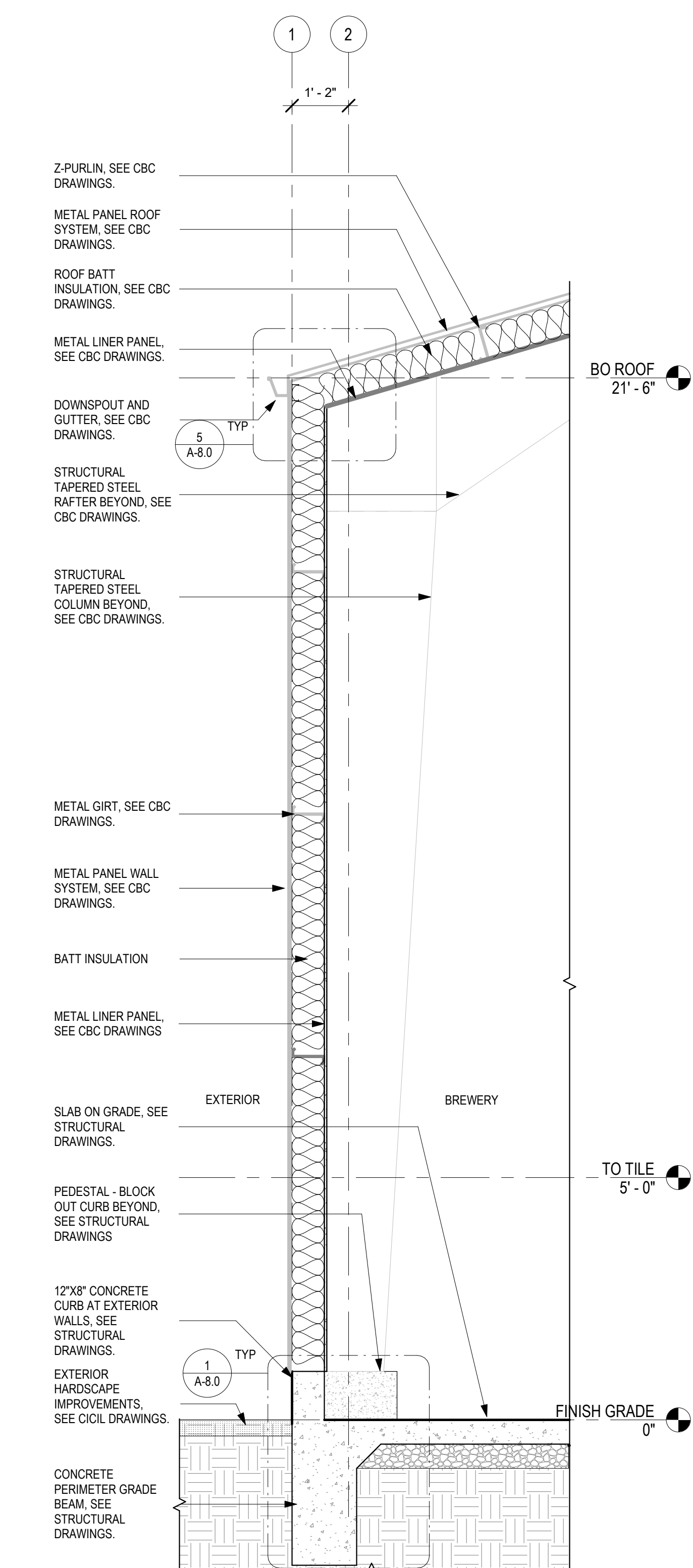
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WALL SECTIONS

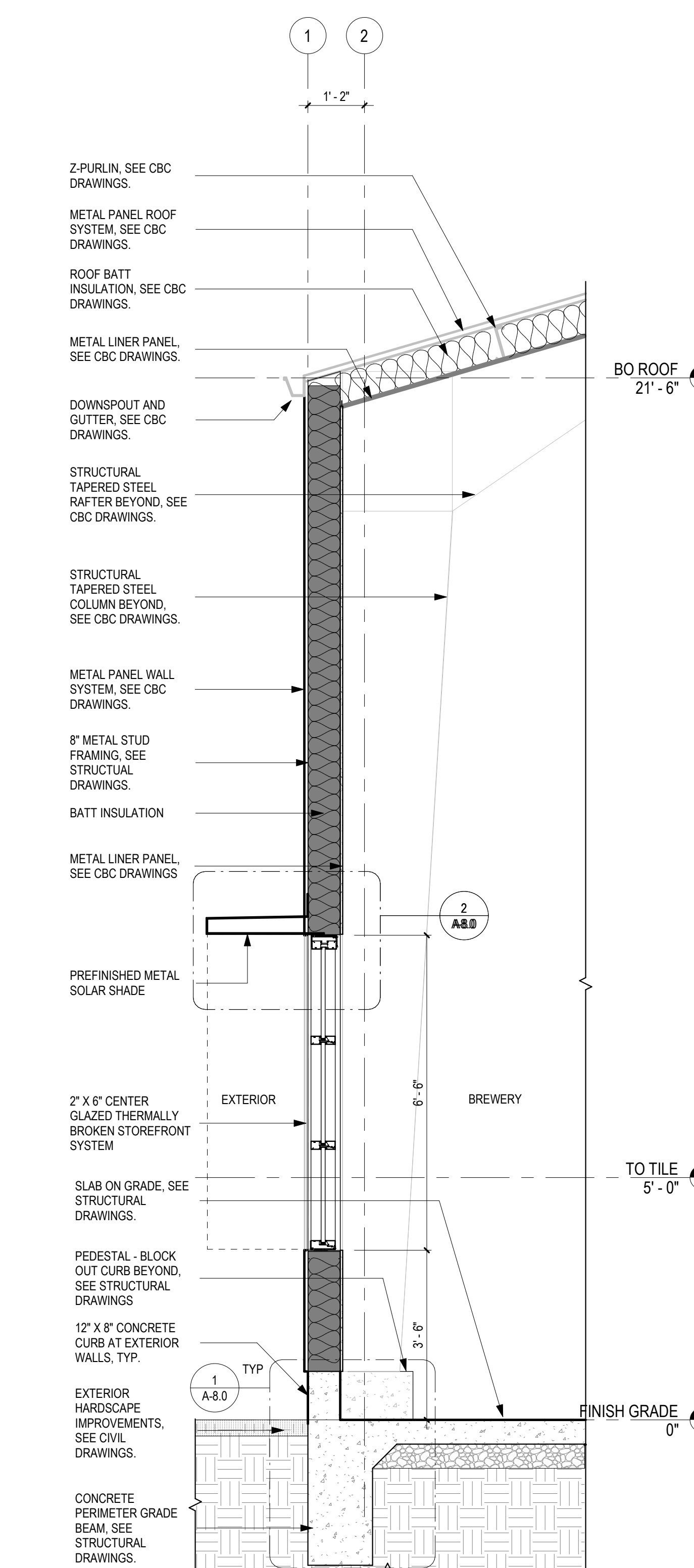
A-4.1

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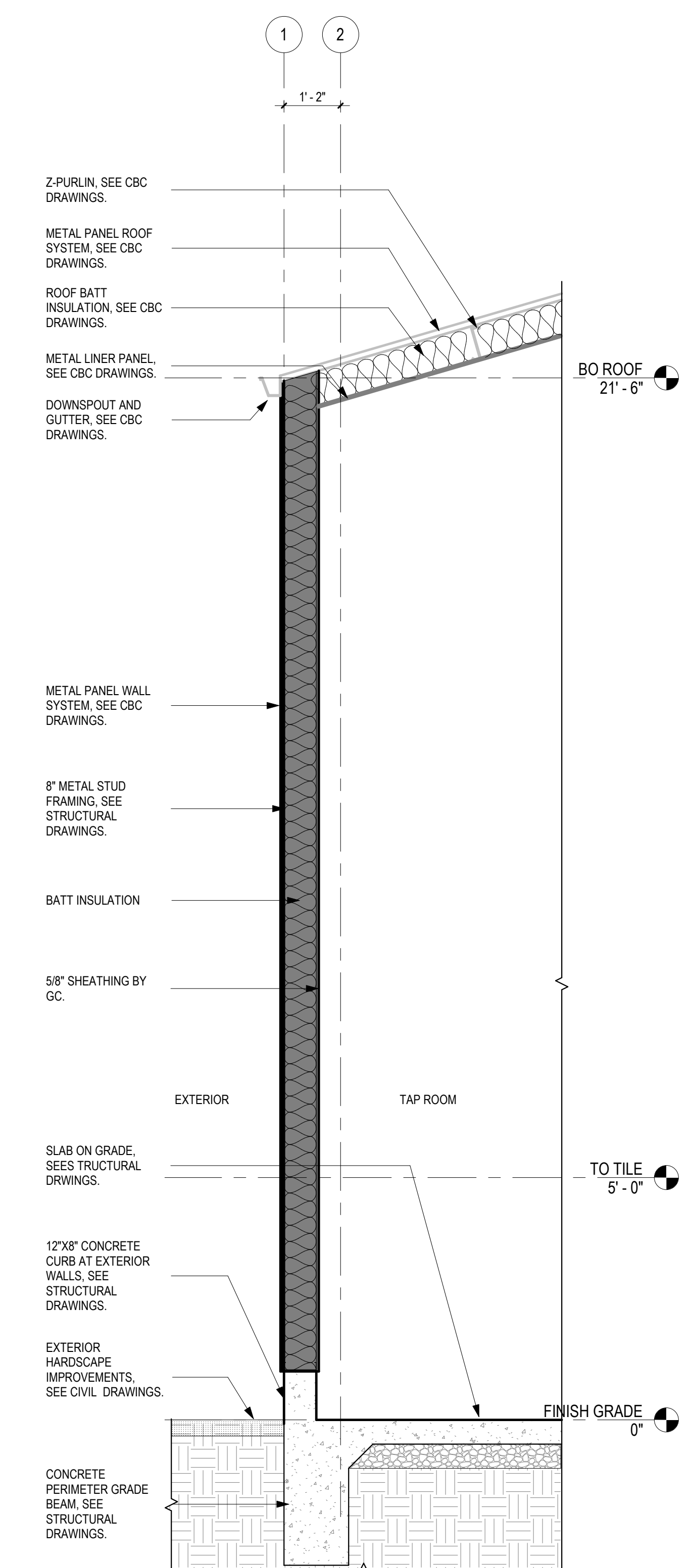
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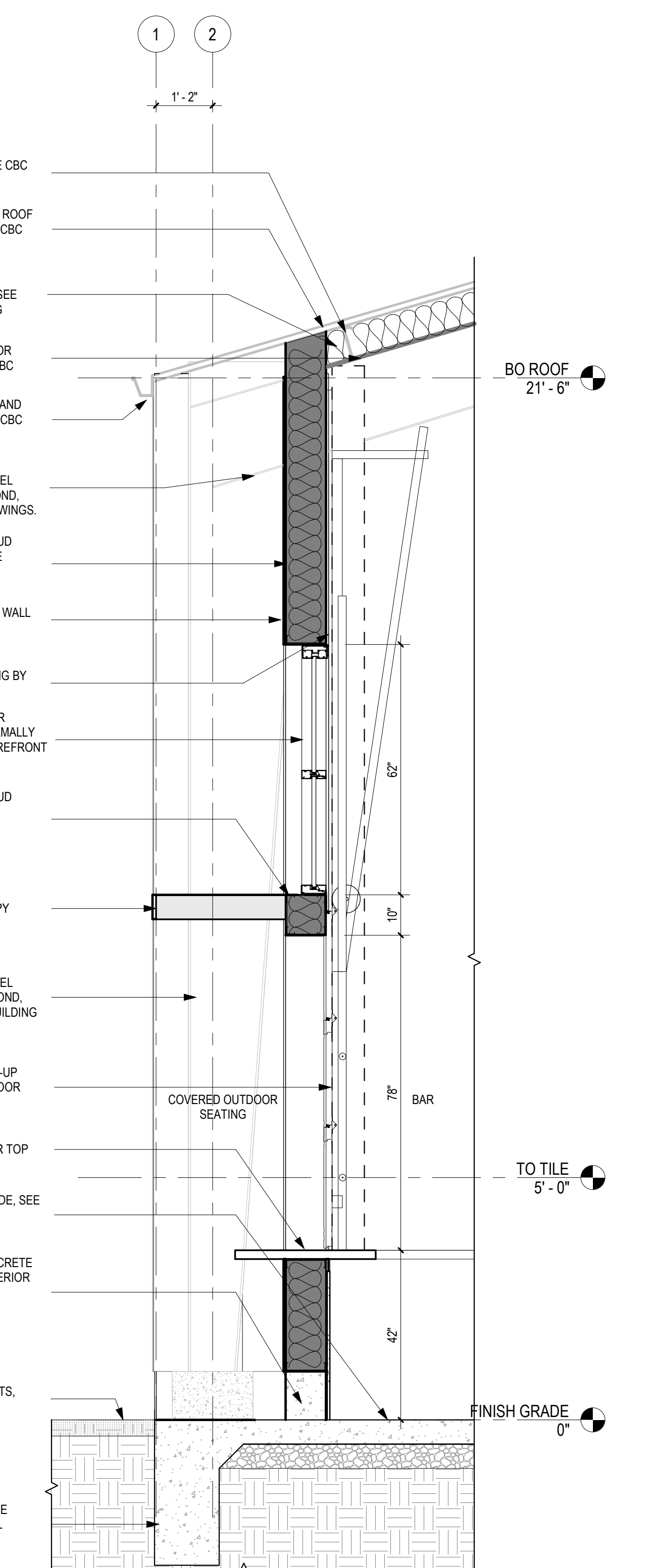
1 WALL SECTION @ PRE-ENGINEERED STEEL FRAMING - WEST WALL
A-4.1 1/2" = 1'-0"



