



PLANNING COMMISSION REGULAR MEETING AGENDA

Wednesday, August 27, 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. Actions of the City Council
3. Approve the minutes of July 23, 2025
4. **P25-0026, City of Pleasanton, Pleasanton Municipal Code Accessory Dwelling Unit Chapter Amendments** - Consider and provide a recommendation to City Council for adoption of proposed amendments to Chapter 18.106 of the Pleasanton Municipal Code regarding accessory dwelling units to comply with state law
5. Receive an update on the Dublin/Pleasanton BART Station Concept Plan Project

MEETING OPEN TO THE PUBLIC

6. 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

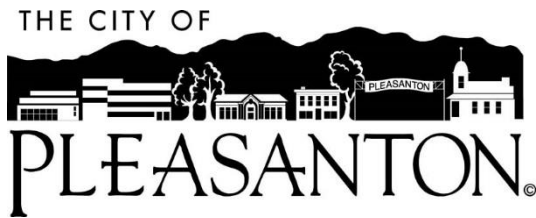
7. **PUD-152, 231 Old Bernal Avenue Workshop** - Workshop to review and receive comments on a Planned Unit Development application to demolish an existing approximately 6,160-square-foot commercial office building and construct a three-story building consisting of an approximately 15,008-square-foot single-family residence with an approximately 725-square-foot ground-floor live-work space with associated site improvements located at 231 Old Bernal Avenue
8. 2025-2026 Planning Commission Work Plan and Community and Economic Development Department Priorities

MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

9. Reports from Meetings Attended (e.g., Committee, Task Force, etc.)
10. Future Planning Calendar

MATTERS INITIATED BY COMMISSION MEMBERS

ADJOURNMENT



Planning Commission Agenda Report

August 27, 2025
Item 1

SUBJECT: Actions of the Zoning Administrator

P25-0278, Srinivas Vangaru

Application for Administrative Design Review to construct a patio cover, fire pit, barbecue area and hardscape at 2033 Spring Creek Terrace.

Approved. Appeal period expires August 28, 2025. *(Emily Carroll 931-5608)*

P25-0279, Kimberly Eicher

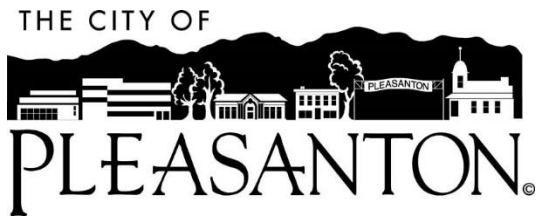
Application for Administrative Design Review to construct an approximately 16 feet by 20 feet cabana in the rear yard located at 3649 Chelsea Court.

Approved. Appeal period expires August 29, 2025. *(Emily Carroll 931-5608)*

P25-0281, Srikar Palepu

Application for Administrative Design Review to construct a new covered front porch to the front of the existing residence at 4165 Morganfield Court.

Approved. Appeal period expires August 29, 2025. *(Megan Campbell 931-5610)*



Planning Commission Agenda Report

August 27, 2025

Item 2

SUBJECT: Actions of the City Council

August 19, 2025

Consent Calendar:

Actions of the Zoning Administrator and Planning Commission

Introduce and waive the first reading of an Ordinance amending Chapter 18 Zoning of the Pleasanton Municipal Code (PMC) and finding that such amendments are exempt from the California Environmental Quality Act (CEQA) under Guidelines Section 15061(b)(3) (common sense exemption) and amending Chapters 18.08, 18.20, 18.40, 18.48, 18.84, 18.88, 18.92, and Table 18.44.080 of the PMC to: (1) modify the definition of Light Industrial; (2) establish the definition of an Innovation-Based Business (IBB); (3) modify Table 18.44.080 to permit or conditionally permit IBBs in various Commercial, Office, Industrial and related planned unit development (PUD) districts and in various Districts of the Hacienda PUD Area; (4) modify the Design Review requirements to reduce the level of design review for IBBs making limited building and site plan changes; and (5) modify specific and related development standards for IBBs

Council approved the consent calendar, as recommended.

Wednesday, July 23, 2025

CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

Chair Morgan called the regular meeting of the Planning Commission to order at 7:00 p.m. from the City Council Chambers located at 200 Old Bernal Avenue.

Commissioner Pace led the Pledge of Allegiance.

Present: Commissioners Dave Jagoe, Anurag Jain, Brandon Pace, Stephanie Wedge, and Chair Ken Morgan

Absent: Commissioner Vivek Mohan

AGENDA AMENDMENTS

None.

CONSENT CALENDAR

1. Actions of the Zoning Administrator

Recommendation: Receive the report.

2. Actions of the City Council

Recommendation: Receive the report.

3. Approve the meeting minutes of July 9, 2025

Recommendation: Approve the meeting minutes.

4. **Pulled from the Consent Calendar** - P25-0244, Kevin Crow/Ballistic United Soccer Club (BUSC), 4501 Pleasanton Avenue - Application for a Conditional Use Permit to operate a year-round outdoor Futsal facility at the Alameda County Fairgrounds located at 4501 Pleasanton Avenue

Recommendation: Adopt Resolution No. PC-2025-15 approving the application.

5. P22-0902, Jonathan James/William Wood Architects, 1991 Dublin Canyon Road - Consideration of adoption of the Initial Study/Mitigated Negative Declaration (IS/MND) prepared under California Environmental Quality Act (CEQA) Guidelines and approval of a Design Review application for the construction of an approximately 6,445-square-foot restaurant with on- and off-site improvements located at 1991 Dublin Canyon Road (APN 941-1710-10-1)

Recommendation: Adopt Resolution No. PC-2025-16 adopting the IS/MND and approving the application.

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

Chair Morgan pulled Item 4 from the Consent Calendar for further discussion.

MOTION: It was m/s by Pace/Jagoe to approve the Consent Calendar - except Item 4, which was pulled for further discussion - as recommended. Motion passed by the following roll call vote:

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

MEETING OPEN TO THE PUBLIC

6. 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

7. **Pulled from the Consent Calendar** - P25-0244, Kevin Crow/Ballistic United Soccer Club (BUSC), 4501 Pleasanton Avenue - Application for a Conditional Use Permit to operate a year-round outdoor Futsal facility at the Alameda County Fairgrounds located at 4501 Pleasanton Avenue

Recommendation: Adopt Resolution No. PC-2025-15 approving the application.

Associate Planner Jenny Soo presented the item.

Chair Morgan opened the public comment. Public comments were received from: Kevin Crow, applicant; Eric Niliu, applicant; and Maureen Morley.

Chair Morgan closed the public comment.

MOTION: It was m/s by Pace/Wedge to adopt Resolution No. PC-2025-15, with a modification to add a condition of approval disallowing the use of a public announcement system. Motion passed by the following roll call vote:

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

8. P24-0596, Application to Amend Vesting Tentative Map 8724 - Application to amend Vesting Tentative Map 8724, a 27-lot subdivision, to split the required approximately 3-acre park/open space into an approximately 0.65-acre park lot at the rear of the site and an approximately 2.35-acre lot containing a vineyard and bioretention areas, and provide one lot for internal streets at 0 Vineyard Avenue (Site bounded by Thiessen Street, Manoir Lane, Vineyard Avenue, and Old Vineyard Avenue Trail), APN: 946-461-900-1

Recommendation: Adopt Resolution No. PC-2025-17 approving the application.

Senior Planner Eric Luchini presented the item.

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

MOTION: It was m/s by Jain/Pace to adopt Resolution No. PC-2025-17, as recommended. Motion passed by the following roll call vote:

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

MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

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

None.

10. Future Planning Calendar

Planning Manager Melinda Denis and Director Ellen Clark provided a brief overview of the items listed in the report.

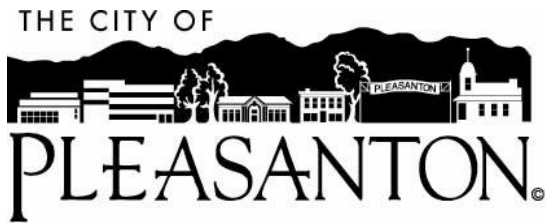
MATTERS INITIATED BY COMMISSION MEMBERS

None.

ADJOURNMENT

Chair Morgan adjourned the meeting at 8:25 p.m.

Estela Ramirez, Recording Secretary



Planning Commission Agenda Report

August 27, 2025

Item 4

SUBJECT:	P25-0026
APPLICANT:	City of Pleasanton
PURPOSE:	Consider and provide a recommendation to City Council for Adoption for proposed amendments to Chapter 18.106 of the Pleasanton Municipal Code regarding accessory dwelling units, to comply with State Law
LOCATION:	Citywide
GENERAL PLAN/ SPECIFIC PLAN/ ZONING:	Various
EXHIBITS:	A. Draft Resolution with proposed amendments to the Pleasanton Municipal Code B. California Housing Defense Fund Letter dated March 18, 2025

STAFF RECOMMENDATION

Staff recommends that the Planning Commission discuss the draft amendments to the Pleasanton Municipal Code (PMC) and adopt a resolution recommending approval of Case P25-0026 to the City Council with the proposed amendments shown in Exhibit A.

EXECUTIVE SUMMARY

In September 2024, Governor Gavin Newsom signed Senate Bill 1211 (SB 1211) and Assembly Bill 2533 (AB 2533), amending existing state law with respect to accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs). The laws took effect January 1, 2025. Accordingly, the City is initiating amendments to the PMC to comply with the recent legislation and other minor amendments to be consistent with State law. In conjunction with drafting the ordinance revisions, staff sought input from the State Department of Housing and Community Development (HCD), with the agency's comments and feedback reflected in the proposed draft ordinance.

BACKGROUND

For the past several years, the State has adopted a series of new laws intended to encourage the production of ADUs and JADUs, principally by reducing regulatory barriers to property owners' construction of these units. Recent examples include legislation requiring ministerial

approval of ADU and JADU applications within 60 days, authorizing ADUs on lots with multifamily dwellings, and prohibiting local agencies from imposing local development standards (e.g., height and setbacks) beyond state-set limits.

The City has progressively updated its ADU ordinance (PMC Chapter 18.106) to respond to and come into compliance with state law. Among these revisions, Ordinance 2213 was adopted in March 2021 to modify PMC Chapters 18.08, 18.28, 18.32, 18.36, 18.44, 18.46, 18.84, and 18.106 to implement state law changes enacted in 2020. In May 2024, Ordinance 2277 was adopted to further revise Chapter 18.106 to comply with additional state law provisions enacted in 2023.

Governor Newsom signed additional ADU-related legislation in 2024. Staff drafted proposed amendments to Chapter 18.106 in response, and the Planning Commission reviewed proposed revisions to Chapter 18.106 at its February 12, 2025, meeting, and forwarded a recommendation to the City Council.

After the City Council agenda was published, the City received a comment letter from California Housing Defense Fund (CalHDF), a housing advocacy group, identifying other potential revisions to the ordinance, and the item was pulled from the City Council agenda. City staff subsequently consulted with the HCD on the draft ordinance, including sharing a draft of the proposed ordinance, and has implemented the changes required and suggested by HCD for compliance with state law.

SUMMARY OF STATE LAW AND PROPOSED PMC AMENDMENTS

Statewide Exemption ADUs

The proposed revision better defines units that comply with Government Code Section 66323 and non-exempt ADUs and uniformly references these two-unit types throughout Chapter 18.106.

Standards for ADUs

State law permits jurisdictions to apply objective development and design standards. The proposed revisions remove non-objective standards and clarify when these standards can apply.

Replacement Parking

Existing Government Code Section 66314(d)(11) already prohibits local agencies from requiring off-street parking spaces to be replaced when a garage, carport or covered parking structure is demolished in conjunction with the construction of, or converted to, an ADU. SB 1211 amends this subsection to also prohibit local agencies from requiring replacement parking when an uncovered parking space is demolished for or replaced with an ADU.

Multifamily ADUs

Under existing Government Code Section 66323(a)(3)(A), local agencies must ministerially approve qualifying building permit applications for ADUs within “portions of existing multifamily dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages” The term “livable space” is not defined by state ADU law. SB 1211 changes this by adding a new definition stating “‘livable space’ means a space in a dwelling intended for human habitation, including living, sleeping, eating, cooking, or sanitation.”

SB 1211 also increases the quantity of detached ADUs that lots with an existing multifamily dwelling can have. Currently, Government Code Section 66323(a)(4)(A) permits lots with an existing or proposed multifamily dwelling up to two detached ADUs. Following SB 1211, lots with an existing multifamily dwelling can have up to eight detached ADUs, or as many detached ADUs as there are primary dwelling units on the lot, whichever is less. SB 1211 does not alter the number of ADUs that lots with proposed multifamily dwellings can have — they remain limited to two detached ADUs.

To be consistent with these changes, Exhibit A to this agenda report provides the revised text to Chapter 18.106 of the PMC.

STAFF REVIEW/ANALYSIS

State law requires complete consistency between a local ordinance and the state ADU law; as such, the City must amend its ordinance to comply with the changes required by SB 1211, AB 2533, and other provisions of state ADU law.

PUBLIC NOTICE AND COMMENTS

Notification of this code amendment has been published in The Valley Times as an upcoming agenda item for the February 12, 2025, Planning Commission meeting. At the time this report was prepared, staff has not received comments regarding the proposed code amendment.

ENVIRONMENTAL ASSESSMENT

The proposed code amendments are statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17 and CEQA Guidelines 15282(h) in that CEQA does not apply to the adoption of a local ordinance implementing the provisions of state ADU law, which is set forth in Government Code Section 66310 et. seq. The amendments are further statutorily exempt pursuant to CEQA Guidelines 15268 in that they are a “ministerial project,” involving little or no personal judgment. Additionally, the amendments are exempt pursuant to CEQA Guidelines Section 15061(b)(3) in that it can be seen with certainty that there is no possibility that the amendments may have a significant effect on the environment.

SUMMARY/CONCLUSION

The proposed text amendments to the PMC are intended to comply with SB 1211 and AB 2533 and other provisions of state ADU law.

Primary Author:

Emily Carroll, Associate Planner, 925-931-5608 or ecarroll@cityofpleasantonca.gov

Reviewed/Approved By:

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

RESOLUTION NO. PC-2025-18

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLEASANTON RECOMMENDING THAT THE CITY COUNCIL APPROVE AMENDMENTS TO CHAPTER 18.106 OF THE PLEASANTON MUNICIPAL CODE TO COMPLY WITH STATE LEGISLATION FOR ACCESSORY DWELLING UNITS AND JUNIOR ACCESSORY DWELLING UNITS [CASE P25-0026]

WHEREAS, state law authorizes cities to act by ordinance to provide for the creation and regulation of accessory dwelling units (“ADUs”) and junior accessory dwelling units (“JADUs”); and

WHEREAS, in recent years, the California legislature has approved, and the Governor has signed into law, numerous bills that, among other things, amend various sections of the Government Code to impose new limits on local authority to regulate ADUs and JADUs; and

WHEREAS, on March 2, 2021, the City Council adopted Ordinance 2213 to modify Pleasanton Municipal Code (PMC) Chapters 18.08, 18.28, 18.32, 18.36, 18.44, 18.46, 18.84, and 18.106 to implement state law changes enacted in 2020 to comply with state legislation pertaining to ADUs and JADUs; and

WHEREAS, on May 7, 2024, the City Council adopted Ordinance 2277 to modify PMC Chapter 18.106 to implement additional state law requirements for ADUs.

WHEREAS, effective January 1, 2025, Senate Bill 1211 amended Sections 66314 and 66323 of the Government Code, and Assembly Bill 2533 amended Section 66332, changing the requirements for local governments related to ADUs and JADUs; and

WHEREAS, the proposed amendments to the PMC implement the requirements of state law and add local policies that are within the scope of the state law; and

WHEREAS, the Planning Commission reviewed the amendments to the PMC at its August 27, 2025, meeting and recommended approval of the amendments by the City Council.

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

Section 1:

The Planning Commission finds that the proposed code amendments are statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080.17 and CEQA Guidelines 15282(h) in that CEQA does not apply to the adoption of a local ordinance implementing the provisions of state ADU law, which is set forth in Government Code Section 66310 et. seq. The amendments are further statutorily exempt pursuant to CEQA Guidelines 15268 in that they are a “ministerial project,” involving little or no personal judgment. Additionally, the amendments are exempt pursuant to CEQA Guidelines Section 15061(b)(3) in that it can be seen with certainty that there is no possibility that the amendments may have a significant effect on the environment.

Section 2:

The Planning Commission hereby recommends that the City Council approve Case P25-0026, amendments to Chapter 18.106 of the PMC to comply with state legislation for ADUs and JADUs, as shown in Attachment 1 to this resolution.

Section 3:

This resolution shall become effective immediately upon its passage and adoption.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Pleasanton at a regular meeting held on August 27, 2025, by the following vote:

Ayes:

Noes:

Absent:

Abstain:

ATTEST:

Melinda Denis
Secretary, Planning Commission

Ken Morgan
Chair

APPROVED AS TO FORM:

Kimberly Cilley
Assistant City Attorney

ATTACHMENT 1

TITLE 18 ZONING

CHAPTER 18.08 DEFINITIONS

~~§ 18.08.106. Accessory dwelling units.~~

~~"Accessory dwelling unit" means an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons and is located on a lot with one or more proposed or existing primary residences. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same lot as the one-family or multi-family dwelling are situated. An accessory dwelling unit also includes the following:~~

~~A. An efficiency unit, as defined in Section 17958.1 of the California Health and Safety Code.~~

~~B. A manufactured home, as defined in Section 18007 of the California Health and Safety Code.~~

CHAPTER 18.106 ACCESSORY AND JUNIOR ACCESSORY DWELLING UNITS

Note: Prior ordinance history: Ord. 1812 § 1, 2000.

§ 18.106.010. Purpose.

Accessory and junior accessory dwelling units are a valuable form of housing in the city. These units meet the city's general plan housing policies related to: attaining a variety of housing types; providing housing stock to lower income households; including lower income housing units within market rate housing projects; providing alternative, nontraditional means suited to the community to fill lower and moderate income housing needs; meeting the city's share of regional housing needs; providing a means to assist homeowners in financing the acquisition of a home; and providing security to homeowners living alone.