2 WALL SECTION @ WINDOW AND (METAL STUD FRAMING) - WEST WALL
A-4.1 1/2" = 1'-0"



3 WALL SECTION @ 8" METAL STUD - WEST WALL
A-4.1 1/2" = 1'-0"



4 WALL SECTION @ EXTERIOR BAR AND ROLL UP WINDOW
A-4.1 1/2" = 1'-0"

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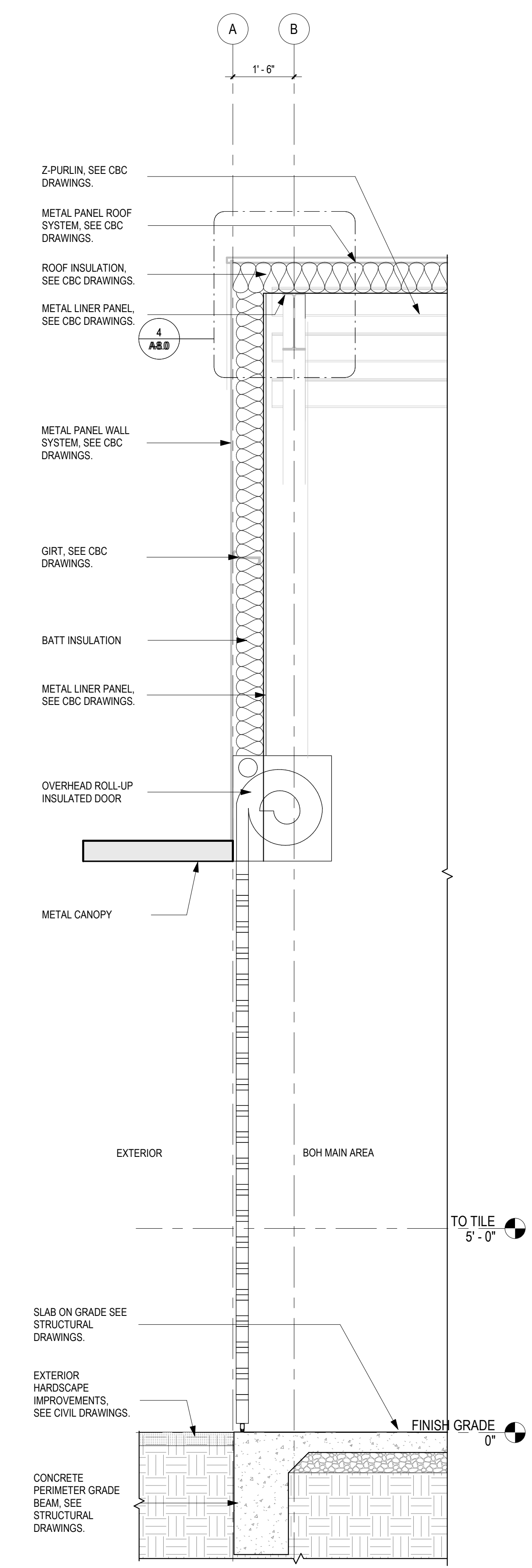
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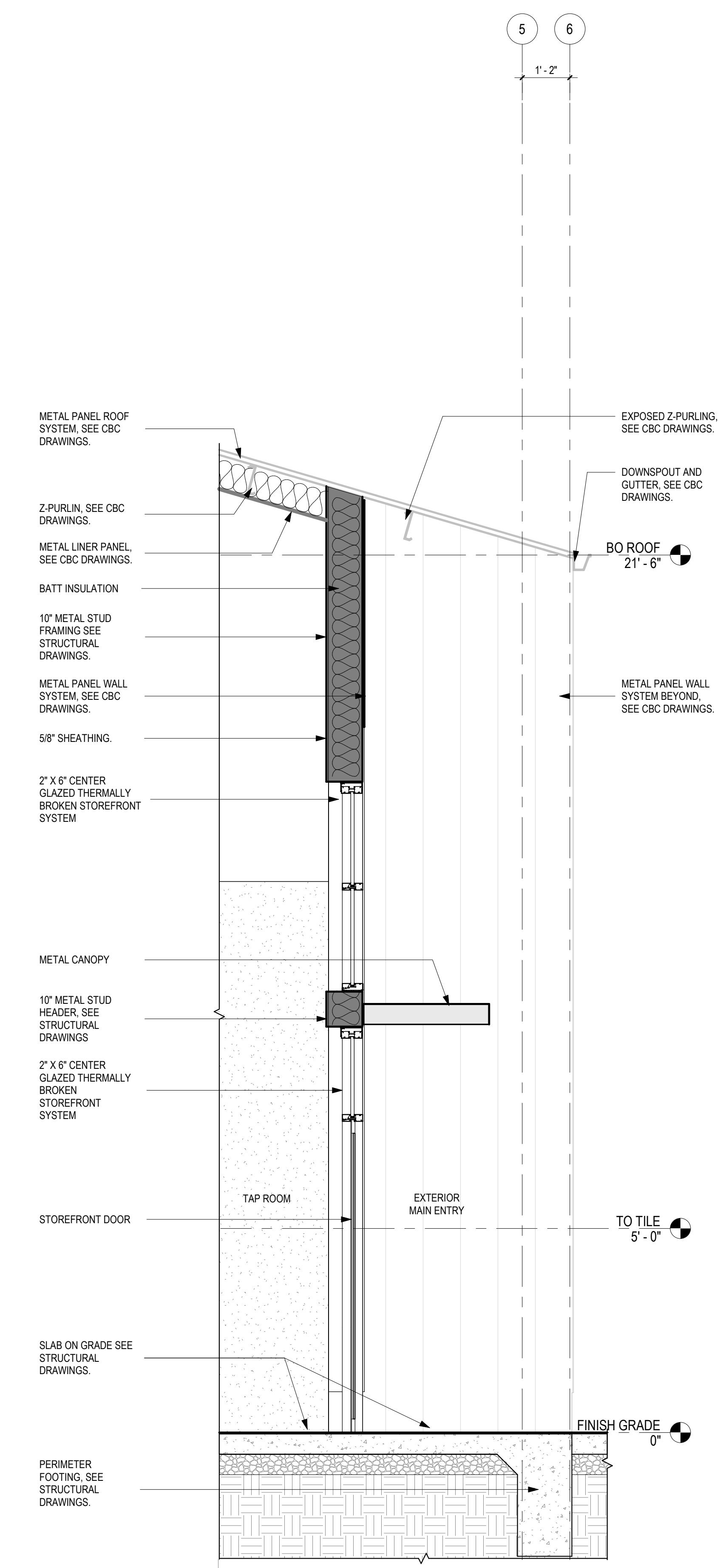
WALL SECTIONS

SHEET NUMBER
A-4.2

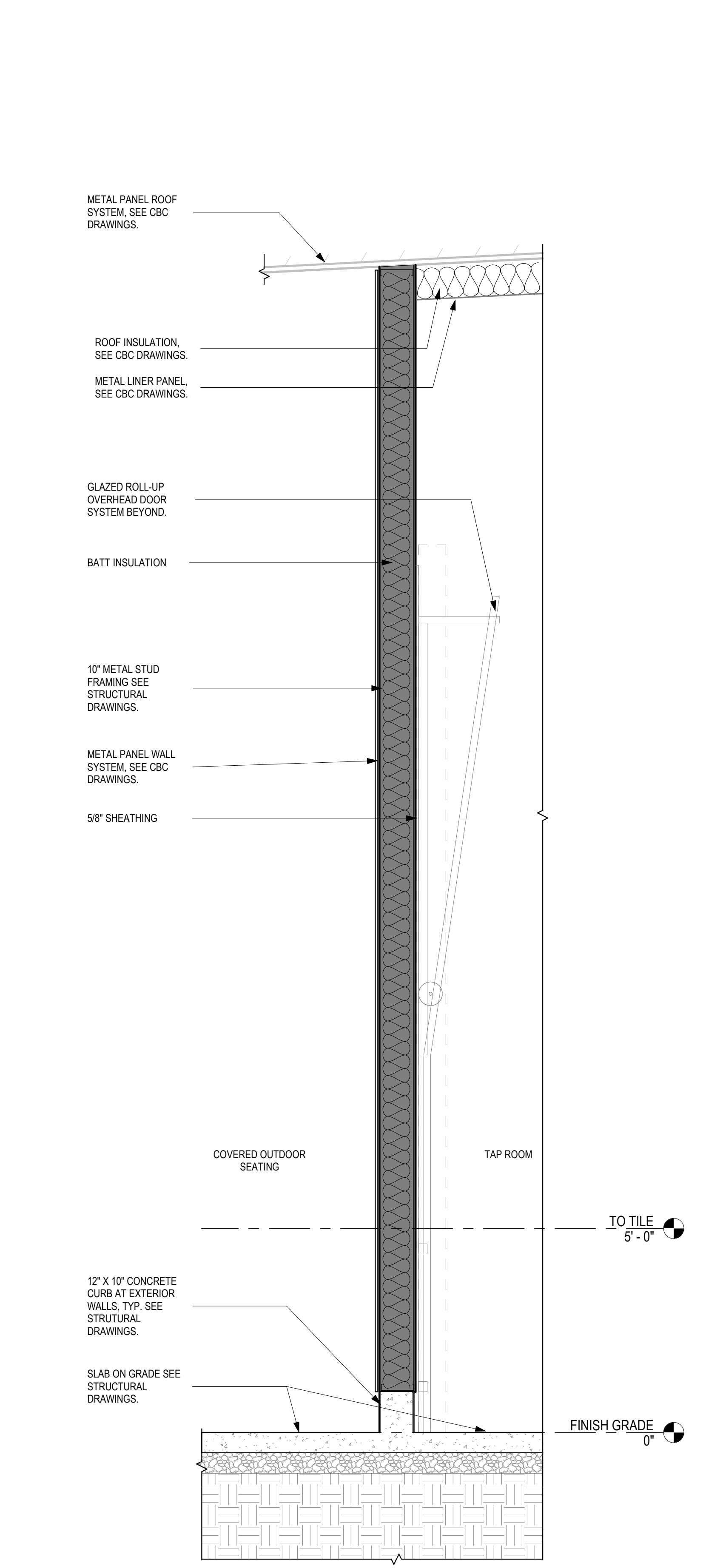
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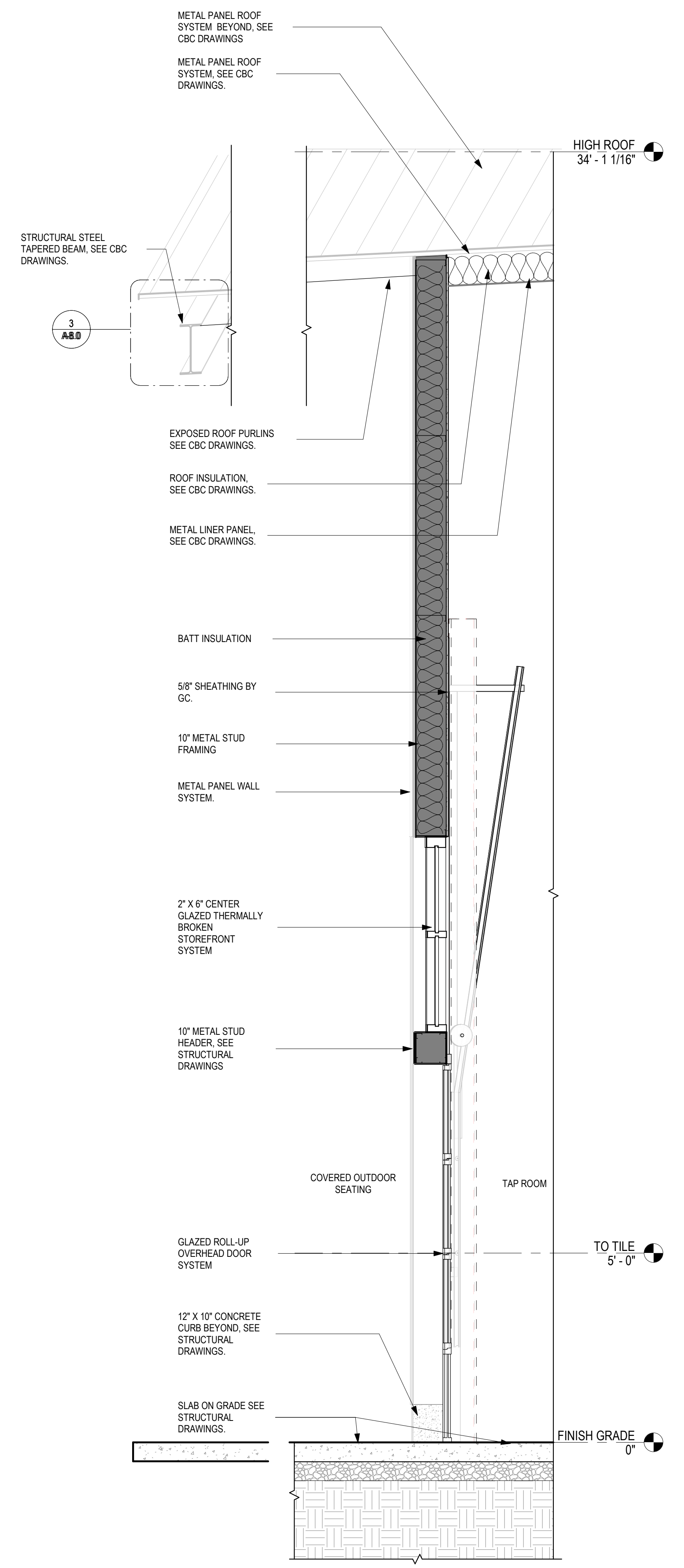
4 WALL SECTION AT SERVICE ROLL UP DOOR
A-4.2 1/2" = 1'-0"