The further purpose of this chapter is to comply with the requirements of State law. To do so, this chapter identifies those zoning districts where an accessory dwelling unit or junior accessory dwelling unit meeting enumerated standards to ensure neighborhood compatibility is a permitted use in that district.

(Ord. 1885 § 2, 2003; Ord. 2080 § 2, 2013; Ord. 2161 § 1, 2017; Ord. 2213 § 2, 2021)

§ 18.106.020. Definitions.

- A. “Accessory dwelling unit” shall mean an attached or a detached residential dwelling unit that provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the one-family or multifamily dwelling is or will be situated. An accessory dwelling unit also includes the following:
1. An efficiency unit.
 2. A manufactured home, as defined in Section 18007 of the Health and Safety Code.
- B. “Junior accessory dwelling unit” shall mean a unit that is no more than 500 square feet in size and contained entirely within a one-family residence. A junior accessory dwelling unit may include separate sanitation facilities or may share sanitation facilities with the existing structure.
- C. “One-family development” shall mean a property, site or parcel that contains one dwelling unit (other than an accessory dwelling unit), where the primary dwelling unit is detached and/or separated from any adjacent dwelling unit other than an accessory dwelling unit. A property, site or parcel containing multiple detached single-family dwellings on the same lot shall also be considered a one-family development.
- D. “Multifamily development” shall mean building(s) or structure(s) to house more than one household within separate dwelling units, including units having attached or shared walls.
- E. “Statewide exemption accessory dwelling unit,” shall mean a unit that complies with Government Code Section 66323 and meets one of the following:
1. For Single-Family Residential:
 - a) One accessory dwelling unit that is within the proposed space of a new, one-family development. The unit shall include an exterior entrance independent of the primary dwelling, and may be located within a garage or carport attached to the primary dwelling.
 - b) A conversion of space within an existing one-family development to an accessory dwelling unit. The unit shall include an exterior entrance independent of the primary dwelling, and may be located within a garage or carport attached to the primary dwelling.
 - c) Conversion of an existing accessory structure to an accessory dwelling unit, with up to 150 square feet of additional floor area, if necessary to accommodate ingress and egress.
 - d) One detached, new construction accessory dwelling unit, which has a floor area of not more than 800 square feet, a maximum height of 16, 18, or 20 feet depending on conditions specified in Government Code Section 66321(b)(4), and four-foot side and rear yard setbacks.
 - e) One junior accessory dwelling unit
 2. For Multifamily Residential. Multiple state-exempt accessory dwelling units are permitted on lots containing a proposed or existing multifamily dwelling structure or structures, as follows:

- a) All proposed multifamily structures are permitted up to two (2) detached accessory dwelling units not exceeding a maximum height of 16, 18, or 20 feet depending on conditions specified in Government Code Section 66321(b)(4), and four-foot side and rear yard setbacks.
- b) Lots with an existing multifamily dwelling are permitted to have up to eight detached accessory dwelling units, or as many detached accessory dwelling units as there are primary dwelling units on the lot, whichever is less.
- c) Lots containing an existing multifamily dwelling structure or structures are permitted multiple accessory dwelling units located completely within existing areas not used as livable space within the multifamily dwelling structure(s) (including any attached garages or carports), not to exceed twenty-five (25%) of the total number of existing multifamily dwelling units on the lot, or at least one (1) unit, whichever is greater. A fraction of 0.5 or more is rounded up and a fraction that is less than 0.5 is disregarded. In development projects that have both one-family and multi-family housing types, 25 percent shall apply only to the multi-family development units, and any one-family development units that are within a multi-family development but are on their own parcel are subject to regulations applicable to accessory dwelling units for one-family developments.

F. “Non-exempt accessory dwelling unit” shall mean an accessory dwelling unit that does not meet the definition of a statewide exemption accessory dwelling unit.

§ 18.106.0320. Use requirements and review process.

A. Accessory dwelling units and junior accessory dwelling units are permitted uses in the R-1 one family residential district, RM multi-family residential district, planned unit developments zoned for residential uses, MU mixed use districts, C-C central commercial district, and A agricultural district, if the primary unit is a proposed or existing ~~legal~~ one-family dwelling unit or proposed or existing-legal multi-family development and the accessory dwelling unit meets all of the standards set forth in Section 18.106.060 of this chapter and the applicable site standards in Section 18.106.040 of this chapter for attached accessory dwelling units, Section 18.106.045 of this chapter for detached accessory dwelling units, Section 18.106.050 of this chapter for accessory dwelling unit(s) resulting from conversion of existing space in multi-family development, or Section 18.106.070 of this chapter for junior accessory dwelling units.

B. For purposes of this section:

- 1. ~~A one family development is defined as a property, site or parcel that contains one dwelling unit (other than an accessory dwelling unit), where the primary dwelling unit is detached and/or separated from any adjacent dwelling unit other than an accessory dwelling unit. A property, site or parcel containing multiple detached single family dwellings on the same lot shall also be considered a one family development.~~
- 2. ~~A multi-family development is defined as building(s) or structure(s) to house more than one household within separate dwelling units, including units having attached or shared walls.~~

3. A development project that has both one-family and multi-family units on the same lot shall be defined as a multi-family development.
4. In a development project that has both one-family and multi-family housing types, regulations applicable to one-family developments shall apply to the one-family housing types and regulations applicable to multi-family development shall apply to multi-family housing types, irrespective of whether those one-family or multi-family units are each located on their own lot or a common parcel.
5. The rental period for statewide exemption accessory dwelling units and non-exempt accessory dwelling units shall be longer than 30 days.

C. The maximum number of accessory dwelling units and junior accessory dwelling units allowed on a parcel shall be as follows:

1. In one-family developments subject to Government Code Section 66323:
 - a) One converted/interior accessory dwelling unit;
 - b) One detached, new construction accessory dwelling unit that does not exceed 800 square feet; and
 - c) One junior accessory dwelling unit.

~~D. Subject to meeting the regulations of this section, accessory dwelling units and junior accessory dwelling units as defined in Chapter 18.08 shall be allowed on a parcel in the following quantities:~~

- ~~1. In one family developments, both of the following are permitted:~~
 - ~~a) One accessory dwelling unit in addition to the primary residential unit. The accessory dwelling unit may be attached or detached and may be the result of new construction or existing space that is converted.~~
 - ~~b) One junior accessory dwelling.~~
2. In the multi-family developments, one of the following are permitted:
 - a) Conversion
 - i. Non-habitable portions of the existing main structure, as defined by Gov. Code, § 66313(e), are permitted to be converted to an accessory dwelling unit. A minimum of one such accessory dwelling unit is permitted. The maximum number of such accessory dwelling units shall not exceed 25 percent of the existing multi-family dwelling units located within each multi-family structure. A fraction of 0.5 or more is rounded up and a fraction that is less than 0.5 is disregarded. In development projects that have both one family and multi-family housing types, 25 percent shall apply only to the multi-family units, and any one family units that are within a multi-family development but are on their own parcel are subject to regulations applicable to accessory dwelling units for one family developments. If the multi-family unit is eligible

for an accessory dwelling unit, the accessory dwelling unit resulting from the conversion of space may be located in either the multi-family unit or in the one-family unit.

b) Detached

- i. All proposed multifamily structures are permitted up to two (2) detached accessory dwelling units not exceeding a maximum height of 16, 18, or 20 feet depending on conditions specified in Government Code Section 66321(b)(4), and four-foot side and rear yard setbacks.
- ii. Lots with an existing multifamily dwelling are permitted to have up to eight detached accessory dwelling units, or as many detached accessory dwelling units as there are primary dwelling units on the lot, whichever is less.
- iii. The ~~two~~ accessory dwelling units may be attached to one another but must be detached from all existing structures.

~~For purposes of this section, "Statewide Exemption Accessory Dwelling Unit Standards" are: 800 square feet maximum in size, 16-18, or 20 foot maximum in height depending on conditions specified in Government Code section 66321, subdivision (b)(4) feet maximum in height, and four-foot minimum setbacks from side and rear property lines.~~

- D. The city will either approve or deny an application to create an accessory dwelling unit or junior accessory dwelling unit within 60 days from receiving a complete application if there is an existing one-family or multi-family dwelling on the lot. If the permit application to create an accessory dwelling unit or junior accessory dwelling unit is submitted with a permit application to create a new one-family dwelling, the city may delay approving or denying the permit application for the accessory dwelling unit or junior accessory dwelling unit until the city approves or denies the permit application to create the new one-family dwelling. If the city denies an application for an accessory dwelling unit or junior accessory dwelling unit, the city shall return in writing a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the application can be remedied by the applicant within 60 days. In any case, and notwithstanding the requirements of this title, the application to create the new accessory dwelling units or junior accessory dwelling unit shall be considered without discretionary review or hearing. An application for an accessory dwelling or junior accessory dwelling unit shall include:

1. Plot plan (drawn to scale) showing the dimensions of the lot on which the accessory dwelling or junior accessory dwelling unit will be located; the location and dimensioned setbacks of all existing and proposed structures on the proposed site; any existing trees proposed to be removed; all easements; building envelopes; and parking for the project site.
2. Floor plans of the entire structure with each room dimensioned and the resulting floor area calculated. The use of each room shall be identified.
3. Elevation drawings of existing and proposed elevations, showing all relevant details of the proposed construction, including, but not limited to: dimensions; materials and colors with notation demonstrating that the proposed accessory

dwelling unit matches the design of the existing structure; and any other special characteristics of the project.

4. A table detailing the lot size, existing home square footage (with and without the garage), square footage of the proposed accessory dwelling unit, and the floor area ratio. If the accessory dwelling unit is for a multi-family development, the table shall include the square footages of all multi-family units within the subject multi-family structure.

- E. Development standards set forth in a planned unit development or specific plan shall apply to any Nonexempt Accessory Dwelling Unit, ~~accessory dwelling unit that exceeds the Statewide Exemption Accessory Dwelling Unit Standards~~ except that any such planned unit development or specific plan standard cannot be applied if it would either: (1) result in a conflict with standards set forth by the state for accessory dwelling units; or (2) preclude an accessory dwelling unit that meets the applicable requirements of state law or this chapter. (Ord. 1885 § 2, 2003; Ord. 2000 § 1, 2009; Ord. 2080 § 2, 2013; Ord. 2161 § 1, 2017; Ord. 2213 § 2, 2021; Ord. 2244 § 2, 2023)

§ 18.106.0340. Density and growth management program.

- A. An accessory dwelling or junior accessory dwelling unit shall not be considered in applying the growth management program in Chapter 17.36 of this code.
- B. An accessory dwelling or junior accessory dwelling unit is not considered to increase the density of the lot upon which it is located and is a residential use that is consistent with the existing general plan and zoning designation for the lot. (Ord. 1885 § 2, 2003; Ord. 2080 § 2, 2013; Ord. 2161 § 1, 2017; Ord. 2213 § 2, 2021)

§ 18.106.0450. Standards for attached accessory dwelling units—Height limitations, setbacks, open space, and other regulations.

Attached accessory dwelling units shall meet the requirements in Section 18.106.0670 of this chapter and the following requirements:

- A. Attached accessory dwelling units shall not exceed 25 feet in height except when the accessory dwelling unit is the result of the conversion of existing space or accessory dwelling units are proposed as part of a new planned unit development. Except for an attached ~~accessory dwelling unit that meets the Statewide Exemption Accessory Dwelling Unit Standards~~ as defined in Section 18.106.020(E)(1), attached accessory dwelling units shall be subject to the minimum front, rear, and side yard requirements of the main structure as identified in Chapter 18.84, including requirements prescribed in Section 18.84.100. ~~Only in instances when complying with the front yard setback for the main structure precludes and accessory dwelling unit shall the accessory dwelling unit be permitted to encroach into the front yard setback but this encroachment shall be limited only to the extent necessary to accommodate the accessory dwelling unit.~~ No setbacks are required for a legally existing living area that is converted to an accessory dwelling unit or to a portion of an accessory dwelling unit.

Height of the attached accessory dwelling unit is measured vertically from the average

elevation of the natural grade or finished grade, whichever is lower, of the ground covered by the accessory dwelling unit to the highest point of the structure including parapet or to the coping of a flat roof, to the deck line of a mansard roof, or to the mean height between eaves and ridges for a hip, gable, or gambrel roof. Accessory dwelling units are limited to two stories. An accessory dwelling unit proposed on the second story shall not exceed 25 feet in height and shall meet the objective standards for second-story accessory dwelling units identified in Section 18.106.060(C)(2).

- B. The gross floor area of an attached accessory dwelling unit shall not exceed 50% of the gross floor area of the existing main dwelling unit or 800 square feet, whichever is greater, with a maximum increase in floor area of 850 square feet if the accessory dwelling unit is a studio or one-bedroom unit or 1,000 square feet if the accessory dwelling unit is two or more bedrooms. Accessory dwelling units that result from conversion of existing space may exceed these size limits. The gross floor area of the existing main dwelling unit is to be calculated based on the size of the unit prior to the accessory dwelling unit/conversion. In no case shall this requirement necessitate an accessory dwelling unit to be less than: (1) a 150-square-foot efficiency unit; (2) 850 square feet if the accessory dwelling unit is a studio or one-bedroom unit; or (3) 1,000 square feet if the accessory dwelling unit is two or more bedrooms.
- C. Except for a Statewide Exemption Accessory Dwelling Unit, as defined in Section 18.106.020(E)(1), an accessory dwelling unit ~~that does not meet all of the Statewide Exemption Accessory Dwelling Unit Standards defined in Section 18.106.020~~ shall comply with applicable floor area ratio maximums, minimum open space requirements, and any other applicable development regulations established by this section and the zoning district or planned unit development in which the property is located.
- D. Except for a Statewide Exemption Accessory Dwelling Unit, as defined in Section 18.106.020(E)(1), and as modified by this chapter, all other regulations embodied in the zoning of the property for main dwellings shall apply to the development of attached accessory dwelling units.

(Ord. 1885 § 2, 2003; Ord. 2080 § 2, 2013; Ord. 2161 § 1, 2017; Ord. 2213 § 2, 2021; Ord. 2277, 5/7/2024)

§ 18.106.05045. Standards for detached accessory dwelling units—Height limitations, setbacks, open space, and other regulations.

Detached accessory dwelling units shall meet the requirements in Section 18.106.060 of this chapter and the following requirements:

- A. Detached accessory dwelling units shall not exceed 16 feet in height, except that: (1) an accessory dwelling unit that is the result of the conversion of an existing accessory structure may retain the height of the accessory structure even if the structure is greater than 16 feet; and (2) detached accessory structures greater than 16 feet in height may be proposed as part of a new planned unit development. Height for all detached accessory dwelling units is measured from the lowest grade adjacent to the structure to the highest ridge or top of the structure; (3) a detached accessory dwelling unit on an existing or proposed single-family or

multi-family dwelling unit that is within one-half mile walking distance of a major transit stop or high quality transit corridor, as defined in Section 21155 of the Public Resources Code shall not exceed 18 feet in height plus an additional two feet in height to accommodate a roof pitch on the accessory dwelling unit that is aligned with the roof pitch of the primary dwelling unit; and (4) a detached accessory dwelling unit on a lot with an existing or proposed multi-family multi-story dwelling shall not exceed 18 feet in height.

- B. All detached accessory dwelling units shall be located a minimum of four feet from side and rear property lines., ~~except in the case where an accessory dwelling unit exceeds 800 square feet, a 10-foot street side setback is required for corner lots. Only in instances when complying with the front yard setback precludes a Statewide Exemption Accessory Dwelling Unit can an encroachment into the front yard setback be permitted and shall be limited only to the extent necessary to accommodate a Statewide Exemption Accessory Dwelling Unit.~~ Where a detached accessory dwelling unit, or a portion thereof, would be constructed in exactly the same location and to exactly the same dimensions as a legal accessory structure, or is the result of the conversion of an existing accessory structure, the accessory dwelling unit may maintain the same setbacks as the existing structure, with no minimum setback required.
- C. The gross floor area of a detached accessory dwelling unit shall not exceed 850 square feet if the accessory dwelling unit is a studio or one-bedroom unit or 1,000 square feet if the accessory dwelling unit is two or more bedrooms, except where such unit results from conversion of an existing accessory building, in which case it may exceed these size limits.
- D. Except for a Statewide Exemption Accessory Dwelling Unit, as defined in Section 18.106.020(E)(1), an accessory dwelling unit ~~that does not meet all of the Statewide Exemption Accessory Dwelling Unit Standards defined in Section 18.106.020~~ shall comply with applicable floor area ratio maximums, minimum open space requirements, and any other applicable development regulations established by this section and the zoning district or planned unit development in which the property is located.
- E. Except for a Statewide Exemption Accessory Dwelling Unit, as defined in Section 18.106.020(E)(1), ~~an Except as modified by this chapter~~, all other regulations embodied in the zoning of the property for class I accessory structures shall apply to the development of detached accessory dwelling units on one-family residential lots and multi-family residential lots.

(Ord. 1885 § 2, 2003; Ord. 2080 § 2, 2013; Ord. 2161 § 1, 2017; Ord. 2213 § 2, 2021; Ord. 2244 § 2, 2023; Ord. 2277, 5/7/2024)

§ 18.106.0650. Standards for accessory dwelling units resulting from converting existing space in multi-family developments—Height limitations, setbacks, open space, and other regulations.