3 WALL SECTION @ STOREFRONT DOOR
A-4.2 1/2" = 1'-0"

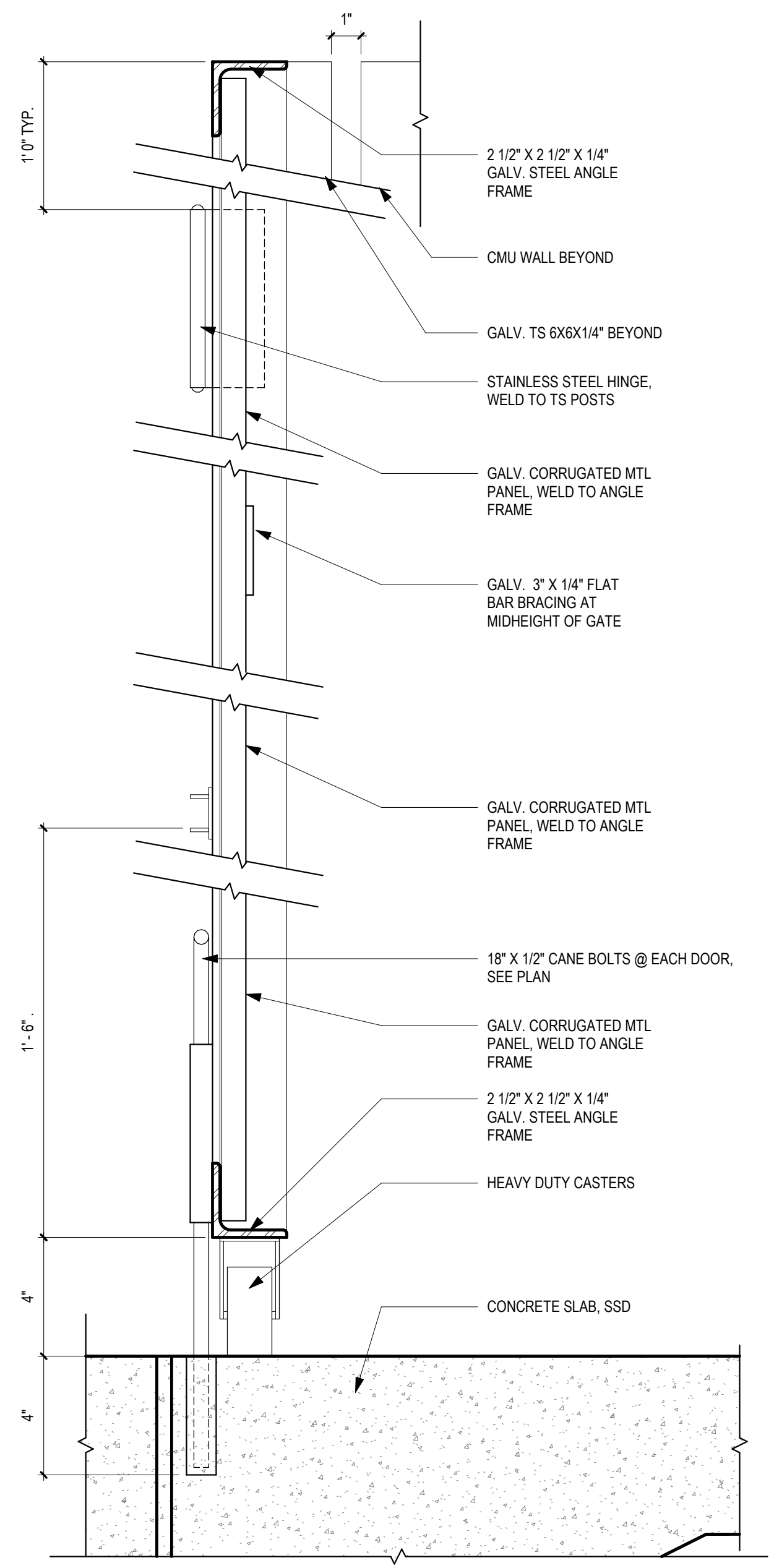


2 WALL SECTION @ 10" METAL STUD
A-4.2 1/2" = 1'-0"

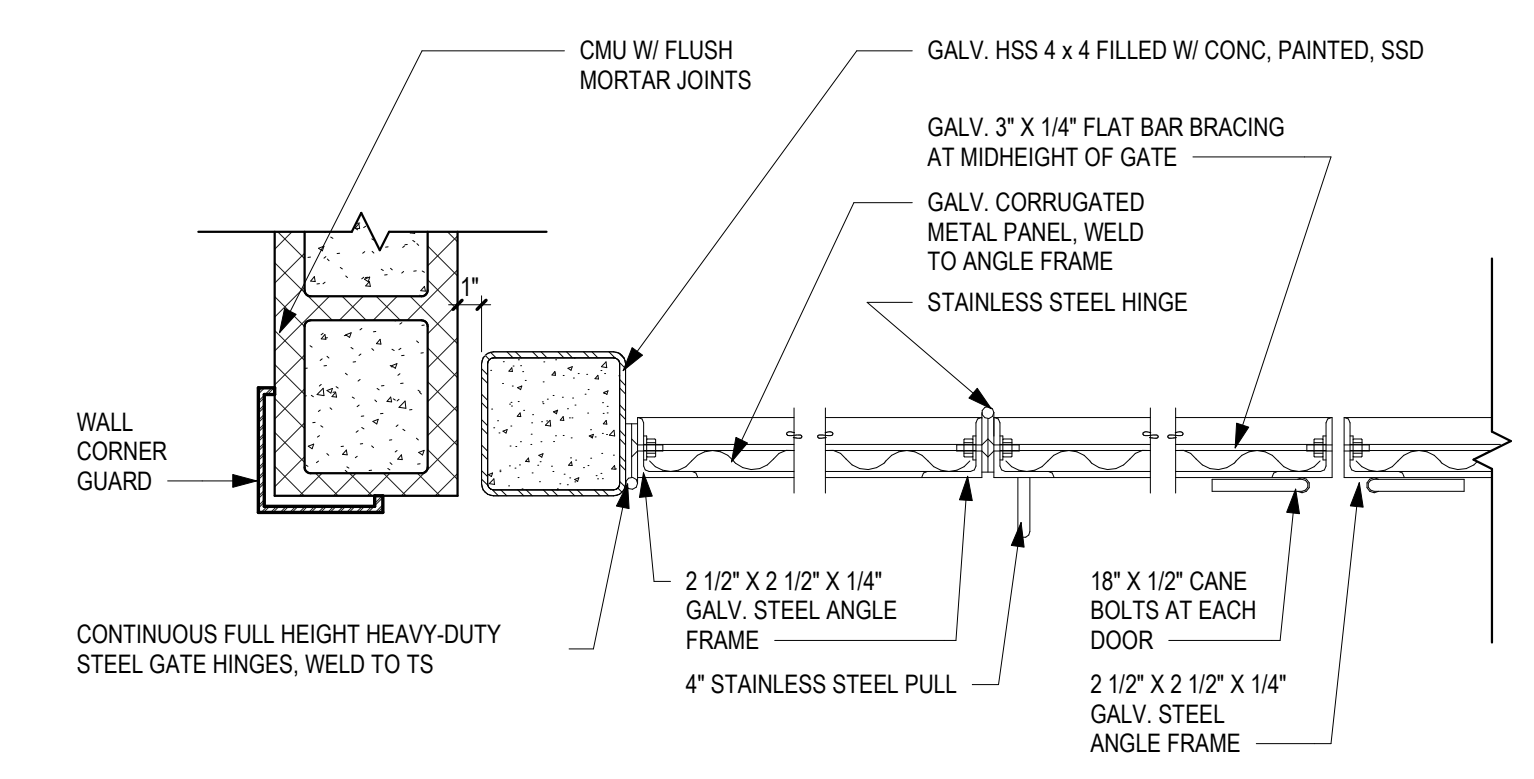


1 WALL SECTION @ FRONT ROLL UP DOORS
A-4.2 1/2" = 1'-0"

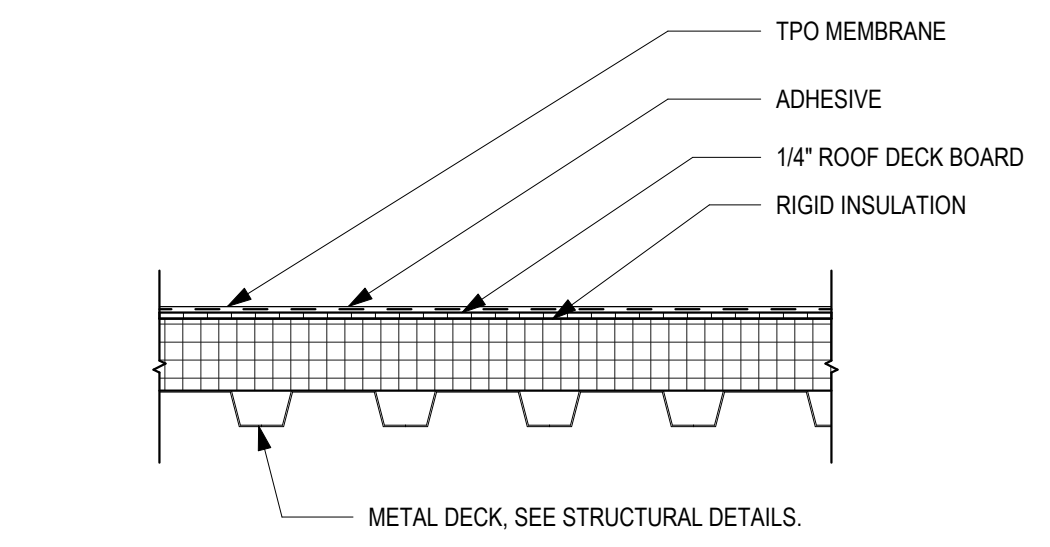
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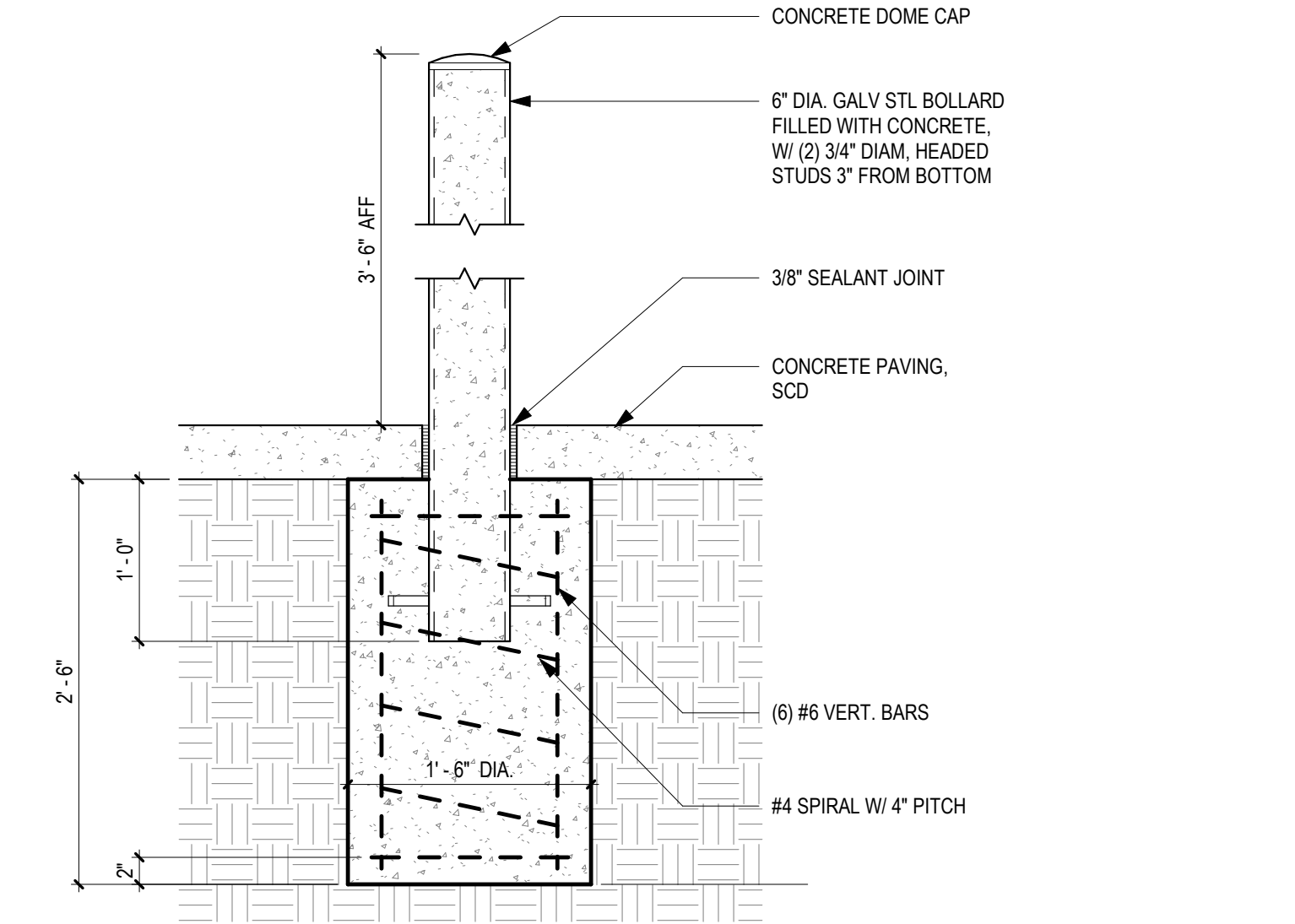
9 SERVICE ENCLOSURE - GATE SECTION TYP.
A-5.1 3" = 1'-0"



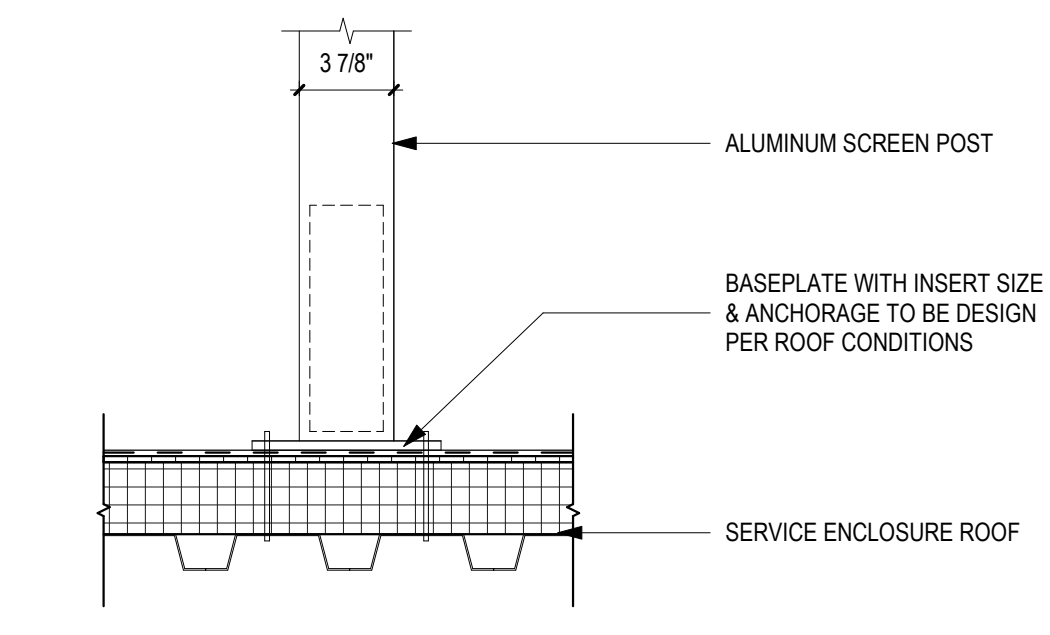
7 SERVICE ENCLOSURE - GATE JAMB DETAIL TYP
A-5.1 1 1/2" = 1'-0"