Accessory dwelling units resulting from the conversion of existing space in multi-family developments shall meet the requirements in Section 18.106.060 of this chapter and the following requirements:

- A. Except for a Statewide Exemption Accessory Dwelling Unit, as defined in Section 18.106.020(E)(1), ~~Expansions of the subject building not directly a part of the accessory dwelling unit shall be subject to the maximum height, and the minimum front, rear, and side yard requirements of the for the main structure, as applicable for the zoning district.~~
 - B. Except for a Statewide Exemption Accessory Dwelling Unit, as defined in Section 18.106.020(E)(1), ~~Existing space in the multi-family development that is converted to an accessory dwelling unit shall be limited to space that is not habitable space. Space that may be converted includes, but is not limited to: storage rooms, boiler rooms, passageways, attics, basements, or garages. In no case shall the conversion of space to an accessory dwelling unit result in the elimination of access necessary to maintain safe ingress or egress per the Building and Fire Code.~~
 - C. Except for a Statewide Exemption Accessory Dwelling Unit, as defined in Section 18.106.020(E)(1), and as modified by this chapter, all other regulations embodied in the zoning of the property for multi-family dwellings shall apply to the development of accessory dwelling units resulting from the conversion of existing space.
- (Ord. 2213 § 2, 2021)

§ 18.106.060. Required standards for all Non-Exempt Accessory Dwelling Units ~~accessory dwelling units.~~

All Non-Exempt accessory dwelling units shall meet the following standards:

- ~~A. Only one other residential unit shall be permitted on a lot with an accessory dwelling unit. The owner may rent both the primary residential unit and the accessory dwelling unit together to one party who may not further sublease any unit(s) or portion(s) thereof. The owner may rent the accessory dwelling unit to one party. The rental period shall be 30 days or longer. The owner shall be a signatory to any lease for the rented unit, for which the city may reasonably require a copy of to verify compliance with this chapter, and shall be the applicant for any permit issued under this chapter.~~
- ~~B. A.~~ A. The accessory dwelling unit shall not be sold or held under a different legal ownership than the primary residence; ~~nor shall the lot containing the accessory dwelling unit be subdivided.~~
- ~~C. B.~~ B. In addition to the other requirements of this chapter, the following objective standards shall apply to accessory dwelling units:
 - 1. Accessory dwelling units shall incorporate the following:
 - a. ~~Architecture of an accessory dwelling unit shall match the existing architectural style of the primary residence with the use of the following building elements to the maximum extent feasible:~~

- i. a. Use of the same wall material or wall, or wall material that visually appears the same as the existing primary residence, including color and texture;
 - ii. b. Use of the same trim material and trim style;
 - iii. c. Use of the same roof form, roofing material and roof slope ~~to the maximum extent feasible~~;
 - iv. d. Use of the same window size, proportion, operation, recess or reveal, divided light pattern, and spacing distance between placement of windows;
 - v. e. Use of the same railing design and material.
 - f. A solid fence at least six feet in height and vegetative screening/plantings of species with a mature height of at least 10 feet in height shall be located or constructed along interior side and rear property lines adjacent to the accessory dwelling unit if the accessory dwelling unit is located less than 10 feet from respective property lines. On a corner property, if the accessory dwelling unit is located less than 10 feet from respective property lines, a solid fence at least six feet in height or vegetative screening/plantings of a species with a mature height of at least 10 feet shall be located in the area between the accessory dwelling unit and the street side property line, and both a solid fence at least six feet in height and vegetative screening/planting of a species with a mature height of at least 10 feet shall be located in the area between the accessory dwelling unit and the rear property line. In no instance shall solid fencing be required in planned unit developments where open fencing is otherwise required. In no instance shall the provisions of this subsection conflict with the fence requirements identified in Chapter 18.84 of this title.
 - g. Exterior lighting shall be shielded, directed downward, and located only at exterior doors and if applicable, along the path of travel from the public right-of-way.
 - h. ~~To the maximum extent feasible~~, Mechanical equipment and plumbing, conduit, or cabling for utilities is not permitted on the exterior walls of the accessory dwelling unit. This requirement does not apply to meters, electrical panels, and solar installations.
2. The following standards apply to accessory dwelling units proposed as a second-story accessory dwelling unit that is consistent with this chapter:
 - ~~a. Any exterior stairway proposed to serve the accessory dwelling unit shall not be visible from the public right of way on the frontage abutting the front yard upon completion of the construction of the accessory dwelling unit. Where the project includes planting of vegetation for screening an exterior stairway, the assessment of visibility may take into account the mature height of vegetation that has been planted but has not yet reached full maturity at completion of construction.~~
 - b. a. All new windows may be operable, but at least one of the following measures must be implemented for new second-story windows in an accessory dwelling unit that are 25 feet or less from a property line: (i) the proposed window of the accessory dwelling unit is positioned such that the window sill is at least five feet above finished floor; or (ii) the proposed window of the accessory dwelling unit

utilizes frosted or obscured glass in the glazing portion of the window. As used in this section, frosted or obscure glass is glass which is patterned or textured such that objects, shapes, and patterns beyond the glass are not easily distinguishable.

3. No balconies or upper-story decks shall be allowed for an accessory dwelling unit, except for decorative/faux balconies without decks that match the primary dwelling structure.
4. If garage space is converted to an accessory dwelling unit, at the option of the property owner, the existing garage door(s) may either be left in place, or removed and infilled such that the wall appears integrated with rest of the home, with the same exterior wall material, building color, and trim as the primary dwelling structure.
5. With the objective of retaining the appearance of a one-family residence, the entry door to an attached accessory dwelling unit proposed on a property with a one-family development shall be located on a different facade than the door to the primary residence.
6. Additions to accessory structures of 150 square feet or less beyond the existing physical dimensions to accommodate ingress/egress to an accessory dwelling unit are allowed. Additions to accessory structures greater than 150 square feet necessitate that the proposed accessory dwelling unit meet the maximum size required by Section 18.106.045.
7. The following parking standards apply to accessory dwelling units:
 - a. One additional off-street parking space on the lot shall be made continuously available to the occupants of the accessory dwelling unit. Required parking may be provided as tandem, or may be located in setbacks, but not in the front yard setback unless on the driveway.
 - b. When a garage, carport, ~~or~~ covered or uncovered parking structure is demolished in conjunction with construction of an accessory dwelling unit or is converted to an accessory dwelling unit, those offstreet parking spaces are not required to be replaced.
 - c. Parking for an accessory dwelling unit shall not be required if the accessory dwelling unit is:
 - i. Located within one-half mile of public transit;
 - ii. Located within an architecturally and historically significant historic district;
 - iii. Located in part of an existing primary residence or an existing accessory structure;
 - iv. Located in an area requiring on-street parking permits, but not offered to the occupant of the accessory dwelling unit;
 - v. Located within one block of a car share vehicle; or
 - vi. Constructed with a new single-family or multi-family dwelling unit on the same lot, provided the accessory dwelling unit or the parcel satisfies all other development and parcel criteria.

- d. Parking shall not be required if the city finds that parking is not feasible due to site topography or would create fire or life-safety conditions.
8. The square footage of the primary residence and accessory dwelling unit(s) combined cannot exceed the maximum floor area ratio requirement for the lot, except that the maximum floor area ratio may not reduce the square footage of an accessory dwelling unit to less than 800 square feet if the accessory dwelling unit meets the requirements of Section 18.106.020(E)D is 16 feet or less in height and located at least four feet from side and rear property lines.
9. The accessory dwelling unit shall have access to at least 80 square feet of open space on the lot, except that this open space requirement may not reduce the square footage of an accessory dwelling unit to less than 800 square feet if the accessory dwelling unit is 16 feet or less in height and located at least four feet from side and rear property lines.
- ~~D.~~ C. The resident owner shall install address signs ~~that are clearly visible from the street during both daytime and evening hours and which plainly indicate that two separate units exist on the lot, as required by the fire marshal. The resident owner shall obtain the new street address for the accessory dwelling unit from the engineering department.~~
- ~~E.~~ D. Adequate roadways, public utilities and services shall be available to serve the accessory dwelling unit. Accessory dwelling units shall not be considered new residential uses for the purposes of calculating connection fees or capacity charges for sewer and water. Installation of a separate direct connection between an accessory dwelling unit contained within an existing structure and the utility shall not be required. Accessory dwelling units not within an existing structure shall be required to install a new or separate utility connection and be charged a connection fee and/or capacity charge. These charges shall be proportionate to the burden imposed by the accessory dwelling unit on the water or sewer system based upon either its size or number of plumbing fixtures as determined by the city.
- ~~F.~~ E. The owner of the lot on which an accessory dwelling unit is located shall participate in the city's monitoring program to determine rent levels of the accessory dwelling units being rented.
- ~~G.~~ F. The accessory dwelling unit shall not create an adverse impact on any real property that is listed in the California Register of Historical Resources.
- ~~H.~~ G. The accessory dwelling unit shall comply with other zoning and building requirements generally applicable to residential construction in the applicable zone where the property is located.
- ~~I.~~ H. A restrictive covenant shall be recorded against the lot containing the accessory dwelling unit with the Alameda County recorder's office prior to the issuance of a building permit from the building division stating that:

~~The property contains an approved accessory dwelling unit pursuant to Chapter 18.106 of the Pleasanton Municipal Code and is subject to the restrictions and regulations set forth in that chapter. These restrictions and regulations generally address subdivision and development prohibitions, lease requirements, limitations on the size of the accessory dwelling unit, parking requirements, and participation in the city's monitoring program to determine rent levels of the accessory dwelling units being rented. Current restrictions and regulations may be obtained from the city of Pleasanton planning division. These restrictions and regulations shall be binding upon~~

~~any successor in ownership of the property.~~

(Ord. 1885 § 2, 2003; Ord. 2000 § 1, 2009; Ord. 2080 § 2, 2013; Ord. 2161 § 1, 2017; Ord. 2179 § 2, 2018; Ord. 2213 § 2, 2021; Ord. 2277, 5/7/2024)

§ 18.106.070. Required standards for all junior accessory dwelling units.

All junior accessory dwelling units shall meet the following standards:

- A. The junior accessory dwelling unit shall be located entirely within the existing structure of the ~~detached~~ one-family residence and attached garages and shall have its own separate interior and exterior entrances.
- ~~B. The junior accessory dwelling unit shall not exceed 500 square feet in area. The square footage of the primary residence and ADU combined cannot exceed the maximum floor area ratio requirement for the lot.~~
- C. The junior accessory dwelling unit shall include an efficiency kitchen which includes a sink, cooking appliance, counter surface, and storage cabinets that meet minimum building code standards. ~~Gas and 220v circuits shall not be allowed.~~ The junior accessory dwelling unit may share sanitation facilities ~~a bathroom~~ with the primary residence or may have its own sanitation facilities ~~bathroom~~.
- D. Parking shall not be required for a junior accessory dwelling unit. When code-required parking for the primary residence's garage is eliminated and/or modified, in conjunction with the creation of a junior accessory dwelling unit, the replacement space(s) shall be located on the same lot as the primary unit. With the approval of the community development director or designee, the parking may be configured in a flexible manner so as not to burden the creation of the junior accessory dwelling unit. The location and configuration of the replacement parking is subject to the review and approval of the director of community development, and may be located and configured in such a manner to facilitate the junior accessory dwelling unit.
- E. Additional water, sewer and power connection fees shall not be required.
- F. Only one other residential unit and up to one other accessory dwelling unit shall be permitted on a lot with a junior accessory dwelling unit, as provided in 18.106.030(C)(1). If the owner occupies the primary residential unit, the owner may rent the junior accessory dwelling unit to one party. If the owner occupies the junior accessory dwelling unit, the owner may rent the primary residential unit to one party. The owner may rent both the primary residential unit and the junior accessory dwelling unit together to one party who may not further sublease any unit(s) or portion(s) thereof. In any case, the rental period shall be longer than 30 days. The owner shall be a signatory to any lease for the rented unit, for which the city may reasonably require a copy of to verify compliance with this chapter, and shall be the applicant for any permit issued under this chapter.
- G. The junior accessory dwelling unit shall not be sold or held under a different legal ownership

than the primary residence, nor shall the lot containing the junior dwelling unit be subdivided.

- H. The resident owner shall install address signs ~~that are clearly visible from the street during both daytime and evening hours~~ and which plainly indicate that two separate units exist on the lot, as required by the fire marshal. The resident owner shall obtain the new street address for the junior accessory dwelling unit from the engineering department.
- I. Except as modified by this chapter, all other regulations embodied in the zoning of the property for main dwellings shall apply to the development of junior accessory units.
- J. The owner of the lot on which the junior accessory dwelling unit is located shall participate in the city's monitoring program to determine rent levels of the junior accessory dwelling unit being rented.
- K. The junior accessory dwelling unit shall comply with the other zoning and building requirements generally applicable to residential construction in the applicable zone where the property is located.
- L. A restrictive covenant shall be recorded against the lot containing the junior accessory dwelling unit with the Alameda County recorder's office prior to the issuance of a building permit from the building division stating that:

The property contains an approved junior accessory dwelling unit pursuant to Chapter 18.106 of the Pleasanton Municipal Code and is subject to the restrictions and regulations set forth in that chapter. These restrictions and regulations generally address subdivision and development prohibitions, owner occupancy and lease requirements, limitations on the size of the junior accessory dwelling unit, parking requirements, and participation in the city's monitoring program to determine rent levels of the junior accessory dwelling unit being rented. Current restrictions and regulations may be obtained from the city of Pleasanton planning division. These restrictions and regulations shall be binding upon any successor in ownership of the property.
(Ord. 2161 § 1, 2017; Ord. 2179 § 2, 2018; Ord. 2213 § 2, 2021)

§ 18.106.0980. Nonconforming Zoning Code Conditions, Building Code Violations, and Unpermitted Structures.

- A. The City will not deny an accessory dwelling unit or junior accessory dwelling unit application due to a nonconforming zoning condition, building code violation, or unpermitted structure on the lot that does not present a threat to the public health and safety, and that is not affected by the construction of the accessory dwelling unit or junior accessory dwelling unit.
- B. As required by state law, the City may not deny a permit to legalize an existing but unpermitted accessory dwelling unit or junior accessory dwelling unit that was constructed before January 1, 2020, if the denial would be based on either of the following grounds:
 - 1. The accessory dwelling unit or junior accessory dwelling unit violates applicable building standards; or
 - 2. The accessory dwelling unit or junior accessory dwelling unit does not comply with state ADU law or this Chapter 18.106.

- C. Notwithstanding subsection 18.106.080(B). above, the City may deny a permit to legalize an existing but unpermitted ADU or JADU that was constructed before January 1, 2020, if the City makes a finding that correcting a violation is necessary to comply with the standards specified in California Health and Safety Code section 17920.3. Subsection 18.106.080(B) above does not apply to a building that is deemed to be substandard in accordance with California Health and Safety Code section 17920.3.



Mar 18, 2025

City of Pleasanton
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Re: Proposed amendments to the City's Accessory Dwelling Unit and Junior Accessory Dwelling Unit Regulations

Dear Pleasanton City Council,

The California Housing Defense Fund ("CalHDF") submits this letter as a public comment concerning item 6 on the agenda for the City Council meeting scheduled for March 18, 2025, an amendment to the City's regulations for ADUs and JADUs. This proposed ordinance fails to comply with state law in several ways, and the City should address these problems before approving the ordinance.

Background

The law gives local governments authority to enact zoning ordinances that implement a variety of development standards on ADUs. (Gov. Code, § 66314.) The standards in these local ordinances are limited by state law so as not to overly restrict ADU development. (See *id.*) Separately from local ADU ordinances, Government Code section 66323 establishes a narrower set of ADU types that local governments have a ministerial duty to approve. "Notwithstanding Sections 66314 to 66322 ... a local agency shall ministerially approve" these types of ADUs. (*Id.* at subd. (a).) This means that ADUs that satisfy the minimal requirements of section 66323 must be approved regardless of any contrary provisions of the local ADU ordinance. (*Ibid.*) Local governments may not impose their own standards on such ADUs. (Gov. Code, § 66323, subd. (b) ["A local agency shall not impose any objective development or design standard that is not authorized by this section upon any accessory dwelling unit that meets the requirements of any of paragraphs (1) to (4), inclusive, of subdivision (a)."].)

In addition, ADUs that qualify for the protections of Government Code section 66323, like other ADUs, must be processed by local governments within 60 days of a complete permit application submittal. (Gov. Code, § 66317, subd. (a).)

State law also prohibits creating regulations on ADU development not explicitly allowed by state law. Government Code Section 66315 states, “No additional standards, other than those provided in Section 66314, shall be used or imposed, including an owner-occupant requirement, except that a local agency may require that the property may be used for rentals of terms 30 days or longer.”

Impermissible Underlying Standards

City code section 18.106.020(F) applies underlying planned unit development and specific plan standards to ADUs that exceed 800 square feet, four foot side and rear setbacks, and 16-20 feet in height. Similarly, code section 18.106.045(D) applies underlying zoning standards to ADUs that exceed 800 square feet, four foot side and rear setbacks, and 16-20 feet in height. And code section 18.106.060(H) applies all other underlying residential zoning standards to ADUs.

However, as discussed *supra*, Government Code section 66323 mandates that the City approve a specific class of ADUs subject only to specified height and setback requirements, notwithstanding any local code requirements to the contrary. This means, for example, that the City cannot impose landscaping regulations, open space requirements, floor area ratio regulations, parking requirements, front setbacks, etc. on ADUs that qualify for the protections of Government Code section 66323.

While the carveouts contained in code sections 18.106.020(F) and 18.106.045(D) [regarding certain 800 square foot ADUs] would satisfy the requirements of Government Code section 66323, subdivision (a)(2), the City may not impose any underlying zoning, including but not limited to planned unit development and specific plan standards, on ADUs that meet the definitions contained in section 66323, subdivisions (a)(1), (a)(3), and (a)(4). And of course code section 18.106.060(H)'s general imposition of underlying zoning standards violates Government Code section 66323, subdivision (b): “(b) A local agency shall not impose any objective development or design standard that is not authorized by this section upon any accessory dwelling unit that meets the requirements of any of paragraphs (1) to (4), inclusive, of subdivision (a).”

Similarly, code section 18.106.050(C) imposes underlying zoning requirements on the conversion of existing space within multifamily developments, except as modified by that chapter. As discussed, no such zoning requirements can be imposed on ADUs that qualify for the protections of Government Code section 66323, subdivision (a)(3).

The City should amend its code so that no underlying zoning standards are applied to ADUs eligible for the protections of Government Code section 66323.

For more information on the City's duty regarding Government Code section 66323 ADUs, see the January 2025 HCD ADU [Handbook](#), page 18 et seq.

Impermissible Front Setback Regulations

City code section 18.106.045(B) forbids new detached ADUs from being located in the front yard setback, with an encroachment allowed only if an 800 square foot ADU is not otherwise developable on the property.

However, Government Code section 66323, subdivision (a) does not permit any imposition of front setback requirements, if the ADUs qualify for the protections of that section of law. There are many policy reasons for this. For instance, a homeowner may prefer to preserve a private backyard space while redeveloping the less useful front yard. While children may play in the backyard, the front yard is closer to the street and less safe for a variety of activities. The City therefore must allow front yard ADUs that comply with the standards in Government Code section 66323, subdivision (a) both on single family and on multifamily properties.