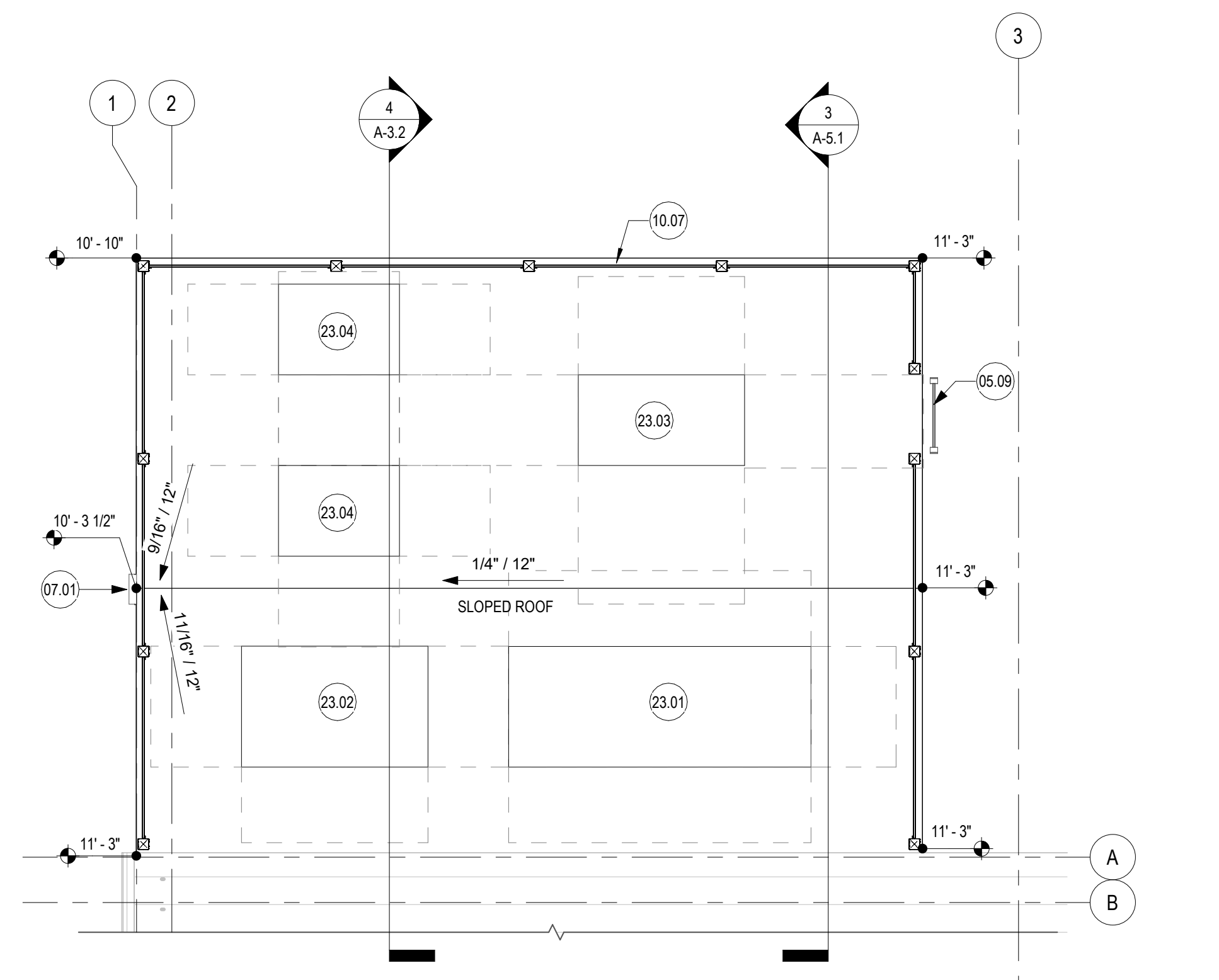
5 TYPICAL TPO ROOF ASSEMBLY
A-5.1 1 1/2" = 1'-0"



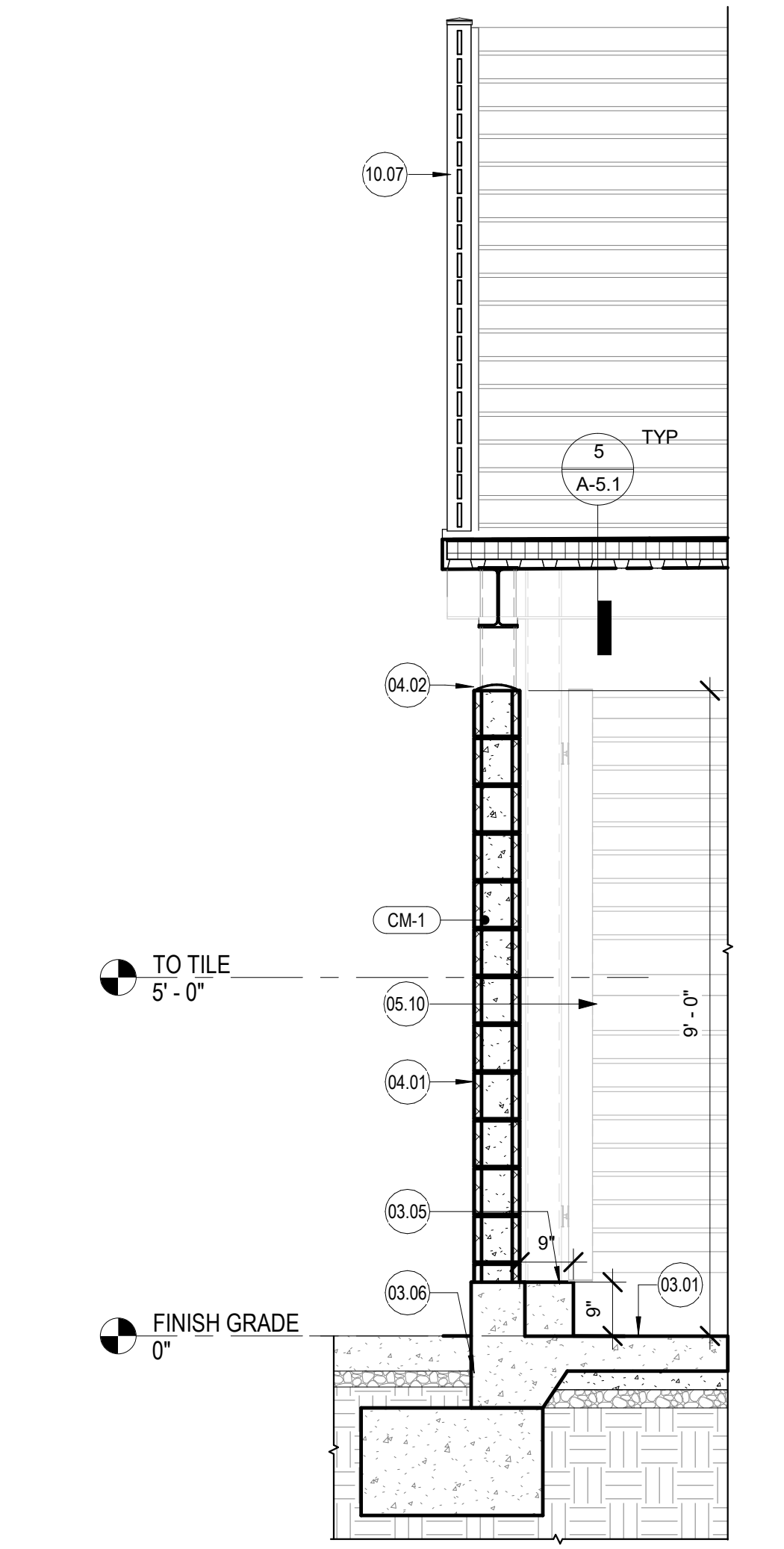
6 BOLLARD DETAIL - 6" DIA. TYP.
A-5.1 1" = 1'-0"



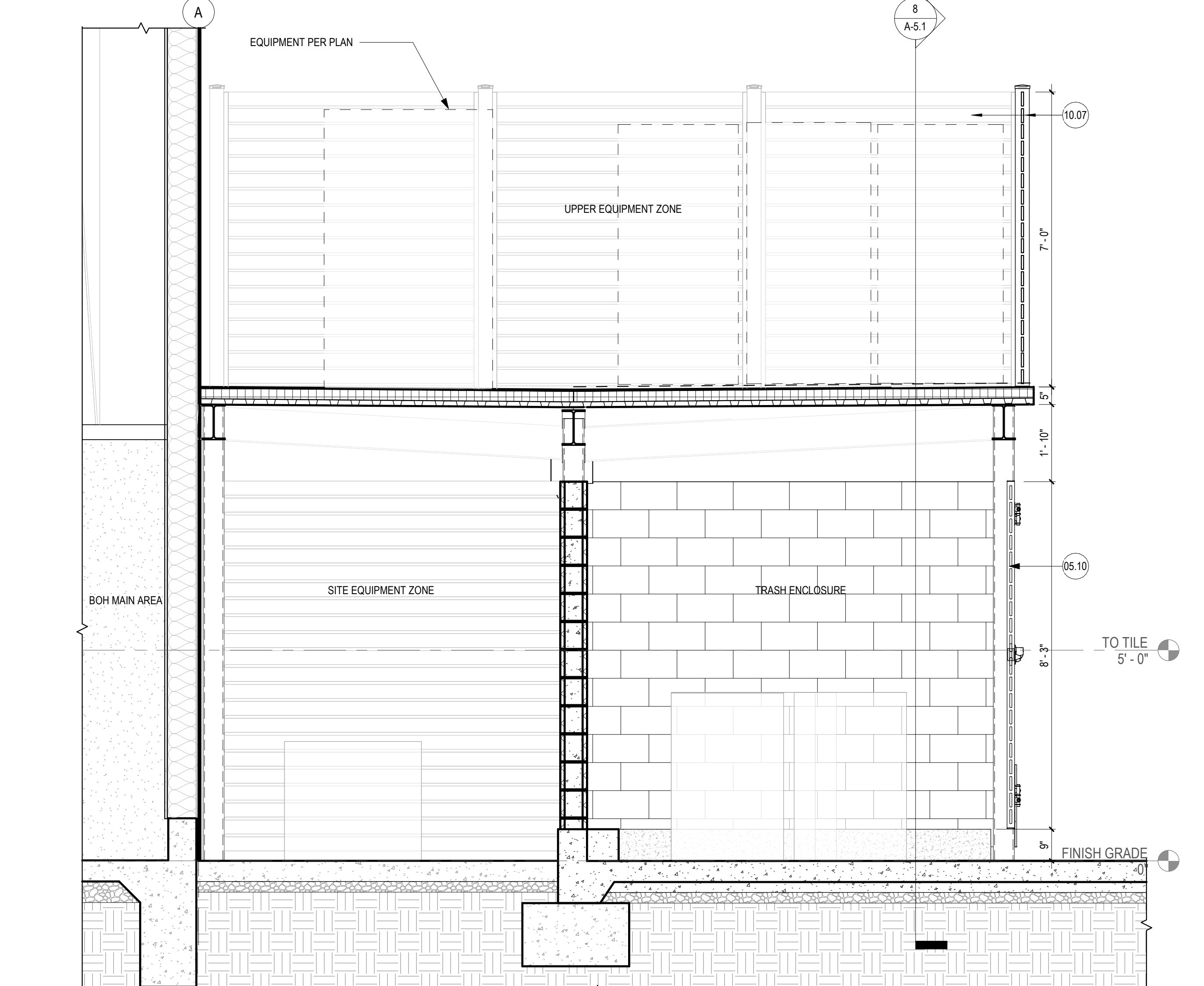
4 MECHANICAL SCREEN POST AT ROOF
A-5.1 1 1/2" = 1'-0"