HCD has issued guidance under its authority in Government Code section 66327 (that guidance is located in the January 2025 HCD ADU [Handbook](#), page 18) affirming the duty of local agencies to allow ADUs protected by Government Code section 66323 in the front setback under all circumstances.

Impermissible Design Standards

City code sections 18.106.060(C)(1)-(6) impose a variety of design standards on ADUs. However, as discussed *supra*, if the ADU qualifies for the protections of Government Code section 66323, subdivision (a) then the city must approve it ministerially, via building permit only, and cannot impose any such design regulations, as this section of state law only permits specified height and setback regulations.

From page 20 of the January 2025 HCD ADU [Handbook](#) (emphasis added): “A local agency may not impose development or **design standards**, including both local standards and standards found in State ADU Law, on 66323 Units that are not specifically listed in Government Code section 66323. (Gov. Code, § 66323, subs. (a), (b).) This includes, but is not limited to, parking, height, setbacks, or other zoning provisions (e.g., lot size, open space, floor area ratio, etc.)”

Additionally, this section contains non-objective standards (emphasis added):

- “Architecture of an accessory dwelling unit shall match the existing **architectural style** of the primary residence” (City code § 1770.040(C)(1)(a).)
- “Use of same trim material and trim **style**” (City code § 1770.040(C)(1)(a)(ii).)
- “Use of same roof form, roofing material and roof slope to the **maximum extent feasible**” (City code § 1770.040(C)(1)(a)(iii).)
- “**To the maximum extent feasible**, mechanical equipment and plumbing, conduit, or cabling for utilities is not permitted on the exterior walls of the accessory dwelling unit.” (City code § 1770.040(C)(1)(d).)

These are not objective standards, as it is impossible for an applicant to know, ex ante, what a reviewing official will consider to be of the same “style” as the existing home or what is the “maximum extent feasible.” Government Code section 66314, subdivision(b)(1) permits the imposition of objective standards, and Government Code section 66315 prohibits the imposition of standards beyond what is provided for in section 66314. The City may therefore not impose these non-objective standards on any ADUs. HCD’s guidelines, promulgated under its statutory authority in Government Code section 66327, confirm this. The January 2025 HCD [ADU Handbook](#) states:

- State law “[r]equires local agencies to only impose objective standards on ADUs” (pg. 13).
- A requirement that ADUs “maintain a similar architectural style” is an example of a non-objective standard and thus “may not be imposed on ADU development” (pg. 35).

Impermissible Parking Requirements

City code section 18.106.060(C)(7) requires parking for each new ADU, less certain exceptions. However, as discussed *supra*, Government Code section 66323 mandates that the City approve a specific class of ADUs subject only to specified height and setback requirements, notwithstanding any local code requirements to the contrary. This means that the City cannot subject such ADUs to parking requirements.

From page 20 of the January 2025 HCD ADU [Handbook](#) (emphasis added): “A local agency may not impose development or design standards, including both local standards and standards found in State ADU Law, on 66323 Units that are not specifically listed in Government Code section 66323. (Gov. Code, § 66323, subds. (a), (b).) This includes, but is not limited to, **parking**, height, setbacks, or other zoning provisions (e.g., lot size, open space, floor area ratio, etc.)”

Impermissible FAR Limitation

City code section 18.106.060(C)(8) applies underlying floor area ratio (“FAR”) limits (defined in section 18.08.190 of the City zoning code as “Floor area, basic”) to ADUs as follows:

The square footage of the primary residence and accessory dwelling unit(s) combined cannot exceed the maximum floor area ratio requirement for the lot, except that the maximum floor area ratio may not reduce the square footage of an accessory dwelling unit to less than 800 square feet if the accessory dwelling unit is 16 feet or less in height and located at least four feet from side and rear property lines.

This section of code is unlawful for several reasons. As discussed *supra*, Government Code section 66323 mandates that the City approve a specific class of ADUs subject only to specified height and setback requirements, notwithstanding any local code requirements to the contrary. This means that the City cannot subject such ADUs to FAR regulations.

From page 20 of the January 2025 HCD ADU [Handbook](#) (emphasis added): “A local agency may not impose development or design standards, including both local standards and standards found in State ADU Law, on 66323 Units that are not specifically listed in Government Code section 66323. (Gov. Code, § 66323, subs. (a), (b).) This includes, but is not limited to, parking, height, setbacks, or other zoning provisions (e.g., lot size, open space, **floor area ratio**, etc.)”

The carveout for 800 square foot ADUs with 16 foot heights does not save this section of code.

First of all, Government Code section 66321, subdivision (b)(4) allows for ADUs up to 20 feet in height in certain circumstances, and section 66323, subdivisions (a)(2) and (a)(4) allow statewide exemption ADUs to take advantage of the height limits found in section 66321, subdivision (b)(4).

Second, Government Code section 66323, subdivision (a)(1)(A) allows accessory structures to be expanded by 150 square feet to facilitate ingress/egress when being converted into an ADU. Such 150 square foot expansion cannot be subject to such FAR limits.

Thirdly, Government Code section 66323, subdivision (a)(4) allows for detached, new construction ADUs on multifamily properties, with two detached ADUs allowed for proposed multifamily buildings and eight ADUs allowed for existing multifamily buildings. The City may not use this FAR limit to prevent the construction of such ADUs, nor may it use FAR to limit the size of these ADUs.

Impermissible Open Space Requirement

City code section 18.106.060(C)(9) requires 80 square feet of open space per ADU, subject to the same proviso that this may not reduce the size of an 800 square foot ADU that is not more than 16 feet in height. However, as discussed *supra*, Government Code section 66323 mandates that the City approve a specific class of ADUs subject only to specified height and

setback requirements, notwithstanding any local code requirements to the contrary. This means that the City cannot subject such ADUs to open space requirements.

From page 20 of the January 2025 HCD ADU [Handbook](#) (emphasis added): “A local agency may not impose development or design standards, including both local standards and standards found in State ADU Law, on 66323 Units that are not specifically listed in Government Code section 66323. (Gov. Code, § 66323, subs. (a), (b).) This includes, but is not limited to, parking, height, setbacks, or other zoning provisions (e.g., lot size, **open space**, floor area ratio, etc.)”

Impermissible Historic Standards

Code section 18.106.060(G) prohibits an ADU from creating adverse impacts on any property that is listed in the California Register of Historical Resources. As discussed *supra*, the City may not impose any development standards on ADUs that qualify for the protections of Government Code 66323, subdivision (a).

See pages 18-20 of the HCD’s January 2025 ADU [Handbook](#) for further information on section 66323 ADUs. For instance, from page 20 of the Handbook: “A local agency may not impose development or design standards, including both local standards and standards found in State ADU Law, on 66323 Units that are not specifically listed in Government Code section 66323. (Gov. Code, § 66323, subs. (a), (b).) This includes, but is not limited to, parking, height, setbacks, or other zoning provisions (e.g., lot size, open space, floor area ratio, etc.)”

Impermissible Deed Restriction Requirement

Code section 18.106.060(I) requires a restrictive covenant to be placed on the property prior to issuance of a building permit for an ADU. This is a clear violation of Government Code section 66323, which prohibits any standards not explicitly authorized in that section. Deed restrictions are also not permitted by Government Code section 66315, which forbids standards not listed in section 66314, and it is unclear why the City would want applicants to go through the trouble of filing such a deed restriction, other than to discourage ADU development by increasing development cost.

The California Department of Housing and Community Development (“HCD”) has communicated that such deed restrictions are unlawful. The January 2025 HCD ADU [Handbook](#) specifically forbids deed restrictions as a condition of ADU development (see page 22).

Additionally, such deed restrictions imposed on ADUs (or on other accessory structures) are unenforceable. This is due to the absence of horizontal privity between the Town and the applicant. In other words, since the Town does not own the applicant’s property at the time of the application, and does not own a neighboring property to whose benefit the proposed

restriction(s) redound, black letter property law bars the restrictions from binding future property owners. (See, e.g., *Scaringe v. J. C. C. Enters* (1988) 205 Cal.App.3d 1536 [describing the types of privity relationship between covenanting parties that allow enforcement of a deed restriction]; see also Civ. Code, §§ 1460 et seq.)

The City should therefore amend the proposed ordinance to remove the restrictive covenant requirement.



CalHDF appreciates the City's effort to implement state law governing ADU construction. However, the City should amend its ordinance to ensure that it complies with state law.

CalHDF is a 501(c)(3) non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at www.calhdf.org.

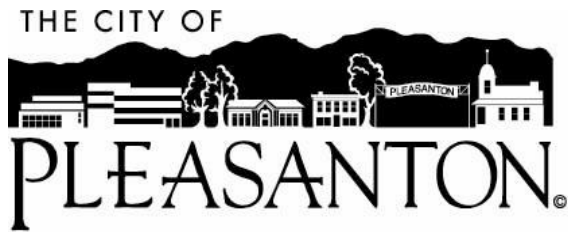
Sincerely,

A handwritten signature in blue ink, appearing to read "Dylan Casey".

Dylan Casey
CalHDF Executive Director

A handwritten signature in black ink, appearing to read "James M. Lloyd".

James M. Lloyd
CalHDF Director of Planning and Investigations



Planning Commission Agenda Report

August 27, 2025
Item 5

SUBJECT: BART Concept Plan

APPLICANT: City of Pleasanton

PROPERTY OWNER: San Francisco Bay Area Rapid Transit (BART) District

PURPOSE: Receive an update on the Dublin/Pleasanton BART Station Concept Plan Project

LOCATION: 5835 and 5859 Owens Drive

GENERAL PLAN: Mixed Use, Business Park

ZONING: Planned Unit Development— Mixed Use (PUD- MU)/Housing Opportunity Zone (HOZ) Districts

STAFF RECOMMENDATION

Staff recommends the Planning Commission accept an update regarding the Dublin/Pleasanton BART Station Concept Plan Project.

EXECUTIVE SUMMARY

The 6th Cycle Housing Element, adopted by the City Council and certified by the State, identifies the east Dublin/Pleasanton BART Station as a future location for high-density housing, and includes a program to prepare a concept plan for the station, intended to further redevelopment of the site while addressing parking for new uses and existing commuters. The City has been awarded grant funding for the project, in part to support a robust consultant team to assist with the effort. This report is to update the Planning Commission on this project, in anticipation of upcoming opportunities for public review and participation, and in advance of requests to the Commission to make recommendations regarding the project to City Council.

BACKGROUND

BART Concept Plan

The City Council re-adopted the Housing Element at its September 19, 2023, meeting, following the California Department of Housing & Community Development's (HCD) certification in August 2023. Program 1.3 of the Housing Element identifies the preparation of a Concept Plan for the BART site to plan for housing in accordance with the densities assigned in the Housing Element and in accordance with State law, but to also plan for potential complementary non-residential uses and to evaluate vehicular parking demand of the on-site uses in addition to BART commuter parking. The program calls for this work to be started in 2024 and completed by December 2026, with the objective of facilitating redevelopment and

housing on the site to occur within the timeframe of the 2023-31 (6th Cycle) Housing Element. Staff has initiated the Concept Plan with a professional services team, with the contract administered and funded through a grant awarded as part of MTC-ABAG's Priority Sites Program.

Prior Planning Effort and Objective Design Standards

The BART site, as part of the 4th (and 5th) Cycle Housing Element, was designated for housing for a minimum of 249 units, at a minimum density of 30 dwelling units per acre. In 2011, the City, with assistance from design firm Van Meter Williams Pollack (VMWP), made progress on draft land use concepts and development standards for the site. These were ultimately not adopted, but nonetheless serve as a useful reference point for this current effort. More recently, the City's Objective Design Standards (ODS) include standards for the BART site with acknowledgement to State law requirements, as well as design standards for high-density housing (over 30 du/ac) more generally. As part of this project, the project team will review the ODS (and other applicable standards in the municipal code and Hacienda Design Guidelines) to make any adjustments and updates as needed.

DISCUSSION

The 6th Cycle Housing Element identifies the BART site for residential development. Since its adoption, the site has been rezoned to the Housing Opportunity Zone (HOZ) and therefore, the BART site is both assumed and assigned to include housing at densities identified in the Housing Element (e.g., 75 dwelling units per acre, minimum of 555 units).

Additionally, since the 4th and 5th Housing Element cycles, other development factors such as AB 2923, the TOC Policy adopted by MTC-ABAG, and other site conditions have changed (e.g., parking demand dynamics, particularly because remote work has become more popular since the COVID-19 pandemic). Therefore, while the previous effort serves as a helpful starting point, these other factors and the significant time that has passed require that the effort be refreshed.

Efforts to initiate and begin work on the concept plan have been underway since 2024, including the development of the project scope of work. The project kicked off in April 2025, with the team currently working to develop background information, solicit stakeholder input, and identify key issues. An overview of those components is provided below. As noted, staff anticipates bringing a summary of initial findings and seeking input on potential development concepts to both the Planning Commission and City Council later this year.

Project Scope of Work: City staff worked cooperatively with BART, MTC-ABAG, and the professional services team to create a scope of work for the project, intended to meet the objectives of BART as the property owner and the parameters of the grant funding from MTC-ABAG. As mentioned, although some of the prior work can be carried forward and the planning process can follow some of the same steps, new factors, such as changes in State law (e.g., AB2923) since the previous effort, will need to be folded into consideration for this current effort. Additionally, there will be opportunities for public engagement and input by the Planning Commission and direction by City Council prior to the Concept Plan returning to City Council for consideration. Principal project tasks include:

- a. *Project Initiation:* This task includes introductory meetings with the consultant team, key stakeholders (e.g., Hacienda, Zone 7, LAVTA, EBRPD, Valley Link), analysis of existing

conditions and constraints, and work sessions/community meetings for input by the public and the Planning Commission. It also includes an introductory meeting with the City Council and consideration of an MOU with BART to commence the project, approved by Council on July 15, 2025. The project is currently at this stage.

- b. *Station Access and Parking Management:* The scope includes the evaluation of station access and parking demand to understand the need for and opportunities to accommodate commuter parking on the site and alternative parking strategies, as well as to accommodate multimodal circulation for patrons arriving via public transit (e.g., LAVTA) or via bicycle on the Iron Horse Trail.
- c. *Market Analysis:* A market analysis is expected to evaluate potential future scenarios for residential, commercial, and institutional floorspace with estimated square footage size and possible configuration.
- d. *Re-use Options:* For review by the community, Planning Commission, and the City Council, re-use options for the site would identify conceptual blocks, circulation framework, open space areas, BART station access, vehicular and bicycle parking, and potential multi-modal transportation improvements. Goals and objectives would also be included for review and input.
- e. *Framework and Implementation Strategies:* Feedback regarding re-use options in addition to goals and objectives would be folded into a framework that would establish a comprehensive vision for the site that includes housing but potentially other uses, along with implementation measures. Collectively, these would facilitate the ultimate goal that BART could solicit a Request for Proposals (RFP) to develop the site within the 6th Cycle Housing Element timeframe. Adjustments that are required to the Objective Design Standards, Hacienda Design Guidelines, and the Pleasanton Municipal Code would also be reviewed.
- f. *Second MOU:* A second MOU with BART outlining procedural steps needed to advance an RFQ to develop the site would be established for review and approval by BART and the City.

Community Engagement: The project will provide opportunities for input at key decision points in the process, and will include input from stakeholders as well as the public, in advance of Planning Commission review and decision by City Council. Materials will be posted on the City's website, and other more proactive outreach methods will be utilized, such as one-on-one meetings with key stakeholders, community meetings, email notifications, and other engagement opportunities.

Key Planning Considerations: There are several background conditions and planning considerations for the site, which will be integrated into the concept planning. They include:

- Site planning and configuration that takes into account the property's ongoing functioning as a BART station (i.e., station access), existing infrastructure and easements, such as the Iron Horse trail alignments, utilities, and BART service equipment
- Transit stops and multi-modal circulation through the station

- Parking demand for both on-site development and commuter parking
- Complementary uses to the allowable housing
- Integration of other site improvements, particularly the anticipated Valley Link station
- Minimum zoning requirements of State law and regional policy requirements
- Mitigation of noise and freeway-related impacts
- Connectivity to the broader area and adjacent properties, and potential future development of the adjacent vacant Oracle property
- Building design requirements for proposed development
- Input and comments from key stakeholders.

Schedule and Next Steps: The Concept Plan is intended to be complete by Spring of 2026, such that the site re-use options have been vetted by the community and adopted by City Council, and a second MOU with BART is in place and ready for future advancement to facilitate development of the site. At such time a developer is ready to commence development, the City and BART would continue to coordinate; additional analysis (e.g., further CEQA, if needed) would be completed. Between now and completion of the Concept Plan, community engagement and input by the Planning Commission and City Council for site re-use options are anticipated in the coming months (e.g., October/November 2025).

Staff notes that, separate from the Priority Sites Planning grant, the City has been awarded two other grants, totaling \$300,000 to support development of Parking Management and Station Access Plans for the half mile around the BART station; these efforts will complement and expand upon any initial planning around these two topics as part of the Concept Plan.

PUBLIC NOTICE

No public notice was published for this item since it is informational to the Commission at this time. The project will include public outreach and feedback from the Planning Commission and City Council in advance of key decisions.

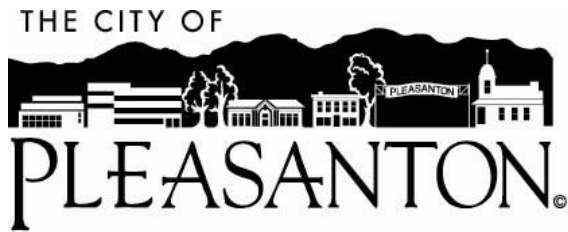
SUMMARY/CONCLUSION

With this report, staff is requesting Planning Commission accept the update on the BART Concept Plan.

Primary Author: Shweta Bonn, Senior Planner, 925-931-5611 or sbonn@cityofpleasantonca.gov

Reviewed/Approved By:

Ellen Clark, Director of Community and Economic Development



Planning Commission Agenda Report

August 27, 2025

Item 7

SUBJECT: PUD-152

**APPLICANT AND
PROPERTY OWNER:** Gautam Patel

PURPOSE: Workshop to review and receive comments on a Planned Unit Development (PUD) application to demolish an existing approximately 6,160-square-foot commercial office building and construct a new, approximately 38-foot-tall, three-story building consisting of an approximately 15,088-square-foot single-family residence with an approximately 725-square-foot, ground-floor, live-work space, and associated site improvements

LOCATION: 231 Old Bernal Avenue

GENERAL PLAN: Mixed-Use

SPECIFIC PLAN: Downtown Specific Plan – Mixed Use – Transitional

ZONING: Mixed Use Transitional (MU-T), Downtown Revitalization, Core Area Overlay

EXHIBITS:

- A. Workshop Discussion Points
- B. Project Plans dated “Received June 11, 2025”
- C. Outstanding Objective Design Standards Summary List
- D. Arborist Report dated “Received June 11, 2025”
- E. Location and Notification Map

STAFF RECOMMENDATION

Staff recommends the Planning Commission review the proposal, receive public comments, and provide comments/direction to staff and the applicant on the proposed project. As this is a workshop, no formal action will be taken.

EXECUTIVE SUMMARY

The applicant proposes to demolish an existing approximately 6,160-square-foot, two-story commercial office building and construct a new, approximately 38-foot-tall, three-story building consisting of an approximately 15,088-square-foot single-family residence with an approximately 725-square-foot, ground-floor, live-work space, and associated site improvements. The subject PUD application is before the Planning Commission as a workshop item. A list of focused discussion topics and questions is included in the body of this report and in Exhibit A.

No formal action will be taken on the application at this time. When the application is returned to the Planning Commission for a formal hearing, the Planning Commission will make a recommendation on the project to the City Council.

BACKGROUND

General Plan, Specific Plan, and Zoning

The general regulations for the General Plan, Downtown Specific Plan, zoning district, and Objective Design Standards are outlined below. Compliance with the regulations is analyzed further in the agenda report.

General Plan: The subject lot has a General Plan Land Use designation of Mixed-Use. Per Table 2-3 of the General Plan Land Use Element, the allowable density for Mixed-Use Residential is 20+ dwelling units per acre. In the Downtown, the Mixed-Use land use designation permits residential uses located behind commercial uses. The General Plan notes the maximum floor area ratio (FAR), as specified in the Downtown Specific Plan, is 125 percent.

Downtown Specific Plan: The subject lot is within the Downtown Specific Plan (DSP) area and has a land use designation of Mixed Use – Transitional (MU-T).

DSP Policy LD-P.20 notes ground-floor residential is permitted at this location if the following are met:

- Street fronting commercial space is required, with a minimum building depth of 50 feet to ensure viable commercial uses
- Redevelopment sites have no net loss of commercial square footage
- Corner lots maintain a commercial character on secondary frontages to the maximum extent feasible
- Residential at the rear of the site is designed to minimize visibility from the commercial street-frontage
- The proposed residential is fully parked on-site.

Aside from the specific policy noted above, the DSP includes further policy guidance for new development in the Mixed Use – Transitional land use area, including DSP Policy LD-P.22. This policy, intended to create flexibly-designed ground floor spaces, states that ground floor spaces should be designed to accommodate a variety of uses by providing adequately sized areas equipped with necessary building infrastructure — such as gas lines, ventilation, and water — for food service establishments.

Further design policies within the DSP that strive for a harmonious visual transition of new development and preserve the character and development traditions of the downtown include: LD-P.2, LD-P.5, LD-P.14, LD-P.21, LD-P.51, LD-P.54, and LD-P.55. Overall, these policies include guidance development to be pedestrian in scale, avoiding inappropriately scaled new construction, and cohesive visual transitions between buildings.

As noted above, the DSP consists of various land use designations and provides general descriptions of these land uses. For the MU-T designation, the DSP states that “Buildings shall be a maximum of two stories and have a height limit of 36 feet.”

Additionally, since the project is within the DSP area, the Downtown Design Guidelines also apply to the subject lot, which provide direction related to building location, height and mass, design, landscaping, etc. It is noted that, although the site is located within the DSP area, it is outside the Active Ground Floor Overlay District and therefore not subject to the overlay’s requirements that prescribe further limitations on allowable ground floor commercial uses.

Zoning: The lot is zoned Mixed Use – Transitional (MU-T). Consistent with the DSP, the MU-T District permits a maximum FAR of 125 percent and maximum building height of 36 feet; the District also requires a minimum site area of 1,000 square feet per dwelling unit.

The lot is also in the Core Area Overlay District as defined in PMC Chapter 18.80. The purpose of the Core Area Overlay District is to facilitate the development of smaller multi-family residential or mixed multi-family residential/commercial and office projects containing 10 rental units or less by modifying some of the development standards. However, the Core Area Overlay’s modified standards apply to properties zoned R-M (multi-family) and C-C (Central Commercial) Districts, but not to those in the MU-T District.

Objective Design Standards (ODS) for Multifamily Housing in R-M, C-C, and M-U Districts (adopted January 26, 2023): The specified ODS apply to residential developments and mixed-use developments that include a residential component within the DSP area.

At this time, the submitted application materials do not provide all of the information needed for staff to complete a comprehensive evaluation of the project’s conformance with the ODS (e.g. The plans submitted are lacking dimensions/data points on proposed setbacks and similar measurements). Exhibit C of this report provides a summary list of ODS standards that staff have been unable to assess without further information.

Site Description

The approximately 21,384-square-foot (0.49-acre) subject lot is situated on Old Bernal Avenue between Augustine Street and Peters Avenue. The site is relatively flat, and is developed with an existing, approximately 6,160-square-foot, two-story, approximately 25-foot-tall multi-tenant commercial office building (see Figures 1 and 2). The existing building is set back approximately 20 feet from the front property line. There are 21 surface parking spaces located behind the existing commercial office building, which are accessed by driveways from Old Bernal Avenue and Augustine Street. Although the current site is primarily paved, with only a minimal landscaped area along the Old Bernal Avenue frontage, it contains 34 trees, none of which are defined as heritage trees under PMC Chapter 17.16.

Figure 1: Google Street View (from Old Bernal Ave. looking north toward the subject lot)



Figure 2: Aerial Photograph



Surrounding uses include a vacant lot and small apartment complex to the east, a one-story single-family residence to the north, and a one-story residential structure utilized as an office to the west. The City Hall complex is across Old Bernal Avenue to the south. Other residential uses are located immediately adjacent to the subject lot — specifically, an approximately 30-foot-tall, three-story mixed-use development at 301 Old Bernal Avenue (across Augustine Street). Overall, the character along Old Bernal Avenue includes a mixture of commercial and residential development, and one-, two-, and three-story buildings of a variety of ages and styles.

PROJECT DESCRIPTION

Proposed Project

The proposal includes the demolition of an existing approximately 6,160-square-foot commercial office building and the construction of a new, approximately 38-foot-tall building consisting of an approximately 15,088-square-foot single-family residence with a mix of two- and three-story elements fronting on Old Bernal Avenue, with an approximately 725-square-foot, ground-floor, live-work space and associated site improvements (Exhibit B). The project frontage would include a front five-foot concrete vegetated wall and a gate along Old Bernal.

Table 1 provides a summary of the project’s conformance with the key site development standards for the MU-T District and ODS. Additionally, attached to this report is a summary list of the ODS standards in which the project is currently non-compliant, based on information submitted (Exhibit C).

Table 1: MU-T Site Development Conformance

Site Development Standards		
	MU-T-District/ODS	Proposed Project
Front Yard Setback	10’ per ODS	<input checked="" type="checkbox"/> 5’ (Porch), 9’ (Building Wall)
Side Yard Setbacks	7’ Min./16’ Combined per ODS	<input checked="" type="checkbox"/> 5’ min. / 10’ Combined
Rear Yard Setbacks	10’	<input checked="" type="checkbox"/> >10’
Maximum Dwelling Units	21 max. ¹	<input checked="" type="checkbox"/> 1
Open Space	150 SF min.	<input checked="" type="checkbox"/> >100 SF
Floor Area Maximum	125%	<input checked="" type="checkbox"/> 85%
Height Maximum	36’	<input checked="" type="checkbox"/> 38’
Parking Minimum	2	<input checked="" type="checkbox"/> 6 Spaces

The project includes a total of approximately 6,320 square feet of new landscaping, including a new parkway strip with two new trees between the south sidewalk and Old Bernal Avenue (see Figure 6). Furthermore, an Arborist Report was provided (Exhibit D). The report identified a total of 34 trees on-site, of which 12 trees are recommended for removal based on design impacts. Three of the trees recommended for removal are protected trees.

Building Design

The applicant is proposing traditional architecture with modern elements. This “modern farmhouse” style is characterized by wood siding, front porch, and gable roof. Additionally, the design incorporates vertical wood siding, white brick veneer tiles, and a black standing seam metal roof.² Detail/trim elements include black door and window trims, and black painted guardrails for the rear second story balcony. The building’s south façade features a combination of roof forms, including sloped and flat roofs, a front covered porch, and varied wall setbacks. The west elevation rises three stories, with the third story slightly setback from the first and second floors; no additional articulation is provided between the lower floors, such as belly bands or step backs.

The front covered porch is set back approximately 5 feet, and the main building walls are set back approximately 9 feet from the front property line. An approximately 5-foot-tall concrete vegetated wall encloses the building entrance (Figure 4).

The building also includes an attached three-car garage, an approximately 744-square-foot upper rear balcony, and an approximately 203-square-foot terrace on the second floor, as shown in Exhibit B and in Figures 3 and 4.

¹ One dwelling unit permitted per 1,000 square-feet

² The proposed material board, via Exhibit B, includes white smooth sand stucco. An outstanding comment is to clarify where the white stucco is proposed on the elevations.

Figure 3: Front Elevation without Landscape Elements



Figure 4: Front Elevation (Old Bernal Avenue) with Landscape Elements³



CONSIDERATIONS FOR THE WORKSHOP

Staff and the applicant seek the Planning Commission’s comments and direction on the proposal, specifically the focus topics below. The Planning Commission may also provide comments and direction on topics not included in the list below.

Staff notes the proposal is for an application for a Planned Unit Development (PUD), which allows the City to review all aspects of the project, including site layout, land use, architecture, and community impacts. At the City’s discretion, a PUD application allows for flexibility to be provided on a range of development standards.

³ The rendering elevation materials are presented inconsistently in the project plans. An outstanding item for the applicant to address in future resubmittal.

Discussion Topic 1: General Plan, Specific Plan, and Zoning: Density and Use

Proposed Density

The project lot's General Plan Land Use Designation is Mixed-Use. Per Table 2-3 of the General Plan Land Use Element, the allowable density for Mixed-Use Residential is 20+ dwelling units per acre. As proposed, the project is considered one residential unit. To strictly conform to the 20+ dwelling units per acre density, the project would need to propose a minimum of 10 units.

In the past, the City has allowed projects at densities below 20 units per acre, in conjunction with a PUD. However, given DSP Policy LD-P.45⁴, and considering recent changes in State law encouraging higher densities, staff believes a project with fewer than 20 units may be supportable. However, the size and location of the site, as well as policies encouraging multi-unit development on downtown sites, suggest that more than a single unit would be preferable.

Commercial or Live-Work Ground Floor Use

The applicant's proposal includes dedicating approximately 725 square feet of the project to office space, which would be connected by internal doors to the Single-Family Residence, and for two of the spaces, by a lobby/vestibule with access to Old Bernal Avenue. No separate restroom would be provided for the office occupants. The applicant has indicated their intent to use this space as offices for the family-owned business, and since it would be used by residents of the attached home, believes it can be characterized as "live-work" space.

The DSP clearly states that ground-floor residential uses are to be limited in the MU-T District, except in limited circumstances, with the intent of its policies to encourage a commercial character on street frontages in the district and preserve and create usable ground-floor commercial space.

The DSP's description of the MU-T land use designation is as follows (emphasis added):

"Accommodates a range of lower intensity commercial uses that are compatible with residential uses. Permitted and conditionally permitted commercial uses include retail, personal services, offices, financial institutions, and food-service establishments. On the ground floor, residential uses are not permitted. However, existing residential uses, including historic homes and single-family homes, may remain and may be altered or enlarged subject to the provisions of PMC Chapter 18.120."

This description is augmented by DSP Policy LD-P.20, which includes both general guidance and more specific policies regarding the circumstances in which ground-floor residential uses may be permitted, and requirements for commercial space provided in the MU-T district, as follows:

LD-P.20 Ground Floor Residential Use: *Residential uses fronting the street are only permitted on the upper floors of commercial buildings. Unless otherwise expressly stated below, ground floor residential is not permitted, including in the rear portion of and/or behind an existing or proposed non-residential building."*

⁴ LD-P.45 Density. Encourage development at densities that generally exceed the General Plan range midpoints in order to enhance the opportunities for affordable housing, unique housing types, and economic growth in the downtown.

Mixed Use – Transitional: *Ground floor residential may be located behind commercial uses in Mixed Use – Transitional district, provided that:*

- *Street fronting commercial space is required, with a minimum building depth of 50 feet to ensure viable commercial uses;*
- *Redevelopment sites have no net loss of commercial square footage;*
- *Residential at the rear of the site is designed to minimize visibility from the commercial street-frontage;*
- *Corner lots maintain commercial character on secondary frontages to the maximum extent feasible; and*
- *The proposed residential is fully parked on-site.*

While the DSP does not prohibit ground-floor live-work spaces in the MU-T District, the proposed configuration is somewhat unusual and may not conform well to the PMC Definition of a "Live-Work" unit, which reads as follows:

“Live-Work” unit means a single unit consisting of a commercial or office use containing a residential component that is occupied by an owner or employee of the commercial or office use. The live-work unit shall be the primary dwelling of the occupant. (PMC 18.08.278)

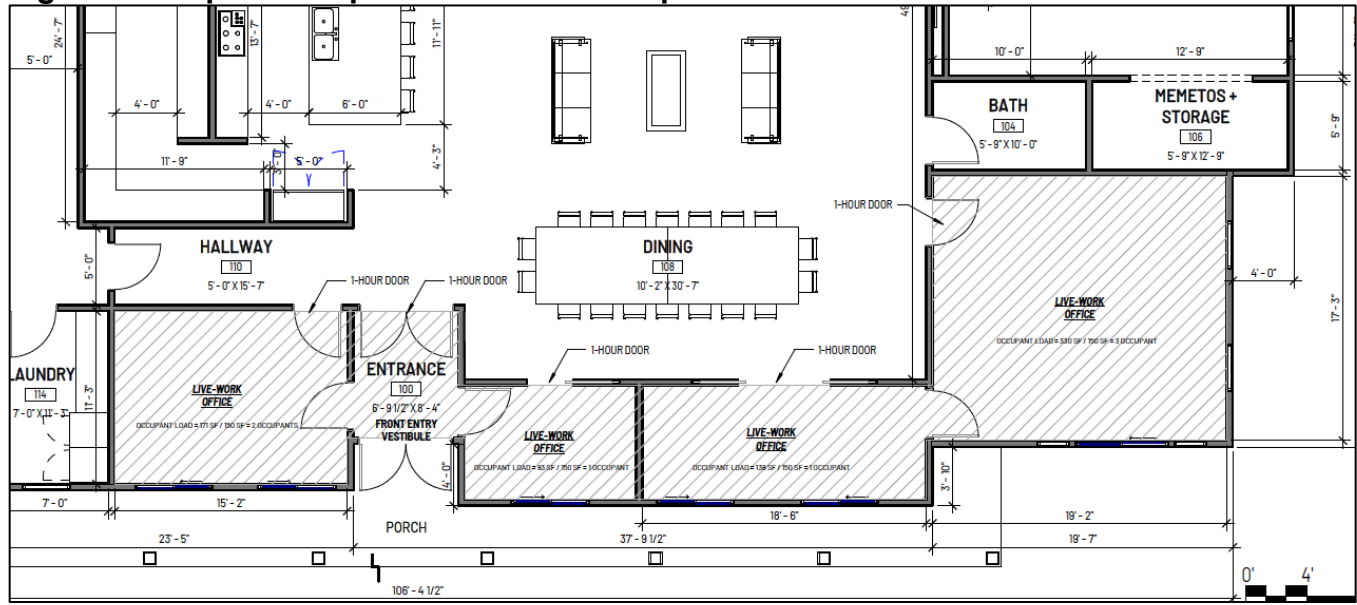
In this case, rather than the commercial or office space “containing” a residential component, it is the residential home that contains the commercial/office space.

Based on the above, in order to be permissible, the Planning Commission would need to determine that the proposed configuration would constitute a “live-work space” or unit. Or, alternatively, that the approximately 725-square-foot office space could be reasonably considered to be a “commercial space.” While the PMC does not include a definition of “commercial,” the office space does not meet a traditional configuration for a commercial space, with two of the offices having no independent access from the exterior of the building; and due to a lack of independent restroom facilities or dedicated parking, the spaces cannot be leased or used separately from the residential use.

Furthermore, assuming the Planning Commission agreed that the proposed ground-floor area along Old Bernal Avenue could be considered commercial space at all, it would not conform to two of Policy LD-P.20’s key provisions:

- It would provide approximately 725 square feet of commercial space, which would be approximately 5,435 square feet less than the existing commercial building (i.e. would not meet the “no net loss” of commercial space)
- The proposed commercial space would have a maximum depth of between approximately 8 feet and 17 feet, less than the 50 feet minimum depth required by LD-P.20.

Figure 5: Proposed Depth of Commercial Space via Live-Work



As proposed, staff finds that the project is inconsistent with the DSP's goals and policies.

To better align with the DSP, the project should be modified to provide greater conformance to its policies. At the same time, it may be reasonable to provide some flexibility in terms of strict conformance to Policy LD-P.20. For example, replacing the existing approximately 6,100 square feet of existing space in the two-story office building may be practically difficult to achieve while also providing residential uses on site, due to the parking, open space and other associated demands. Similarly, some flexibility on the depth of commercial space may be appropriate, again recognizing it may be difficult to configure the building and site to accommodate mixed uses and parking.

Finally, in staff's view, design modifications should be made to the front façade to emphasize the commercial street frontage/character and entrance while minimizing the prominence of the residential use. Further clarification on the commercial street frontage design is provided in the next discussion point of this report.

Discussion Points

1. Is the subject lot appropriate for a one-dwelling unit development?
2. Does the Planning Commission support an exception to the DSP policies requiring "no net loss" of commercial space and minimum commercial space depth, and/or to allow for the proposed ground-floor "live-work" space?