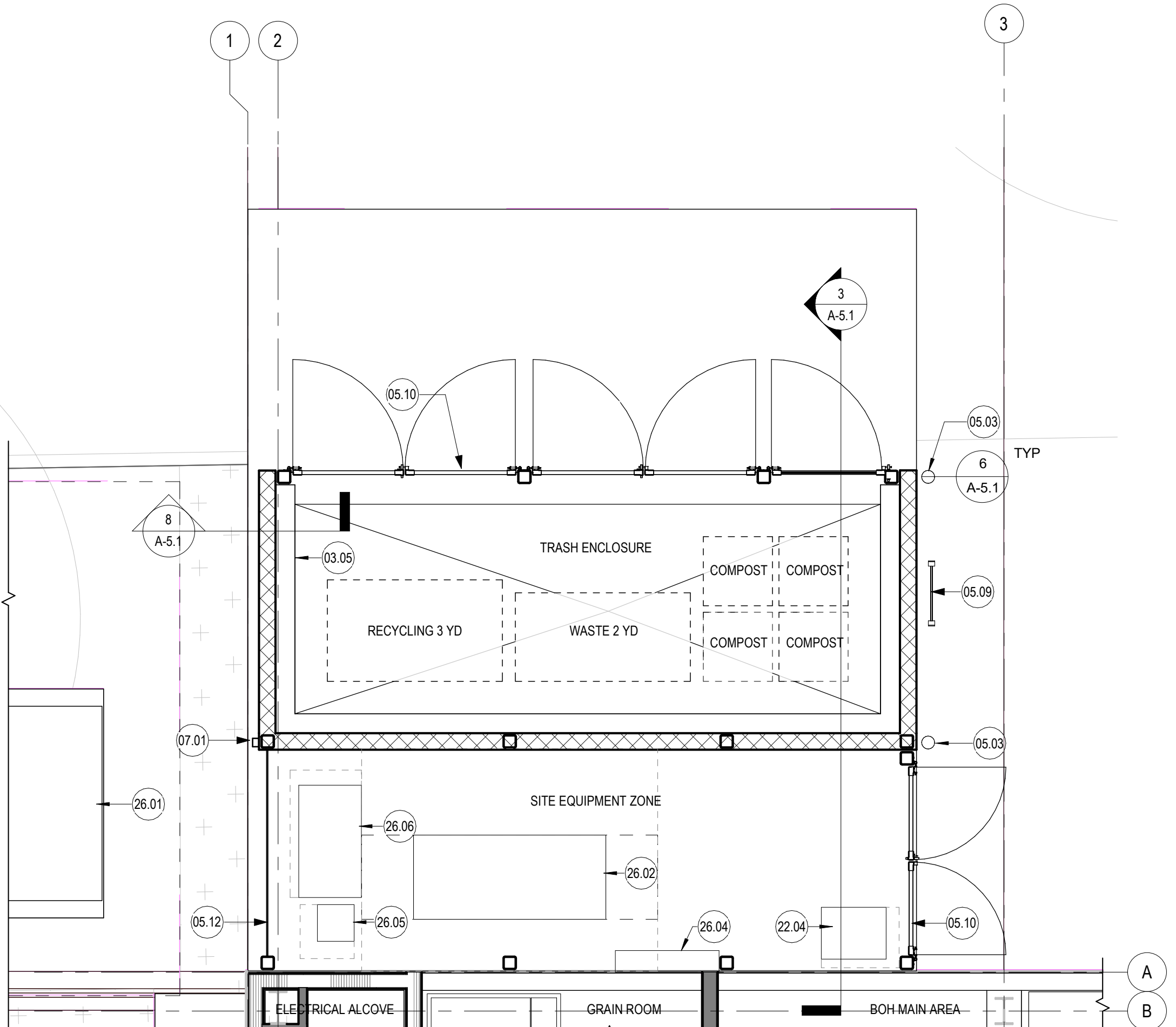
2 SERVICE ENCLOSURE - ELARGED ROOF PLAN-PL
A-5.1 1/4" = 1'-0"



8 SERVICE ENCLOSURE - TYPICAL WALL SECTION AT CMU WALL
A-5.1 1/2" = 1'-0"



3 SERVICE ENCLOSURE - ENLARGED SECTION
A-5.1 1/2" = 1'-0"



1 SERVICE ENCLOSURE - ENLARGED PLAN
A-5.1 1/4" = 1'-0"

KEYNOTES

- 03.01 6" CONCRETE SLAB ON GRADE. SEE STRUCTURAL DRAWINGS.
- 03.05 9" CONCRETE CURB. SEE STRUCTURAL DRAWINGS.
- 03.06 TRASH ENCLOSURE FOOTING. SEE STRUCTURAL DRAWINGS.
- 04.01 8" SMOOTH FACE INTEGRAL COLOR CMU WITH FLUSH MORTAR JOINTS, SSD
- 04.02 RADIUS CMU GROUT CAP. PAINT TO MATCH CMU WALL
- 05.03 6" DIA STEEL PIPE BOLLARD
- 05.09 ACCESS LADDER
- 05.10 SERVICE ENCLOSURE GATE
- 05.12 ALUMINUM SCREEN FENCE
- 07.01 SCUPPER AND DOWNSPOUT.
- 10.07 MECHANICAL SCREEN
- 22.04 WATER SOFTENER CHEMICAL TANK. SEED
- 23.01 GLYCOL CHILLER - PRIMARY. SEE BREWERY EQUIPMENT DRAWINGS.
- 23.02 GLYCOL CHILLER - SECONDARY. SEED
- 23.03 CONDENSING UNITS
- 23.04 HVAC HEAT PUMP. SMD
- 26.01 TRANSFORMER. SEE ELECTRICAL DRAWINGS.
- 26.02 STEAM GENERATOR. SEE BREWERY EQUIPMENT DRAWINGS.
- 26.04 MPOE IN METAL WEATHERPROOF ENCLOSURE WITH ACCESSIBLE DOOR/PANEL. PROVIDE 4"X8"X3/4" THICK PLYWOOD BOARD WITH CODE APPROVED GROUNDING MEANS.
- 26.05 SLOW DOWN TANK. SEE BREWERY EQUIPMENT DRAWINGS.
- 26.06 CONDENSATE RETURN FEEDWATER SYSTEM

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ENLARGED PLAN & DETAILS - SERVICE ENCLOSURE

A-5.1

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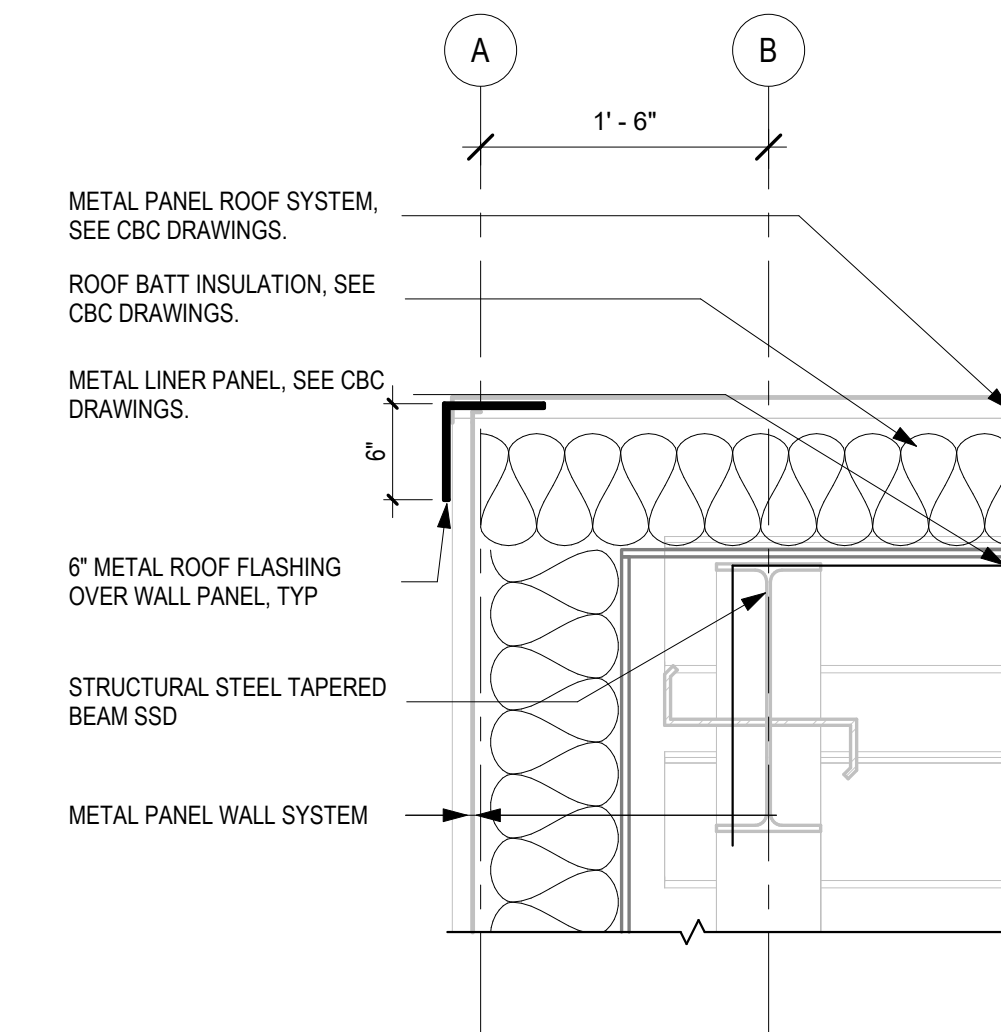
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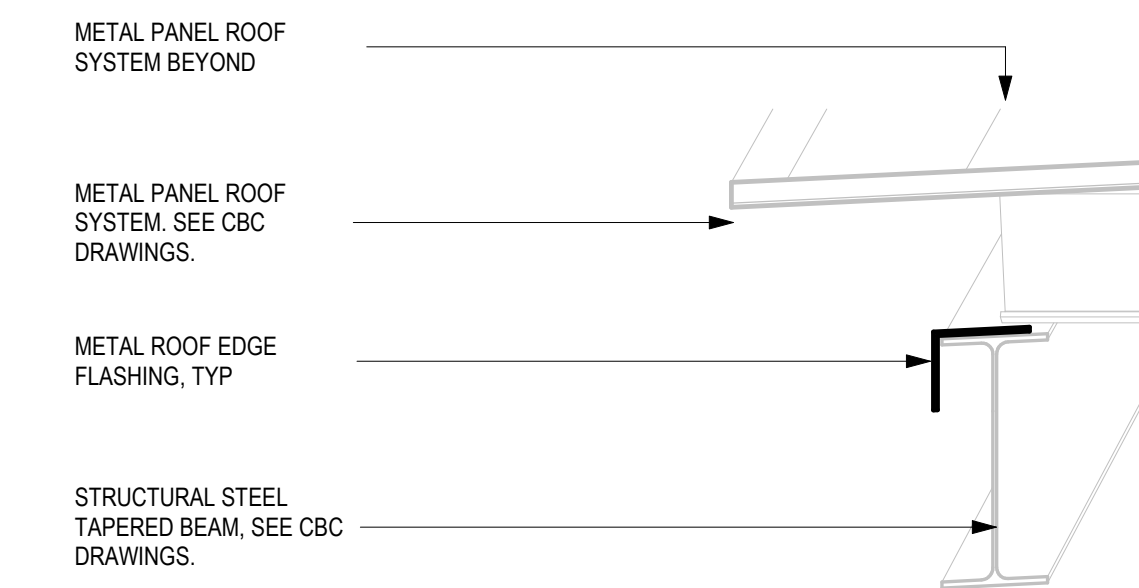