Discussion Topic 2: Building and Site Design

The DSP's design-related policies and the Downtown Design Guidelines policies apply to the subject lot. The Downtown Design Guidelines speak to ensuring architectural compatibility of new construction through the character and style of surrounding structures. Additionally, the lot is subject to the ODS for residential development in the M-U District.

Per the DSP, buildings must be pedestrian in scale, encourage landscaping in building design, design entrances to be visible and accessible, and foster harmonious visual transitions (see

DSP Land Use and Design Goals below). Furthermore, as noted in the previous section, the DSP MU-T land use description restricts new buildings to a maximum of two stories and a height limit of 36 feet. The proposed building has a combination of two-and three-story elements, and a maximum height of approximately 38 feet.

Relevant design policies of the DSP include the following:

- LD-P.2: Downtown Character. Buildings must be pedestrian in scale, as determined through the design review process. Commercial buildings should include design features such as first-story storefront windows, recessed entries, building details, and awnings. For all buildings, techniques such as dormer windows, stepping back upper floors, and modifying design features between building levels should be used to assist in maintaining an overall horizontal design character. Height standards should allow for and encourage varied roof forms, articulation across rooflines, and architectural features and projections such as cupolas, gables, and towers at corners.
- LD-P.14 Landscaping in Building Design. Encourage the use of landscaping in building design, such as flowering vines on trellises or arcades, ivy over blank side walls, and flower pots and window boxes.
- LD-P.21: Design entrances to be visible and accessible. Residential entrances: In mixed-use projects with a residential component, design residential entrances to be separate and clearly distinguishable from commercial entrances or office lobbies. Street fronting residential entrances are allowed in areas designated as Mixed-Use Downtown and Mixed-Use Transitional.
- LD-P.51: Residential Character. Preserve and enhance the character of downtown residential neighborhoods by avoiding inappropriately-scaled new construction, additions, and excessive lot coverage, and by encouraging architectural elements and details, such as porches, picket fences, flower boxes, and street-facing entrances and windows.
- LD-P.54: Design Compatibility. Foster harmonious visual transitions between apartment buildings and single-family homes with the stepping down of forms, spacing, and landscaping. Avoid placement of new buildings more than 15 feet taller than an existing adjacent primary structure as measured in accordance with the PMC.

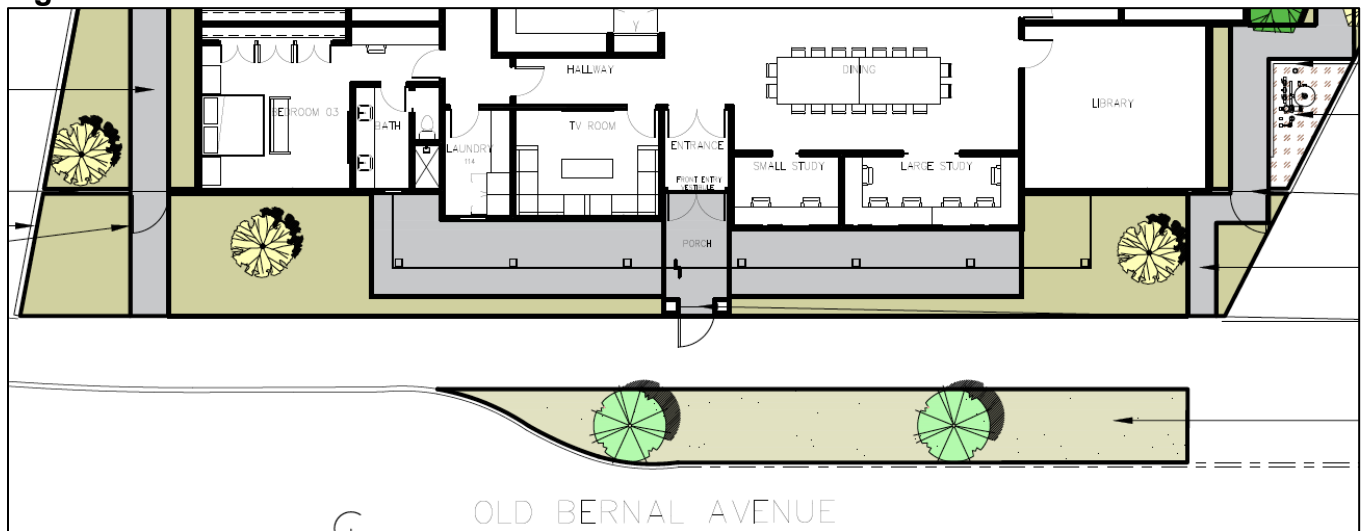
Staff has concerns related to the proposal's conformance with the DSP excerpts provided above and with ODS conformance per Exhibit C.

As proposed, the applicant is proposing an approximately 5-foot-wide front yard setback, with an approximately 5-foot-tall concrete wall at the back of the sidewalk along Old Bernal Avenue, with an outward swinging gate (Figure 6). Although landscaping is proposed on the concrete wall, the building does not include landscaping features such as flowering vines on trellises or arcades, flowerpots and window boxes (DSP Policies LD-P.14, LD-P.21, and LD-P.51). Furthermore, the proposed enclosed entry limits visibility and accessibility of the main entrance from the Old Bernal Avenue street frontage (DSP Policy LD-P21). Lastly, staff is concerned

that the placement of the new, taller building between the one-story structure at 287 Old Bernal Avenue and the vacant lot to the east does not support a harmonious visual transition (DSP Policy LD-P.54), despite the presence of a three-story mixed-use development at 301 Old Bernal Avenue across Augustine Street. Staff does recognize efforts made by the applicant to provide variety in the massing and height of the new building, with varied roof forms, and modulation in heights among elements of the building.

The proposal does not currently include a streetscape to illustrate the street-level transition; however, it's estimated that wall-to-wall building separation from the proposed building to the existing structure to the west is approximately 24 feet, which is slightly less than the existing approximately 25-foot separation. See Sheet C2.0 of Exhibit B for an illustration of the existing building separation, and Sheet C1.0 of Exhibit B for the proposed building separation.

Figure 6: Front Concrete Wall and Gate



Staff finds the residential building and site design should be modified to provide more consistency with the DSP Land Use and Design Goals and the ODS. To achieve this, staff recommends the building maintain a minimum 10-foot front yard setback as prescribed in the ODS A1.A.1(b) and the building orientation be so that frontages are activated with entries, storefronts, and living spaces along streets, pedestrian paseos, and common open spaces, to provide activity, safety and security through informal surveillance (ODS B2). Also, staff advises that the front yard concrete wall (including the gate) be removed or modified with a height that would not screen or obscure the main entrance visibility and accessibility. Furthermore, in replacement of the front yard concrete wall, the front façade should be enhanced by including pedestrian elements, such as flowering vines on trellises or arcades, flowerpots and window boxes (LD-P.14, LD-P.51).

Additionally, the project should provide a more appropriate transition between buildings. Given the request for a three-story element adjacent to the existing primary structure to the west, a greater setback than the minimum 7 feet, along with increased building separation and reduced height to no more than 36 feet, would be more appropriate along the west elevation. Overall, with modifications outlined above for consideration, staff believe the proposed building can align more with the intent of the DSP to be pedestrian in scale (LD-P.2).

Discussion Points

3. Does the Planning Commission support the proposed building and site design as being consistent with the DSP and ODS?
4. Does the Planning Commission support three stories and a building height over 36 feet?

Other Questions

The plan set provided is currently incomplete. The application materials provided will need to be expanded to include additional information and project details that demonstrate conformance with the City's applicable standards (e.g., DSP, Downtown Design Guidelines, ODS, etc.). Highlights of missing and requested information include a historic resource evaluation and survey, a refined project narrative clarifying the proposed permitted commercial uses, a consistency checklist with the ODS, a list of all requested development standards for which the project asks for flexibility, and general onsite existing information (existing parking stalls, existing trees, etc.).

Conclusion Discussion Point

5. Is there additional information needed to assist the Planning Commission in its decision on the proposal?

PUBLIC NOTICE

Notice of this workshop was sent to property owners and tenants/occupants within 1,000 feet of the site as shown in Exhibit E. At the time of report publication, staff has not received any public comments. Public comments received after publication of this report will be forwarded to the Commission.

ENVIRONMENTAL ASSESSMENT

Since the Planning Commission will take no formal action on the proposal at the workshop, no environmental document accompanies this workshop report. An environmental determination will be provided in conjunction with the Planning Commission's formal review of the PUD application.

SUMMARY/CONCLUSION

Staff requests the Planning Commission review the proposal, receive public comments, and provide comments and direction to staff and the applicant regarding the PUD application.

Primary Author: Diego Mora, AICP, Associate Planner 925-931-5618 or DMora@cityofpleasantonca.gov

Reviewed/Approved By:

Eric Luchini, Senior Planner

Melinda Denis, Planning and Permit Center Manager/Deputy Director

Ellen Clark, Director of Community and Economic Development



EXHIBIT A
Workshop Discussion Points

1. Is the subject lot appropriate for a one-dwelling unit development?
2. Does the Planning Commission support an exception to the DSP policies requiring “no net loss” of commercial space and minimum commercial space depth, and/or to allow for the proposed ground-floor “live-work” space?
3. Does the Planning Commission support the proposed building and site design as being consistent with the DSP and ODS?
4. Does the Planning Commission support three stories and a building height over 36 feet?
5. Is there additional information needed to assist the Planning Commission in its decision on the proposal?

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TEL: 565.789.3250
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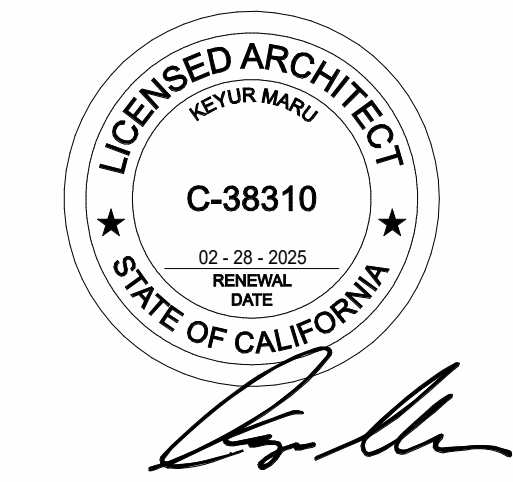
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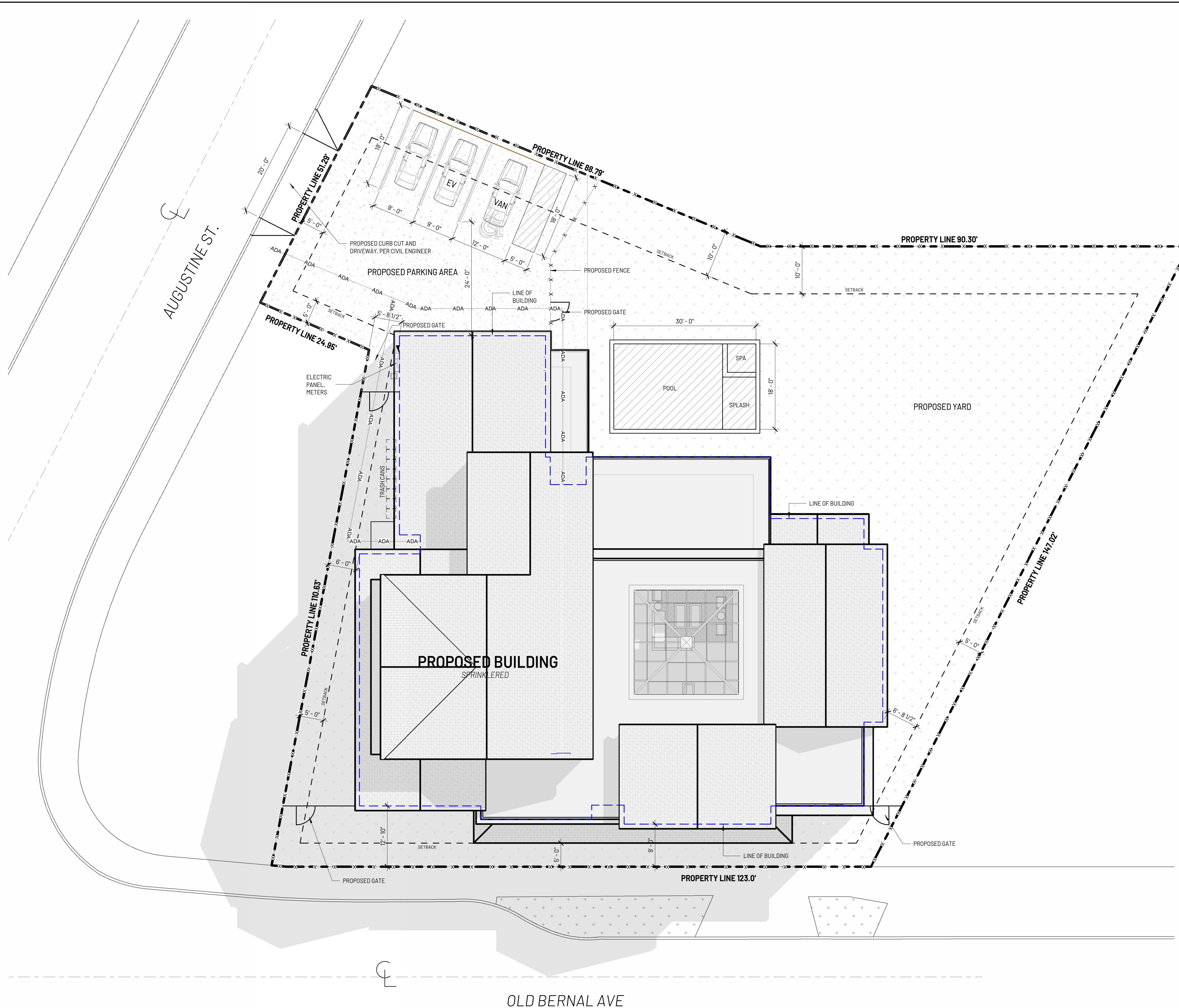
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SITE PLAN

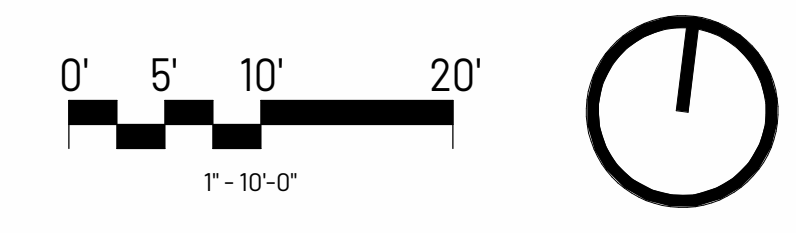
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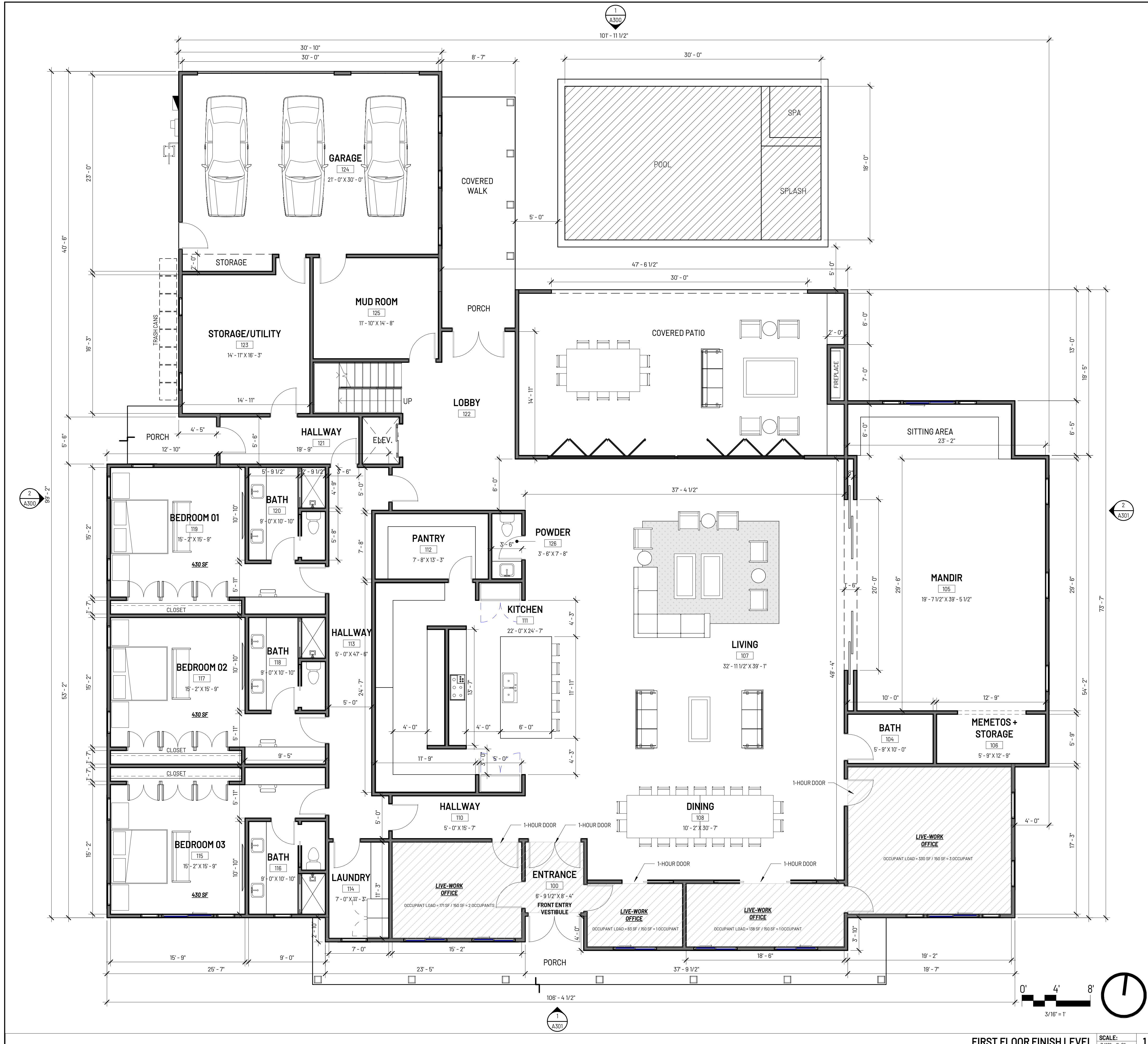


SITE SYMBOL LEGEND

- BUILDINGS
- LANDSCAPE
- CONCRETE OR PAVED AREA
- CONCRETE BLOCK WALL
- ADA PATH OF TRAVEL
- PROPERTY LINE
- SETBACK LINE
- FENCE LINE
- WATER LINE
- GAS LINE
- SANITARY LINE
- FIRE DEPARTMENT ACCESS
- ELECTRICAL PANEL
- ELECTRICAL METER
- GAS METER
- WATER HEATER

- GENERAL NOTES SITE PLAN**
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 - DO NOT SCALE DRAWINGS.
 - REFERENCE TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DETAIL OR DRAWINGS.
 - MINIMUM SEWER SLOPE TO BE 2%
 - TEMPORARY POWER POLE MAY BE REQUIRED PER SITE CONDITIONS. IT WILL BE DETERMINED BY CITY INSPECTOR.
 - CONSTRUCTION FENCE MAY BE REQUIRED IF CONSTRUCTION MATERIALS PLACED IN FRONT OF THE PROPERTY OR NO ONE LIVING INSIDE THE HOUSE DURING CONSTRUCTION OR NO EXISTING FENCE IS AROUND THE PROPERTY. TO BE DETERMINED BY CITY INSPECTOR.
 - LOCATION OF THE ELECTRIC METER MAYBE CHANGED DUE TO EDISON'S REQUIREMENTS AND CLEARANCE.





KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT

- AT-LEAST ONE BATHROOM AT THE ENTRY LEVEL SHALL BE PROVIDED WITH AGIN-IN-PLACE / FALL PREVENTION REINFORCEMENT PER THE FOLLOWING:**
- SOLID LUMBER REINFORCEMENT
 - REINFORCEMENT SHALL NOT BE LESS THAN 2 X 8 NOMINAL LUMBER.
 - REINFORCEMENT SHALL BE LOCATED BETWEEN 32" AND 39-1/4" ABOVE THE FINISHED FLOOR, FLUSH WITH THE WALL FRAMING.
 - WATER CLOSET REINFORCEMENT SHALL BE INSTALLED ON BOTH SIDE WALLS OF THE FIXTURE, OR ONE SIDE WALL AND THE BACK WALL.
 - SHOWER REINFORCEMENT SHALL BE CONTINUOUS WHERE WALL FRAMING IS PROVIDED.
 - BATHTUB AND COMBINATION BATHTUB/SHOWER REINFORCEMENT SHALL BE CONTINUOUS ON EACH END OF THE BATHTUB AND THE BACK WALL. ADDITIONALLY, BACK WALL REINFORCEMENT FOR A LOWER GRAB BAR SHALL BE PROVIDED WITH THE BOTTOM EDGE LOCATED NO MORE THAN 6 INCHES ABOVE THE BATHTUB RIM.

AGING-IN-PLACE NOTES

PARTITION RATING

- PROPOSED 1-HOUR RATED TYPE-V WALL
- PROPOSED NON-RATED TYPE-V WALL
- PARTIAL HEIGHT NON-RATED TYPE-V WALL

WALL ASSEMBLY LEGEND

- STRUCTURAL MEMBER SIZE
- WALL TYPE
- SEE SHEET A800 FOR ASSEMBLY DETAILS

WALL LEGEND

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- REFER TO STRUCTURAL FOR WALL FRAMING INFORMATION, U.N.O.
- 6" EXTERIOR WALLS SHALL HAVE R-19 INSULATION (4" WALLS SHALL HAVE R-13). ROOFS SHALL HAVE R-30 INSULATION, VERIFY WITH TITLE 24 REPORT.
- OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS, OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH.
- EXTERIOR GLAZING: EXTERIOR WINDOWS, WINDOW WALLS AND GLAZED DOORS, WINDOWS WITH EXTERIOR DOORS, AND SKYLIGHTS SHALL BE TEMPERED GLASS, MULTI LAYERED GLAZED PANELS, GLASS BLOCK OR HAVE A FIRE-PROTECTION RATING OF NOT LESS THAN 20 MINUTES.
- EXTERIOR DOORS: EXTERIOR DOORS SHALL BE APPROVED NON-COMBUSTIBLE CONSTRUCTION, SOLID CORE WOOD NOT LESS THAN 1-3/4" THICK, OR HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 20 MINUTES. WINDOWS WITHIN DOORS AND GLAZED DOORS SHALL ALSO HAVE A FIRE-PROTECTION RATING OF NOT LESS THAN 20 MINUTES.
- HANDRAILS SHALL COMPLY WITH THE FOLLOWING:
 - TOP OF HANDRAIL SHALL BE PLACED BETWEEN 34" & 38" ABOVE LANDINGS AND THE NOSING OF THE TREAD.
 - HANDGRIP SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION WITH NO SHARP CORNERS.
 - HANDRAILS PROJECTING FROM THE WALL SHALL NOT HAVE LESS THAN 1-1/2" BETWEEN WALL AND THE HANDRAIL.
- DRYER VENT SHALL BE VENTED TO THE OUTSIDE AND SHALL NOT EXCEED 14' DISTANCE WITH MAX (2) 90° ELBOWS. EACH ADDITIONAL ELBOW SHALL REDUCE THE MAX LENGTH BY 2'.
- SHOWERS AND SHOWER/TUB SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE, THERMOSTATIC, OR COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING VALVE TYPE THAT PROVIDE SCALD AND THERMAL SHOCK PROTECTION.



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FIRST LEVEL FLOOR PLAN
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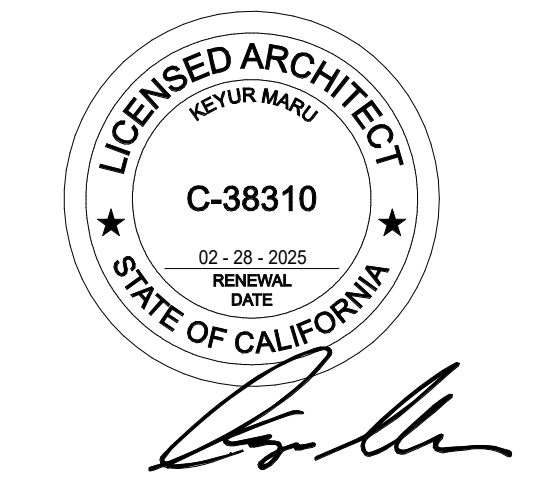
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**SECOND LEVEL
FLOOR PLAN**

A201



KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT

PARTITION RATING

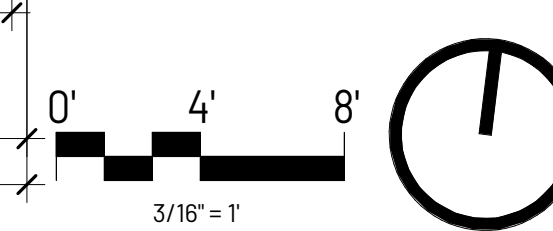
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- PROPOSED NON-RATED TYPE-V WALL
- PARTIAL HEIGHT NON-RATED TYPE-V WALL

WALL ASSEMBLY LEGEND

- STRUCTURAL MEMBER SIZE
- WALL TYPE
- SEE SHEET A800 FOR ASSEMBLY DETAILS

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SECOND FLOOR FINISH LEVEL SCALE: 3/16" = 1'-0" 1

GENERAL NOTES FLOOR PLAN

KEYNOTE LEGEND

KEY VALUE KEYNOTE TEXT

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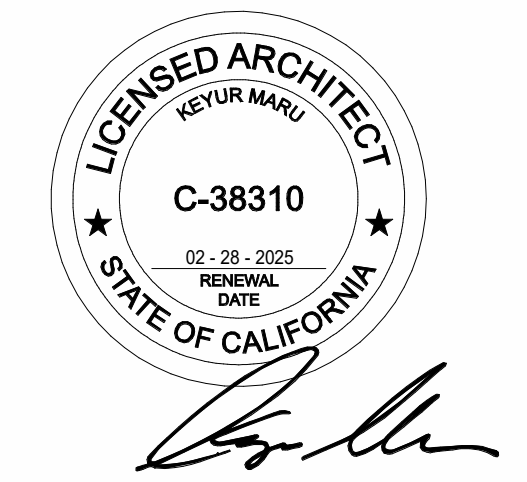
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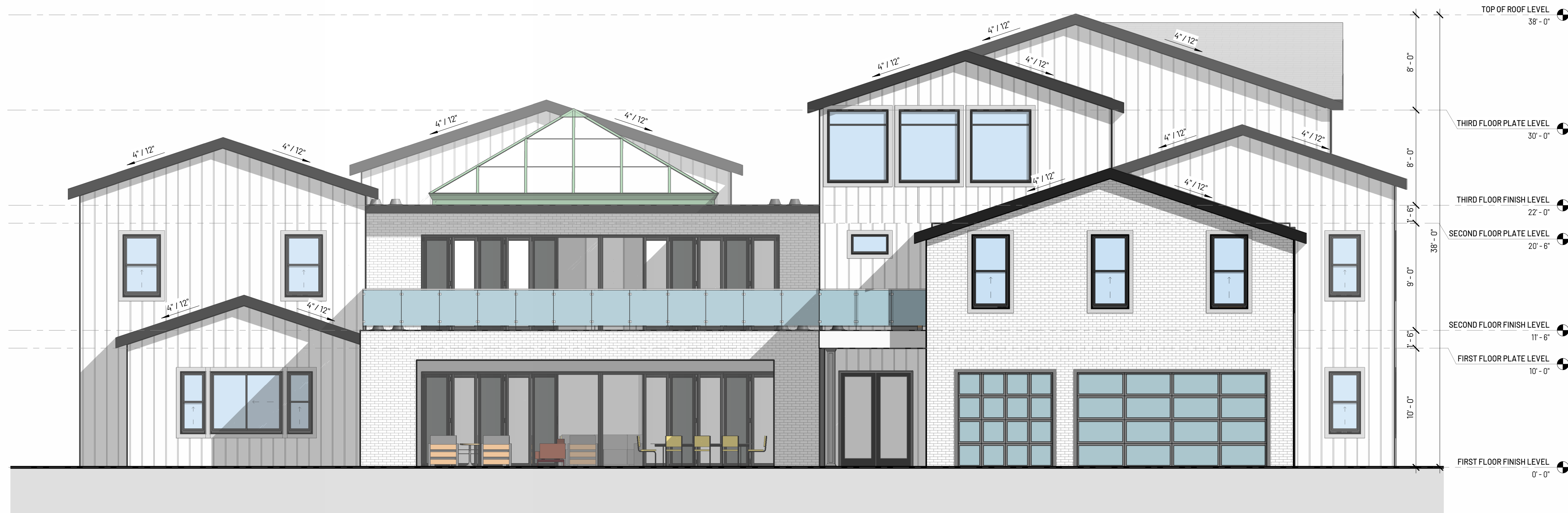
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EXTERIOR ELEVATIONS

A300



NORTH ELEVATION SCALE: 3/16" = 1'-0" 1



WEST ELEVATION SCALE: 3/16" = 1'-0" 2

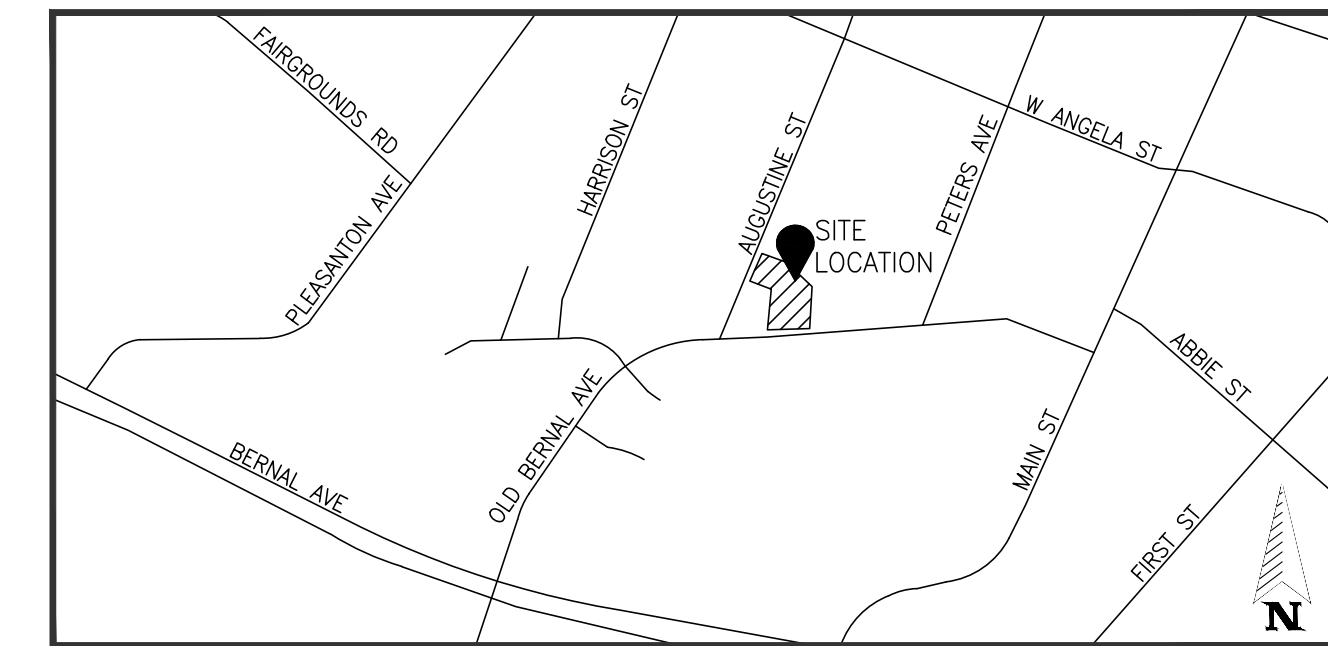
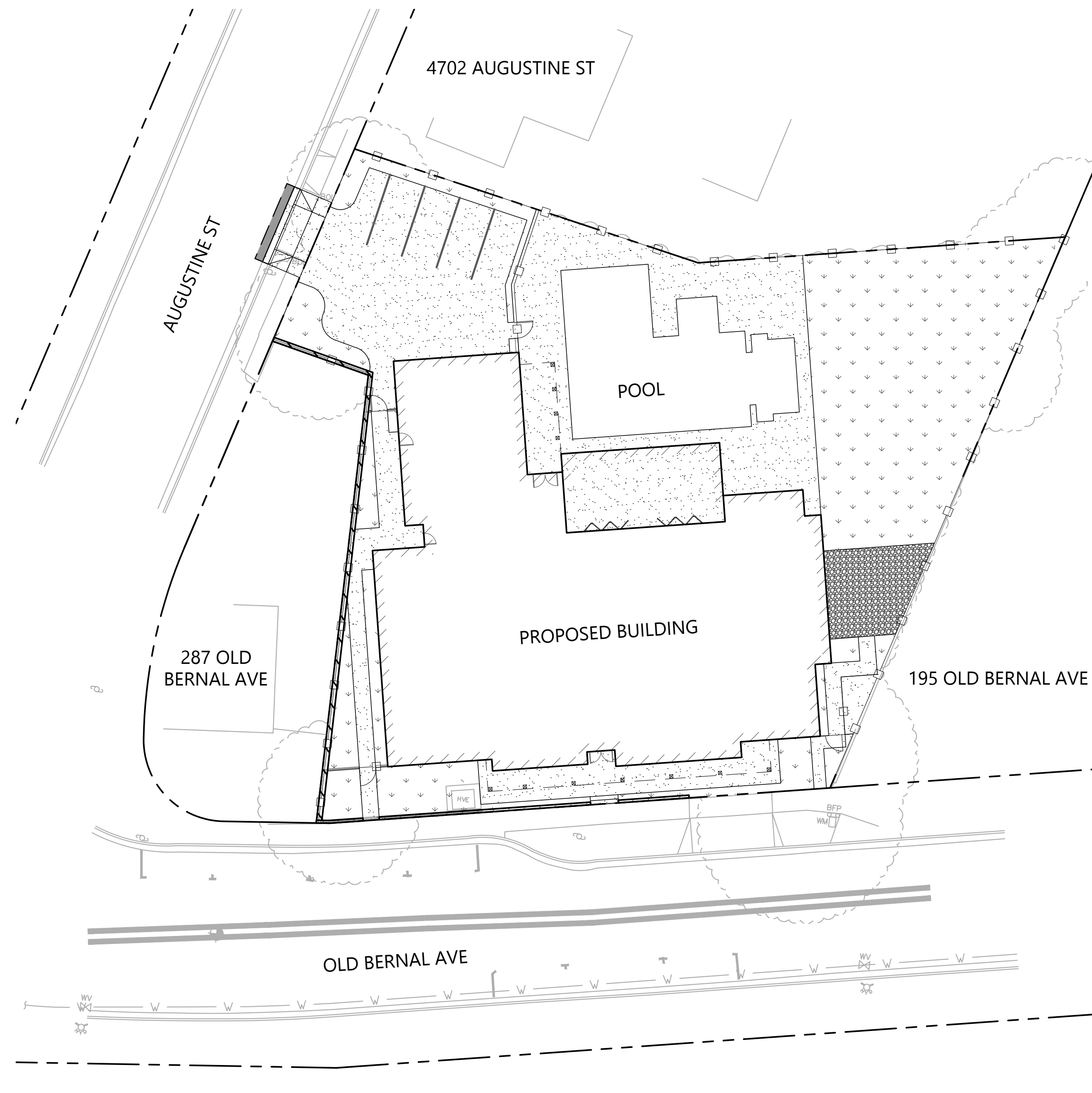
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7. GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS.
8. UNDERSIDES OF EAVES SHALL BE PROTECTED IGNITION- RESISTANT MATERIALS OR NON-COMBUSTIBLE CONSTRUCTION.