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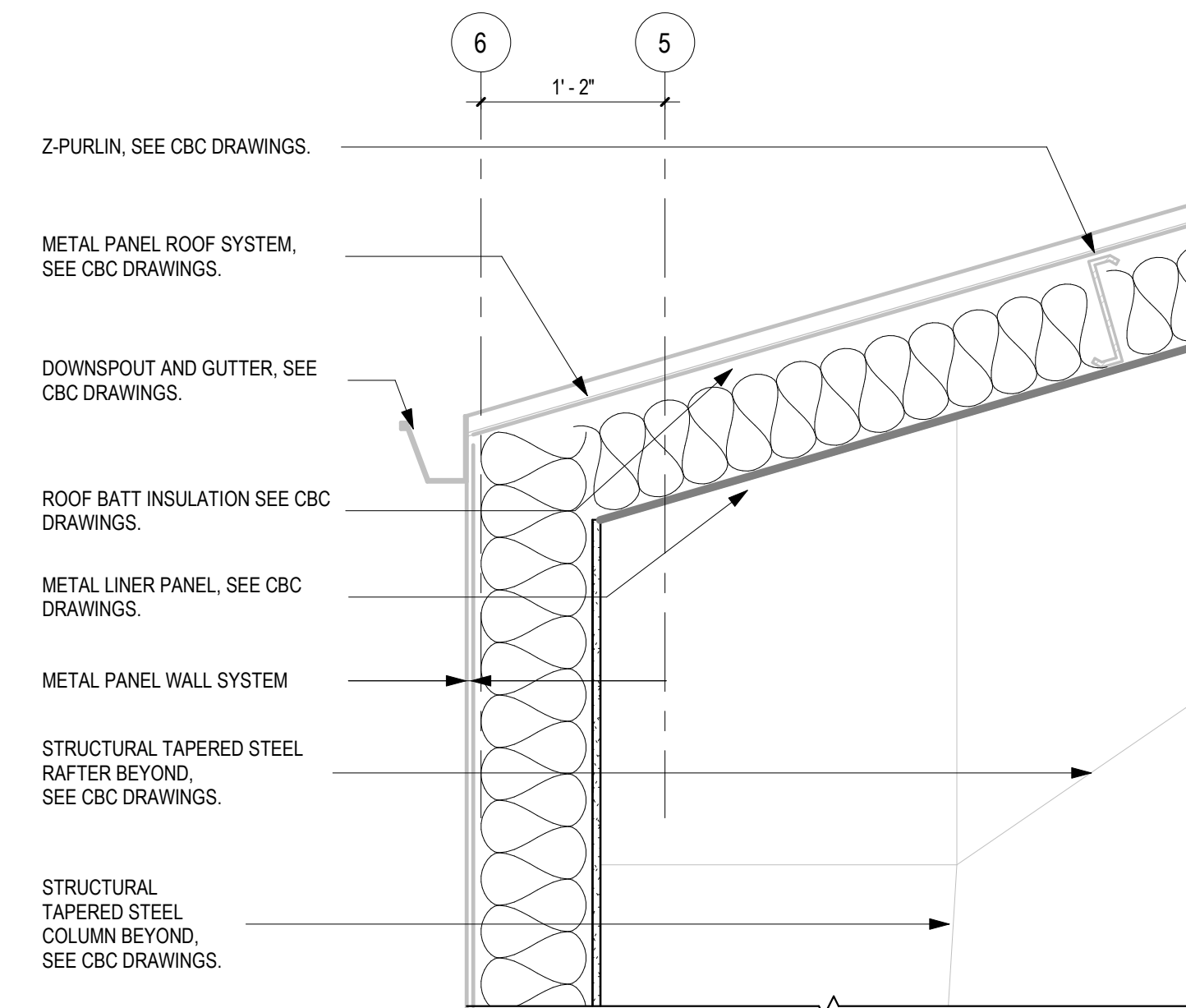
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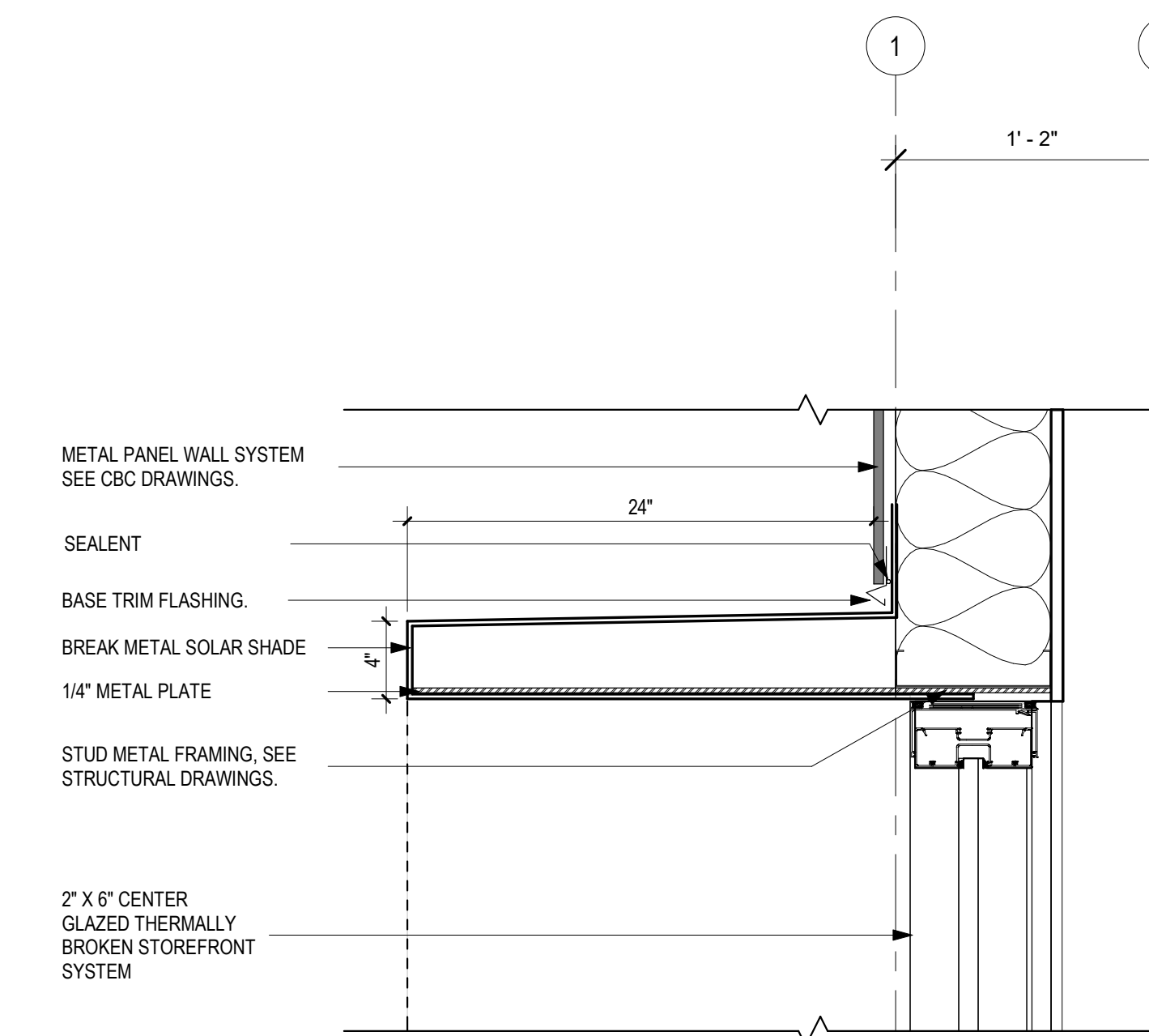
4 DETAIL - ROOF FLASHING @ NORTH WALL
A-8.0 1" = 1'-0"



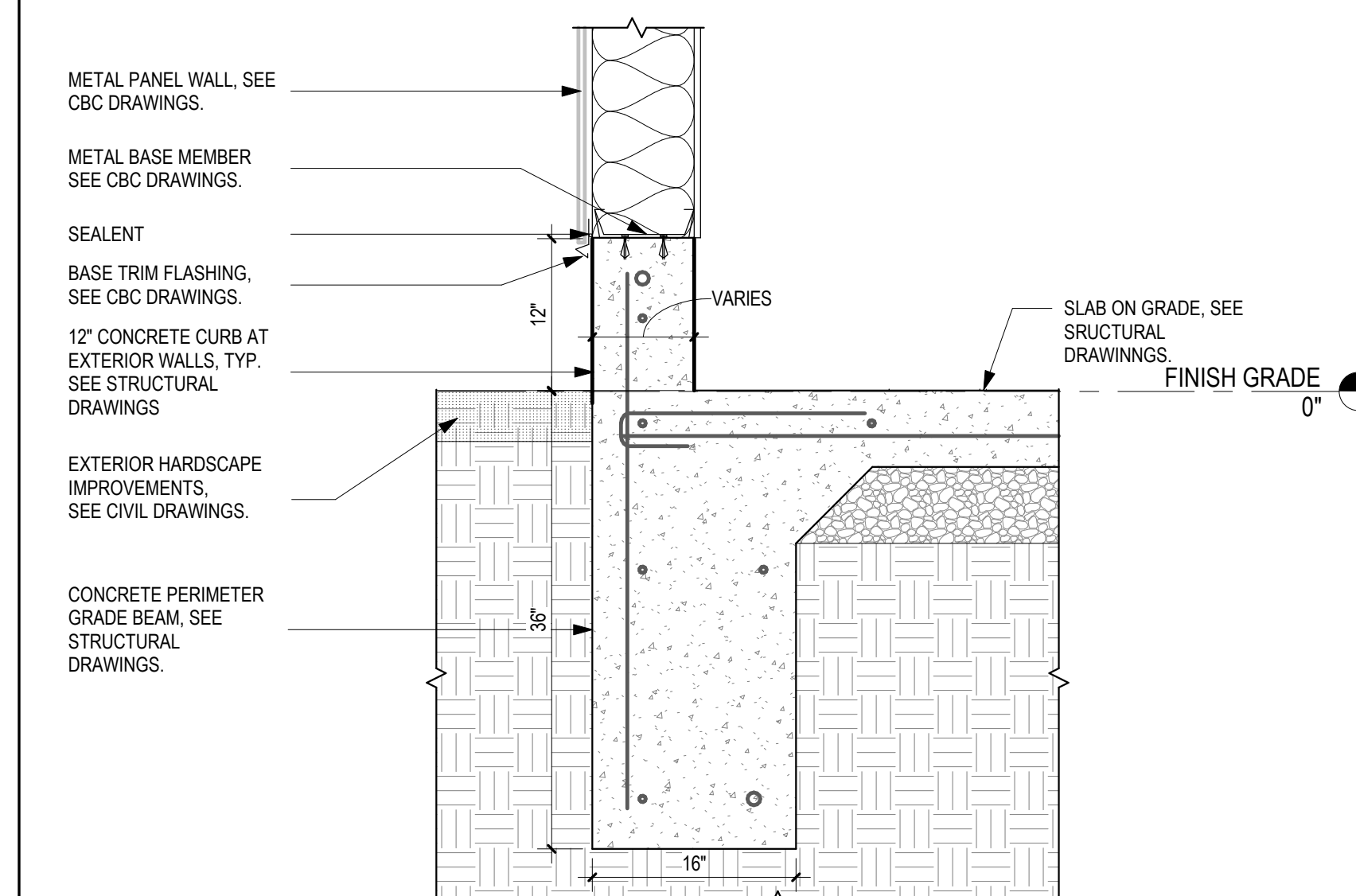
3 DETAIL - ROOF EDGE @ SOUTH
A-8.0 1" = 1'-0"



5 DETAIL - ROOF GUTTER
A-8.0 1" = 1'-0"



2 DETAIL @ WINDOW SOLAR SHADE
A-8.0 1 1/2" = 1'-0"



1 DETAIL @ PERIMETER GRADE BEAM CURB
A-8.0 1" = 1'-0"

CONSTRUCTION DOCUMENTS

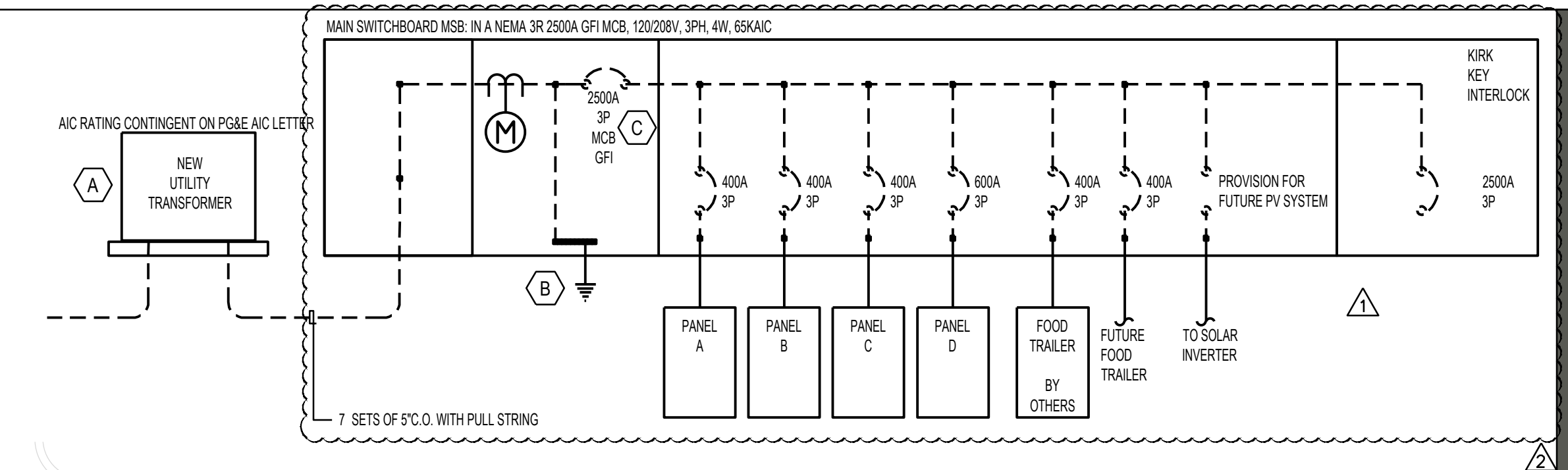
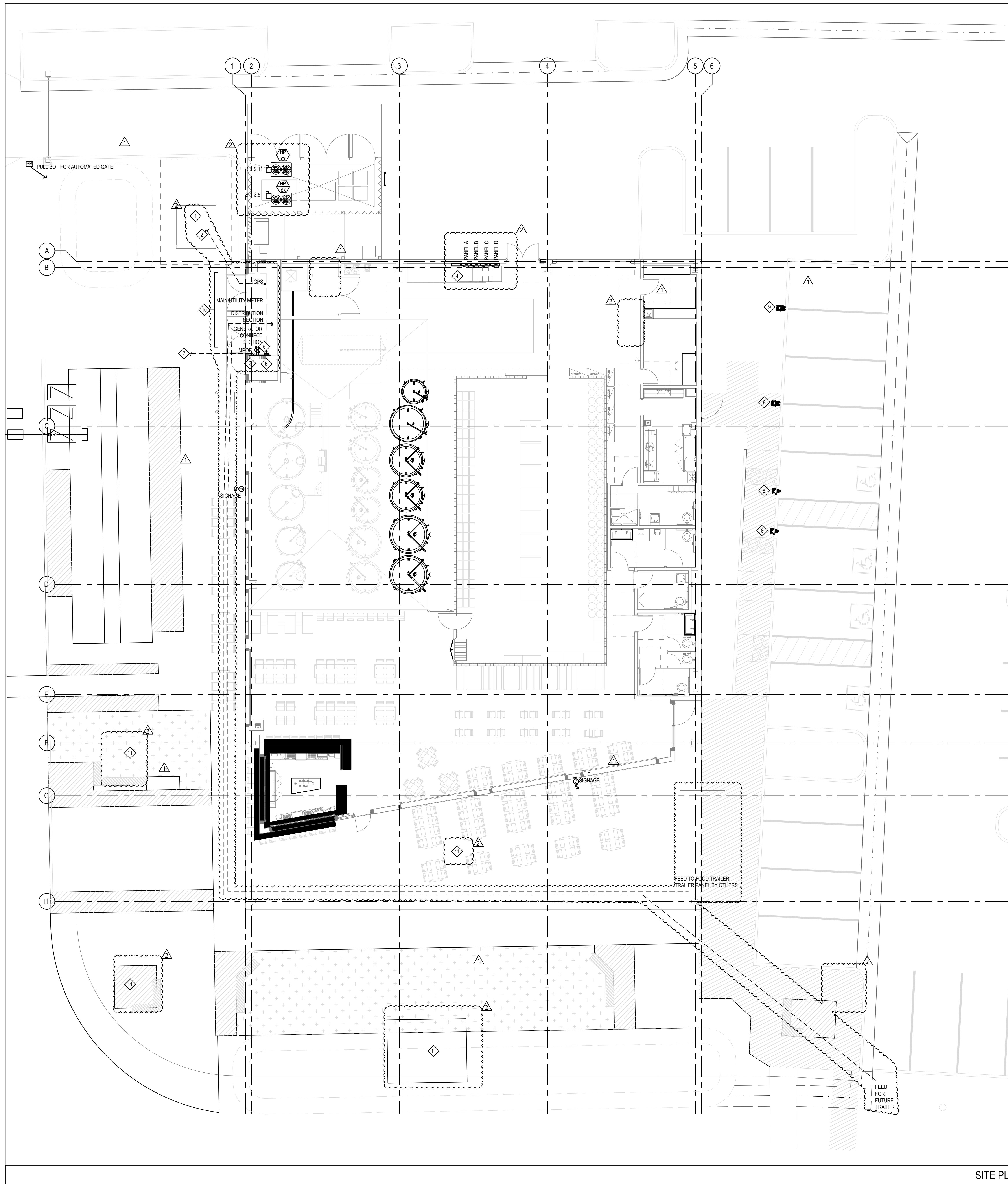
ISSUANCE & REVISIONS		
NO.	DESCRIPTION	DATE
1	DESIGN REVIEW SUBMITTAL	07.17.2024
2	DESIGN REVIEW RESUBMITTAL	09.13.2024
3	DESIGN REVIEW RESUBMITTAL	02.07.2025

DRAWN BY: RYB / AFC
CHECKED BY: WL / CS
JOB NO: 2348

SCHEMATIC DETAILS

SHEET NUMBER
A-8.0

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SINGLE LINE KEY NOTES:

- A. NEW PAD MOUNTED UTILITY TRANSFORMER. CONTRACTOR TO COORDINATE WITH UTILITY CO. REPRESENTATIVE FOR ALL WORK REQUIRING PERMITS AND TO BE UREID FOR THE NEW SERVICE INSTALLATION.
- B. GROUNDING ELECTRODE SYSTEM. CONNECT TO E GROUNDING ELECTRODE SYSTEM USING 3/8" PROVIDE 3/4" 120" COPPER CLAD GROUND ROD. MINIMUM 72" APART. USE 4 CU WIRE FOR SOLE CONNECTION TO GROUND ROD. UNDERGROUND METAL WATER PIPE WITHIN 5' OF ENTRANCE TO BUILDING. ALL METAL PIPING SYSTEM CONTIGUOUS STRUCTURAL METAL. IF PRESENT SHALL BE BONDED TO THE GROUNDING ELECTRODE SYSTEM IN MAIN ELECTRICAL ROOM USING 3/8" PROVIDE ADDITIONAL GROUNDING ELECTRODE WHERE RESISTANCE TO GROUND EXCEEDS 25 OHMS.
- C. PROVIDE AN ENERGY REDUCING MAINTENANCE SWITCH WITH LOCAL STATUS INDICATOR THAT WHEN TURNED ON, REDUCES THE INSTANTANEOUS PICKUP SETTING TO NO MORE THAN TWO TIMES THE SENSOR AMPERAGE TO BREAKER PER NEC 240.87 ARC ENERGY REDUCTION MAINTENANCE SYSTEM.

GENERAL NOTES:

- 1. ALL ELECTRICAL EQUIPMENT AND FEEDERS ARE NEW UNLESS OTHERWISE NOTED AS EXISTING.
- 2. SWITCHBOARD SHOWN ON THE SINGLE LINE DIAGRAM SHALL BE FULLY RATED AND LATE FOR THE MAIN FAULT CURRENT AVAILABLE AT THE POINT OF APPLICATION, INCORPORATING THE CURRENT LIMITING DEVICES AS SPECIFIED. "SERIES RATING" FOR PANELBOARDS IS ACCEPTABLE. PROVIDE UREID MARKING AS UREID PER NEC ARTICLE 110.22 B & C FOR SIGNAGE AT ALL PANELS AND EQUIPMENT. IF NOT FULLY RATED SYSTEM CONTRACTOR SHALL SUBMIT SHOP DRAWINGS INDICATING SERIES RATING AND INCLUDE A COPY OF ALL LABELING, INCLUDING RESPECTIVE UL LISTING TO THE A/E FOR REFERENCE.
- 3. PROVIDE PHENOLIC NAMEPLATE LABELING & TYPE WRITTEN PANEL DIRECTORY FOR ALL PANELS EXISTING OR NEW.
- 4. INTERIOR METAL PIPING SYSTEM SHALL BE BONDED TO THE GROUNDING ELECTRODE SYSTEM.
- 5. GROUND AND NEUTRAL SHALL ONLY BE BONDED AT THE SERVICE EQUIPMENT AND AT THE SEPARATELY DERIVED SYSTEM.
- 6. CONTRACTOR TO VERIFY THE INTEGRITY OF THE EXISTING GROUNDING ELECTRODE SYSTEM AND SUBMIT FINDINGS TO ELECTRICAL ENGINEER FOR REVIEW.
- 7. EQUIPMENT LINE UP IS BASED ON SCHEDULED PRODUCTS. ALTERNATE MANUFACTURERS IS ACCEPTABLE PROVIDED THAT IT MEETS THE DESIGN INTENT AND CLEARANCE REQUIREMENTS.
- 8. TRANSFORMERS SHALL NOT BE LOCATED MORE THAN 25' AWAY WITHOUT SECONDARY OVERCURRENT PROTECTION.
- 9. TYPICAL WIRING FOR EMERGENCY SOURCE SHALL BE INDEPENDENT FROM NORMAL AND OPTIONAL SYSTEMS PER NEC 700.10.
- 10. ONLY UL LISTED EQUIPMENT SHALL BE USED.
- 11. PROVIDE ALL NECESSARY SIGNAGE, LABELING AND PLACES AS REQUIRED BY NEC 230.70 B, 695 & 700.
- 12. ELECTRICAL CONTRACTOR TO PROVIDE MAIN LUGS & ADAPTOR LUGS AS NEEDED FOR CONNECTIONS AT PANELBOARDS AND EQUIPMENT.
- 13. ELECTRICAL CONTRACTOR TO PROVIDE ALL FUSES AS REQUIRED.
- 14. ALL METERING EQUIPMENTS SHALL BE SUBMITTED TO THE UTILITY PROVIDER FOR APPROVAL.
- 15. INSTALL ENGRAVED BAKELITE NAMEPLATE ON SERVICE DISCONNECT SWITCH IN LANDLORD'S SWITCHGEAR WITH DEMISED PREMISES SPACE NUMBER.
- 16. COMPLY WITH NEC ARTICLE 240.87 ARC ENERGY REDUCTION REQUIREMENT.
- 17. PROVIDE ARC FLASH CALCULATION AND ARC FLASH HAZARD WARNING LABEL ON SWITCHBOARD IN ACCORDANCE WITH NEC 110.16.
- 18. PROVIDE LABELING INDICATING POWER SOURCE ORIGIN FOR ALL EQUIPMENT, SWITCHBOARDS AND PANELS SUPPLIED BY FEEDER PER NEC 408.46.
- 19. PROVIDE A COORDINATION STUDY OF ALL PROTECTIVE DEVICES, INCLUDING UTILITY PROTECTIVE DEVICE THROUGH ALL FEEDER DEVICES ON THE SECONDARY OF THE TRANSFORMER. STUDY TO BE PRESENTED ON LOG LOG PAPER. UPON REVIEW OF THE STUDY, CONTRACTOR SHALL SET DEVICES AT AGREED UPON SETTINGS AND PROVIDE A DATA SHEET TO OWNER'S REPRESENTATIVE INDICATING FINAL SETTINGS FOR ALL ADJUSTABLE DEVICES. THE COORDINATION STUDY SHALL BE SUBMITTED WITH SHORT CIRCUIT STUDY AND BEFORE FEEDERS ARE BEING INSTALLED ON SITE. THIS STUDY SHALL BE CARRIED OUT BY THE SWITCHBOARD MANUFACTURER. THE COST OF THE STUDY SHALL BE INCLUDED AS PART OF THE CONTRACT.

SITE PLAN KEY NOTES:

- 1. UTILITY TRANSFORMER AND PAD INSTALLED BY OTHERS.
- 2. PROVIDE 7 SETS OF 5' O.C. FROM UTILITY TRANSFORMER TO SWITCHBOARD SHALL BE INSTALLED BY THE ELECTRICAL CONTRACTOR. POWER CABLES AND FINAL CONNECTIONS BY PG&E. TRENCHING AND BACKFILLING BY G.C. COORDINATE REQUIREMENTS WITH UTILITY PLANS.
- 3. PROVIDE 8 H 3/4" THICK 4 W PER PLAN FIRE RATED PLYWOOD TELEPHONE BACKBOARD. SEE SPECIFICATIONS FOR MORE INFORMATION. MOUNT FROM THE CEILING DOWN. PAINT COLOR AS SELECTED BY ARCHITECT. ARCHITECT SHALL SPECIFY PAINT. LEAVE 1" FIRE RATING STAMP EXPOSED ON EACH PIECE OF PLYWOOD.
- 4. PROVIDE WATSTOPPER LPH LIGHTING CONTROL PANEL WITH LMCP24 ENCLOSURE. PROVIDE CONTACTORS AS REQUIRED. REFER TO CONTRACTOR SCHEDULE FOR MORE INFORMATION.
- 5. PROVIDE WEATHERPROOF DUPLEX RECEPTACLE AND TAYMAC MMS10C SINGLE GANG VERTICAL WEATHERPROOF WHILE IN USE OUTLET COVER FOR IRRIGATION CONTROLLER. COORDINATE EXACT LOCATION WITH ARCHITECT PRIOR TO ROUGH IN.
- 6. PROVIDE ANSI J STD 607A COMPLIANT UL LISTED TELECOMMUNICATIONS MAIN GROUND BUSBAR TMGB & TELECOMMUNICATIONS BONDING BACKBONE TBB PER ANSI J STD 607 A. GROUND AND BOND ALL TRAY, CABINETS, PDUS, UPS, HVAC SYSTEMS ETC. SEE TELECOM PATHWAY AND GROUNDING RISER PLAN IF PROVIDED FOR MORE INFORMATION.
- 7. PROVIDE 2 4" CONDUIT STUB WITH PULL STRING FOR TELCOM CONNECTION. COORDINATE WORK WITH DRY UTILITY AND JOINT TRENCH CONSULTANT.
- 8. LOCATION FOR CHARGEPOINT CT4000 SERIES, SINGLE HEAD.
- 9. LOCATION FOR CHARGEPOINT CT4000 SERIES, DUAL HEAD.
- 10. LOCATION OF 2500A 120/208V ELECTRICAL SERVICE.
- 11. PROVISIONS FOR ELECTRIC HEATERS, FIRE PIT, WATER FEATURE AND PERFORMANCE STAGE CONNECTIONS SHALL BE COORDINATED IN SEPARATE PERMIT PACKAGE.

FIELD PAOLI
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 415.788.6606 | fieldpaoli.com



BREWERY BUILDING
 3595 UTAH STREET
 PLEASANTON, CA 94566

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DRAWN BY: _____
 CHECKED BY: _____
 JOB NO: 231562

SINGLE LINE DIAGRAM AND SITE PLAN

SHEET NUMBER
E5.0

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SITE PLAN SCALE 3/16" = 1' 0" 3

SINGLE LINE DIAGRAM SCALE NTS 1

NOT FOR CONSTRUCTION

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site Lighting	+	1.8 fc	11.5 fc	0.1 fc	N/A	N/A
Under Canopy	+	6.9 fc	16.5 fc	1.3 fc	12.7:1	5.3:1
Off site	+	0.4 fc	0.8 fc	0.0 fc	N/A	N/A

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BREWERY BUILDING

3595 UTAH STREET
PLEASANTON, CA 94566

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ENGINEERING
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Milpitas, CA 95035
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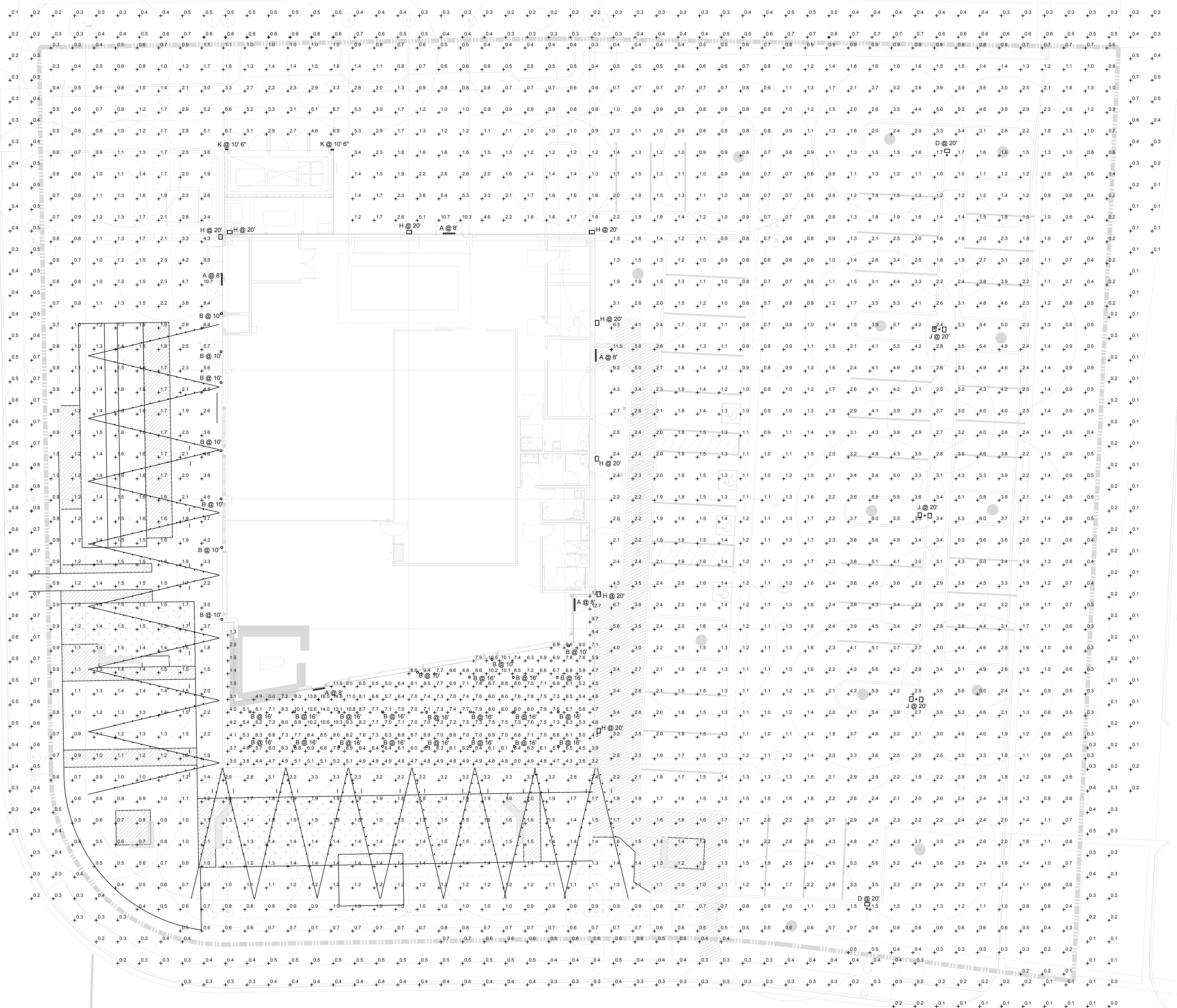
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DRAWN BY: _____
CHECKED BY: _____
DATE: 2/15/25

SITE PHOTOMETRIC PLAN

EP1.1

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E TERIOR LIGHTING PHOTOMETRIC PLAN

SCALE
1" = 10' 0"

1

NOT FOR CONSTRUCTION



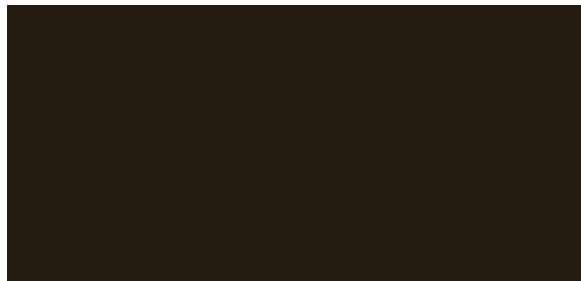
MT-1 PREFINISHED METAL SIDING PANEL: DARK GRAY
MT-3 PREFINISHED METAL ROOM PANEL: DARK GRAY
PT-2 EXTERIOR PAINT FINISH: DARK GRAY



MT-2 PREFINISHED METAL SIDING PANEL: LIGHT GRAY



PT-1 EXTERIOR PAINT FINISH: DARK GRAY BLACK



ST-1 STOREFRONT: DARK BRONZE
WITH CLEAR LOW-E GLASS



PT-3 EXTERIOR PAINT FINISH: DARK BLACK



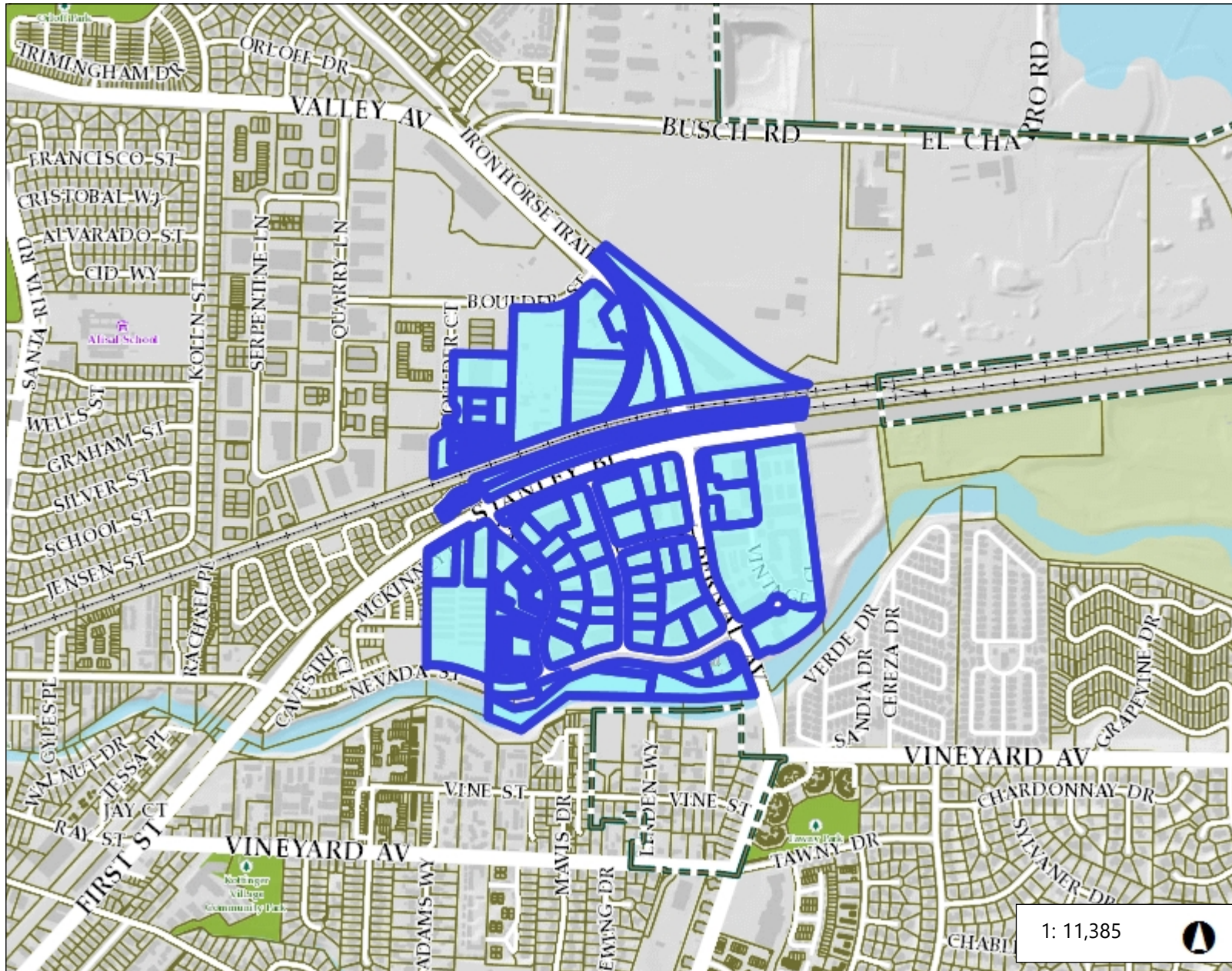
CMU-1 SMOOTH INTEGRAL: LIGHT COOL GRAY
PT-4 EXTERIOR PAINT FINISH: LIGHT COOL GRAY

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P21-0420DR_0421CUP
CITY OF PLEASANTON
PLANNING DIVISION
EXHIBIT B

3595 UTAH STREET



EXHIBIT C



Legend

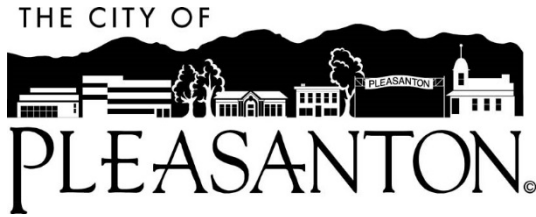
- Fire Station
- School
- Park
- Parcels

1: 11,385

1,897.5 0 948.75 1,897.5 Feet

Notes

Notes



**Planning Commission
Agenda Report**

May 14, 2025
Item 5

SUBJECT: Selection of Sub-Committee Representative for 2025

There is one vacancy on the Heritage Tree Board of Appeals for the term beginning May 14, 2025. The Commission should elect representatives to fill the vacancy.

Heritage Tree Board of Appeals

Make findings of fact upholding, reversing, or modifying the director’s decision with regard to heritage tree removal permits.

Meeting Time:	As needed
Meeting Location:	City Council Chamber, 200 Old Bernal Ave., Pleasanton
Current Representatives:	Commissioners Wedge and Mohan
Current Alternate:	One vacancy

Members shall serve a two-year term and may not serve consecutive terms.

SUBJECT: Committee, Commission, and Task Force List

Bicycle, Pedestrian, and Trails Committee

Advise the Parks and Recreation Commission and the City's Traffic Engineering Division on bicycle, pedestrian and trail-related items. The committee reviews and prioritizes potential projects and provides input on policies related to bikeways and trails.

Meeting Time: Fourth Monday of every other month at 6:45 p.m.
Meeting Location: Pleasanton Senior Center, 5353 Sunol Blvd., Pleasanton
Representative: Commissioner Jain
Alternate: Commissioner Pace
Staff Contacts: Matt Nelson, Traffic Engineer, 931-5671; Matt Gruber, Landscape Architect, 931-5672

Civic Arts Commission

Promote the acquisition, construction and installment of works of public art in Pleasanton. Make recommendations to the City Council regarding the City Civic Arts Program.

Meeting Time: First Monday of each month at 7 p.m.
Meeting Location: City Council Chamber, 200 Old Bernal Ave., Pleasanton
Staff Contact: Lia Bushong, Asst. Director, Library and Recreation, 931-3412

Committee on Energy and the Environment

Works closely with City staff to prepare an Energy and Environmental Priorities Plan focusing on energy and environmental issues and strategies reflecting community opportunities, needs and interests.

Meeting Time: Fourth Wednesday of every other month at 5:00 p.m.
Meeting Location: Operations Service Center, 3333 Busch Rd., Pleasanton
Staff Contact: Megan Campbell, Associate Planner, 931-5610

Economic Vitality Committee

Assess the current and ongoing business climate in the City of Pleasanton and offer suggestions and recommendations to the City Council intended to maintain a strong economic development base in the City.

Meeting Time: Third Thursday of each month at 7:30 a.m.
Meeting Location: Remillard Conference Room, 3333 Busch Rd., Pleasanton
Staff Contact: Lisa Adamos, Economic Development Manager, 931-5039

Heritage Tree Board of Appeals

Make findings of fact upholding, reversing or modifying the director's decision with regard to heritage tree removal permits.

Meeting Time: As needed
Meeting Location: City Council Chamber, 200 Old Bernal Ave., Pleasanton
Representatives: Commissioners Wedge and Mohan
Alternate: One vacancy
Staff Contact: Sarah Hosterman, Landscape Architect Asst., 931-5514

Human Services Commission

Advise the City Council on the human service needs of the community and methods of fulfilling these needs. Particular emphasis is given by the commission to the human service needs of the socially and economically disadvantaged, the elderly and the youth of the community.

Meeting Time: First Wednesday of each month at 7 p.m.
Meeting Location: City Council Chamber, 200 Old Bernal Ave., Pleasanton
Staff Contact: Lia Bushong, Asst. Director, Library and Recreation, 931-3412

Library Commission

Advise the City Council on matters related to the Pleasanton Library and library services in general. Promote the use of library services to the community.

Meeting Time: First Thursday of each month at 7 p.m.
Meeting Location: City Council Chamber, 200 Old Bernal Ave., Pleasanton
Staff Contact: Heidi Murphy, Director of Library and Recreation, 931-3400

Parks and Recreation Commission

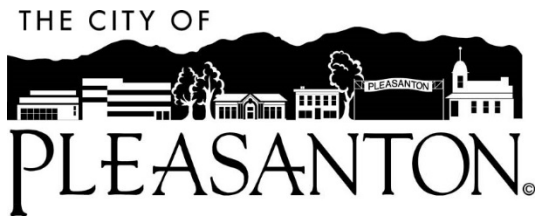
Advise the City Council, City Manager, and Parks and Community Services Department on matters related to the development and provision of services pertaining to parks and recreation facilities, programs and services.

Meeting Time: Second Thursday of each month at 7 p.m.
Meeting Location: City Council Chamber, 200 Old Bernal Ave., Pleasanton
Staff Contact: Heidi Murphy, Director of Library and Recreation, 931-3400

Youth Commission

Act as the liaison between Pleasanton's youth community and the City Council; advise the Council on youth-related issues; promote an understanding and appreciation of community affairs among the youth of Pleasanton.

Meeting Time: Second Wednesday of each month at 7 p.m., September-May
Meeting Location: Remillard Conference Room, 3333 Busch Rd., Pleasanton
Staff Contact: Nicole Thomas, Recreation Supervisor, 931-3432



Planning Commission Agenda Report

May 14, 2025
Item 7

SUBJECT: Actions of the City Council

May 6, 2025

Consent Calendar:

Ratify Commission and Committee appointments

Actions of the Zoning Administrator and Planning Commission

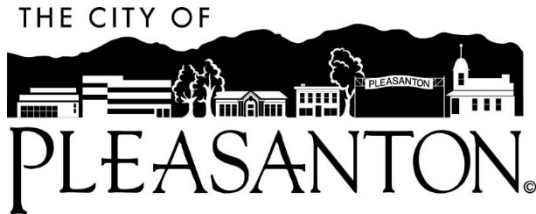
Adopt a resolution authorizing an application with the Metropolitan Transportation Commission for allocation of \$312,345 in Transportation Development Act Article 3 funds for the purchase of a mini street sweeper from Municipal Maintenance Equipment, Inc., and approve budget amendments in the TDA grant fund

Council approved the consent calendar, as recommended.

Public Hearing:

Continued from April 15, 2025 - Review of the Zoning Administrator's approval of a Sign Design Review Application (P24-0731) to install new monument, wall, canopy, and pump signage as part of a rebranding for the Gulf gas station located at 4212 First Street

Council approved the new monument sign, with changes proposed by the applicant. Council approved the wall, pump and other signage, as recommended. Council deferred decision on the canopy until the new monument sign, with changes proposed by the applicant, is installed.



Planning Commission Agenda Report

May 14, 2025
Item 8

SUBJECT: Future Planning Calendar

A resolution of the Planning Commission of the City of Pleasanton recommending the City Council approve Amendments to Chapters 18.08, 18.48, 18.84, 18.88, 18.92, 18.96, AND Table 18.44.080 of the Pleasanton Municipal Code (PMC) to: (1) modify the definitions of both Light and Heavy Industrial; (2) establish the definition of an Innovation-Based Business (IBB); (3) modify Table 18.44.080 to permit, by-right, IBB uses in the I-P, O, PUD-C-O, PUD-I, PUD-I/C-O, PUD-MU, and all of the non-residential zones within the Hacienda PUD project area (OGPD, OPD, OMPD, CDP, IPD, MOIPD, MCOIRPD, and MCOIPD Districts) Districts; (4) modify the Design Review requirements for (a) industrial tenants leasing space in a previously reviewed and approved building; and (b) and industrial tenants that are permitted by right within an industrial zone; and (5) modify specific and related development standards for all Industrial Districts, as filed under case no. P25-0192

P24-0532 - Application for Design Review approval to construct a three-story, approximately 66,000-square-foot building addition, one water and one wastewater storage tanks, and related site improvements for Standford Health Care Tri-Valley located at 5555 W. Las Positas Boulevard.