BERNAL MIXED USE DEVELOPMENT SET

GENERAL NOTES

- ASSESSOR'S PARCEL NUMBER: 094-0156-021-00
- RECORD OWNER(S): GAUTAM PATEL
5776 STONERIDGE MALL ROAD, STE 155
PLEASANTON, CA 94588
TEL: 559.789.3250
EMAIL: GAUTAM.PATEL@AMRUT.US
- EXISTING ZONING CLASSIFICATION: MIXED USE TRANSITIONAL
- EXISTING LAND USE: ONE TO FIVE STORY OFFICE BUILDING
- PROPOSED LAND USE: MIXED USE
- PROPOSED ZONING CLASSIFICATION: MIXED USE TRANSITIONAL
- UTILITIES:
WATER: CITY OF PLEASANTON
GAS & ELECTRIC: PG&E
SANITARY SEWER: CITY OF PLEASANTON
STORM DRAIN: CITY OF PLEASANTON
TELEPHONE: COMCAST / AT&T U-VERSE



VICINITY MAP
N.T.S.

BENCHMARK:

CITY OF PLEASANTON BENCHMARK M1
CITY OF PLEASANTON BRASS DISK ON TOP OF CURB OVER CATCH BASIN AT
SOUTH END OF MAIN STREET EAST CURB RETURN NEAR BERNAL AVE.
ELEVATION = 340.94'
(ADJUSTED TO NAVD 88 DATUM)

SHEET INDEX

- C1.0 COVER SHEET
- C2.0 TOPOGRAPHIC SURVEY
- C3.0 HORIZONTAL CONTROL PLAN
- C4.0 GRADING & UTILITY PLAN

CONTACT INFORMATION

APPLICANT: AMRUT GROUP LLC
5776 STONERIDGE MALL ROAD, STE 155
PLEASANTON, CA 94588
CONTACT: GAUTAM PATEL
(559) 789-3250
GAUTAM.PATEL@AMRUT.US

CIVIL ENGINEER: YCG CIVIL ENGINEERING
WWW.YCG.IO
CONTACT: YUSHIN IMURA
(510) 258-6961
YUSHIN@YCG.IO

FLOOD ZONE NOTE

THIS PROJECT IS IN FLOOD ZONE X - 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE, PER FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) IN ALAMEDA COUNTY.

PANEL NO: 06001C0317G
EFFECTIVE DATE: 06/03/09

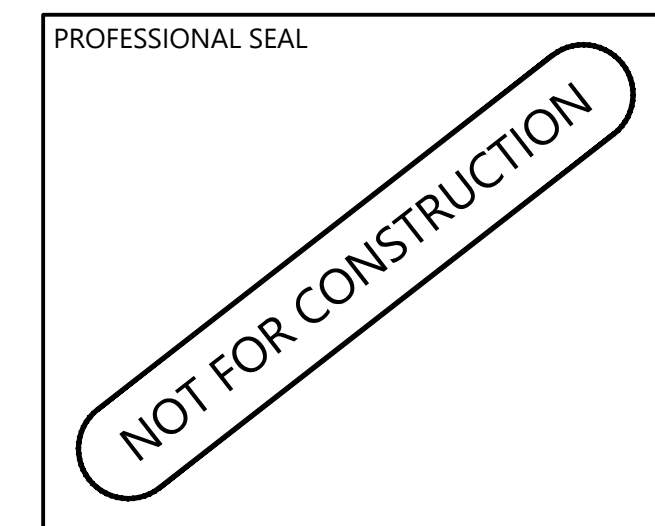
SUMMARY

APN: 094-0156-021-00
TOTAL PROJECT AREA: 0.49 AC
TOTAL PARKING SPACES: 3



REVISIONS		
NO.	DESCRIPTION	DATE

DEVELOPMENT SET
BERNAL MIXED USE
 231 OLD BERNAL AVE
 PLEASANTON
 CALIFORNIA



SHEET TITLE:
COVER SHEET
SCALE: AS SHOWN

DRAWN BY: ABV/AZ
CHECKED BY: AUS

PROJECT # 24144	SHEET # C1.0
DATE: 06/06/2025	

REVISIONS		
NO.	DESCRIPTION	DATE

CALIFORNIA

PLEASANTON

DEVELOPMENT SET
BERNAL MIXED USE
231 OLD BERNAL AVE



SHEET TITLE:
TOPOGRAPHIC SURVEY

SCALE: 1" = 20'

DRAWN BY: ABV/AZ
CHECKED BY: AUS

PROJECT #
24144

DATE:
06/06/2025

SHEET #
C2.0

LEGEND AND NOTES

- BOUNDARY LINE
- BUILDING EAVE LINE
- ETC ELECTRICAL/TELEPHONE/
CABLE TV OVERHEAD LINE
- CATV CABLE TV OVERHEAD LINE
- TV/T CABLE TV/TELEPHONE OVERHEAD LINE
- EASEMENT
- x- FENCE LINE
- FLOW LINE
- SS SANITARY SEWER LINE
- SD STORM DRAIN LINE
- C COMMUNICATION LINE (PAINT MARKINGS)
- E ELECTRICAL LINE (PAINT MARKINGS)
- G GAS LINE (PAINT MARKINGS)
- BFP BACK FLOW PREVENTER
- BENCHMARK
- BOLLARD
- BW BOTTOM RETAINING WALL
- ▭ CB CATCH BASIN
- CYP CYPRESS
- FF FINISH FLOOR
- ⊗ FIRE HYDRANT
- FL FLOW LINE
- GM GAS METER
- HVE HIGH VOLTAGE ELECTRICAL VAULT
- INVERT
- ICV IRRIGATION CONTROL VALVE
- ⊕ JOINT POLE
- M- MULTI-TRUNK TREE
- MB MAIL BOX
- RWD REDWOOD
- RF ROOF FLAT
- RP ROOF PEAK
- SSSCO SANITARY SEWER CLEAN-OUT
- SSMH SANITARY SEWER MAINTENANCE HOLE
- SDMH STORM DRAIN MAINTENANCE HOLE
- STREET LIGHT
- TC TOP OF CURB
- TW TOP OF RETAINING WALL
- WM WATER METER
- WV WATER VALVE
- W WATER VAULT
- XXXX SPOTGRADE
- ASPHALT
- CONCRETE
- GRAVEL
- LAWN
- RIVER ROCK

FEMA FLOOD NOTE

PROPERTY COMPLETELY OUT OF SPECIAL FLOOD HAZARD AREA (SFHA)
FLOOD INSURANCE RATE MAP No.: 06010C0317G
EFFECTIVE DATE: AUGUST 3, 2009

EASEMENT NOTE

EASEMENTS ARE SHOWN PER PRELIMINARY TITLE REPORT ISSUED BY CHICAGO TITLE COMPANY, TITLE NO. FWAC-T024000331A, DATED AS OF MARCH 13, 2024

TREE NOTE

TREE SIZE, TYPE AND DRIFLINES ARE BASED ON A VISUAL OBSERVATION. FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

NOTES

BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY LEA & BRAZE ENGINEERING, INC. 08/19/2024. NOTES AND REFERENCES PROVIDED ON THIS PAGE PER LEA & BRAZE ENGINEERING, INC.
ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO FINISHED MATERIAL (STUCCO/SIDING) AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR).

THE AREA OF THE SURVEYED LOT IS 21,384± SQUARE FEET / 0.491± ACRES

UTILITY NOTE

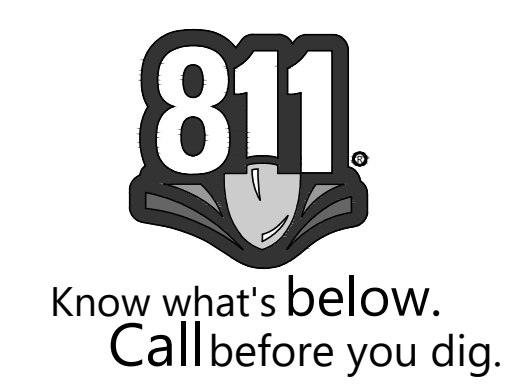
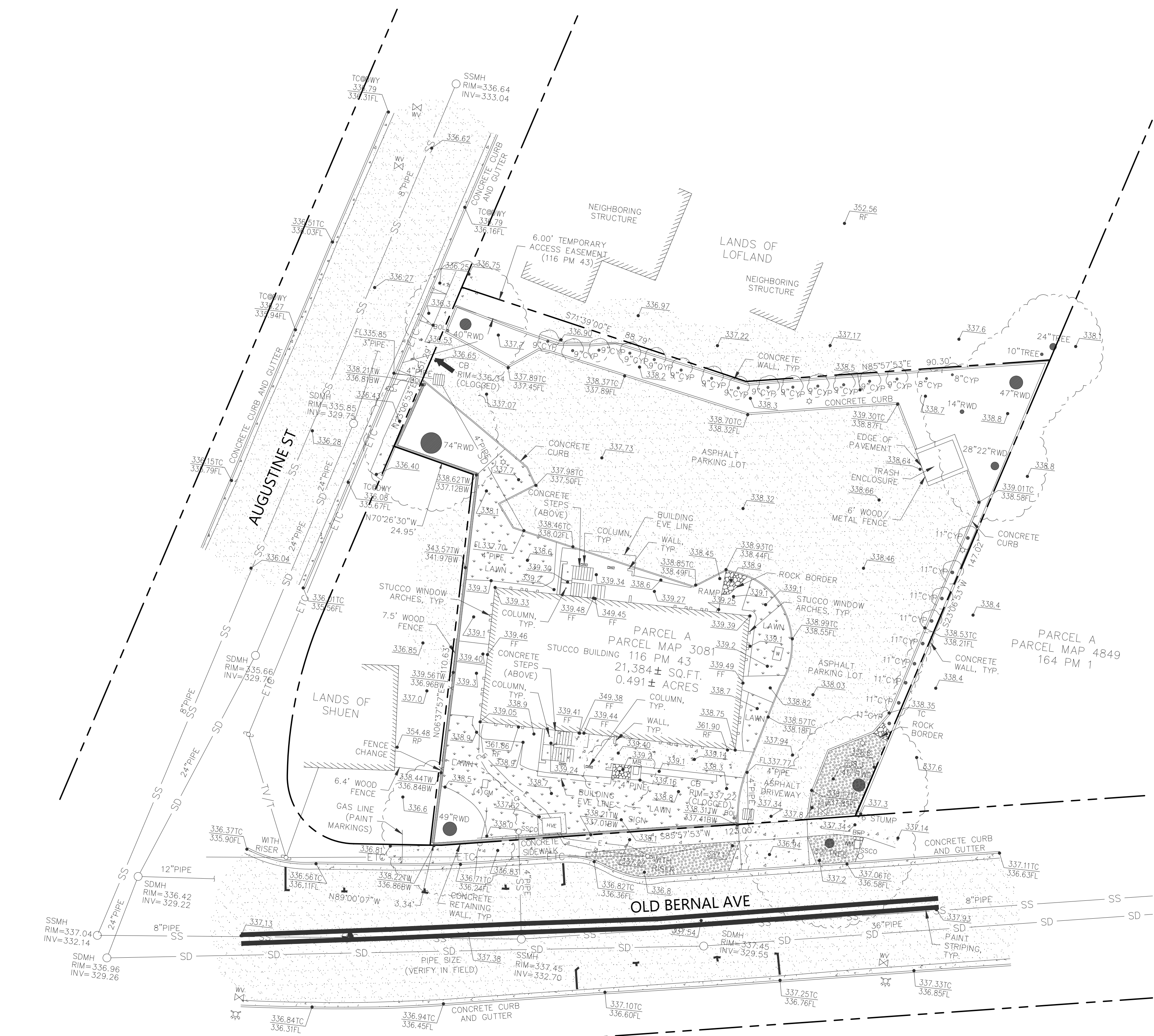
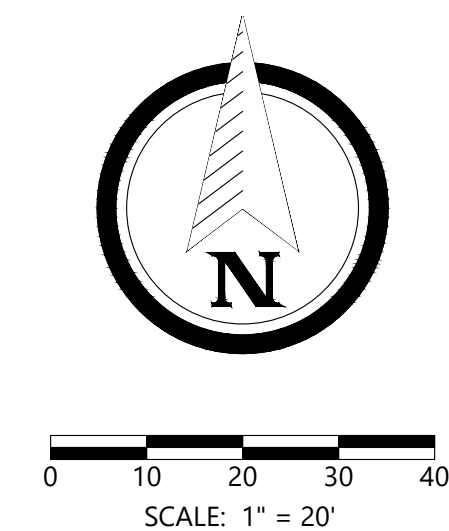
ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

BENCHMARK

CITY OF PLEASANTON BENCHMARK M1, CITY OF PLEASANTON BRASS DISK ON TOP OF CURB OVER CATCH BASIN AT SOUTH END OF MAIN STREET EAST CURB RETURN NEAR BERNAL AVE.
ELEVATION = 340.94'
(ADJUSTED TO NAVD 88 DATUM)

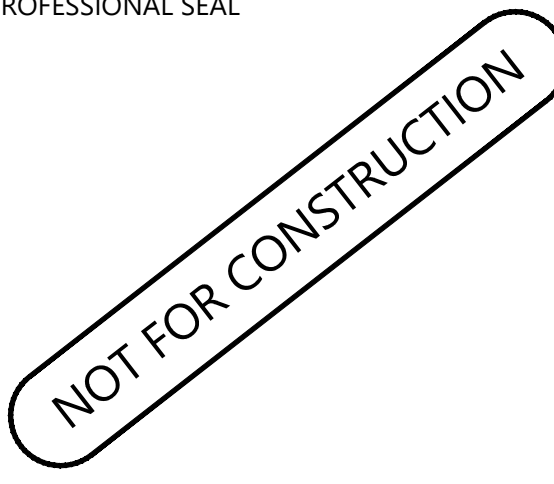
SITE BENCHMARK

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 337.25'
(ADJUSTED TO NAVD 88 DATUM)



REVISIONS		
NO.	DESCRIPTION	DATE

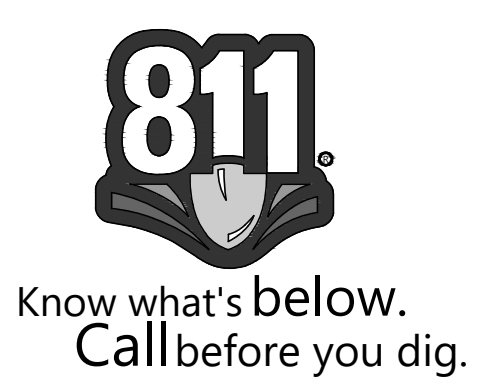
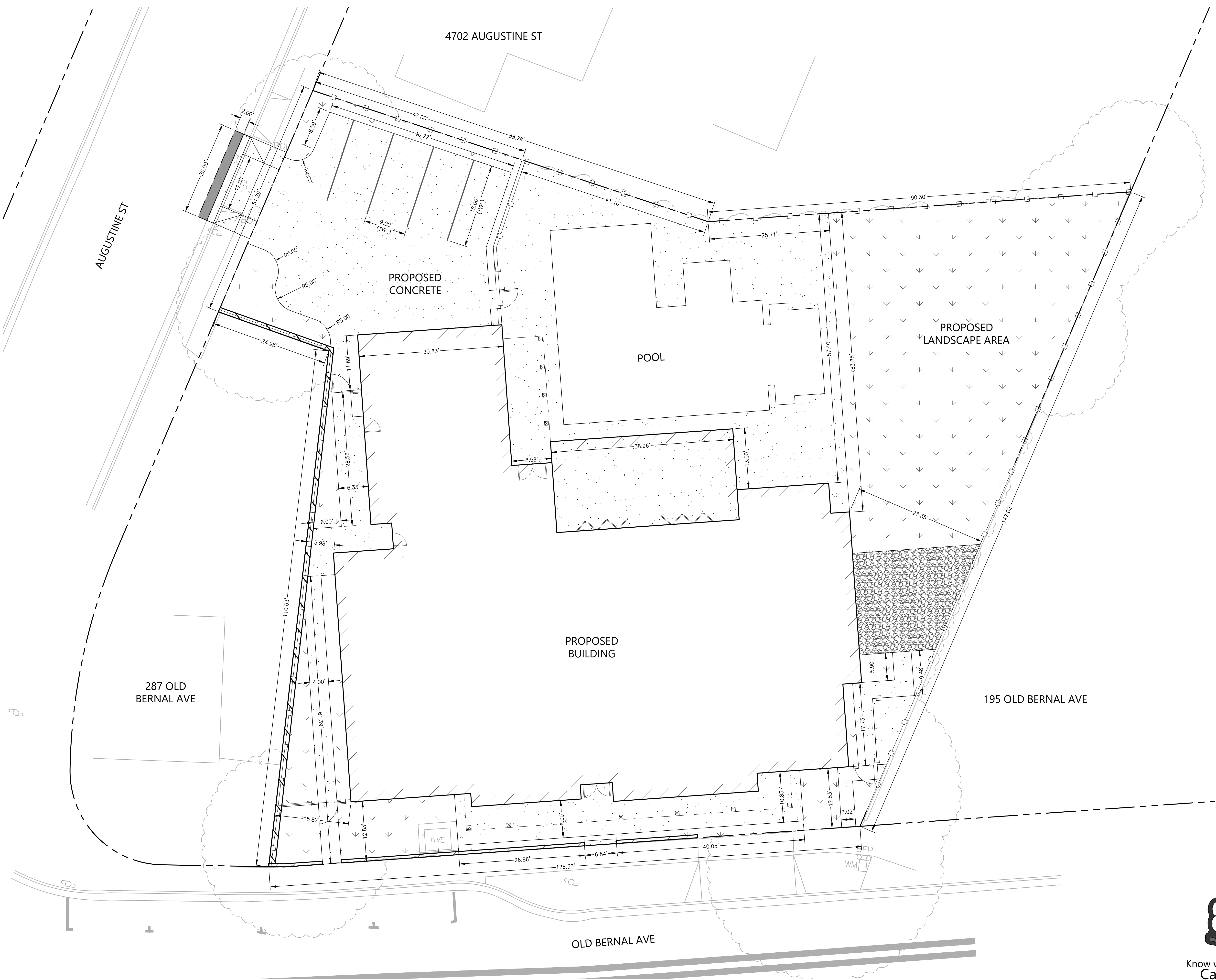
DEVELOPMENT SET
 BERNAL MIXED USE
 231 OLD BERNAL AVE
 PLEASANTON CALIFORNIA

PROFESSIONAL SEAL


SHEET TITLE:
 HORIZONTAL CONTROL PLAN
 SCALE: 1" = 20'

DRAWN BY: ABV/AZ
 CHECKED BY: AUS

PROJECT # 24144	SHEET # C3.0
DATE: 06/06/2025	



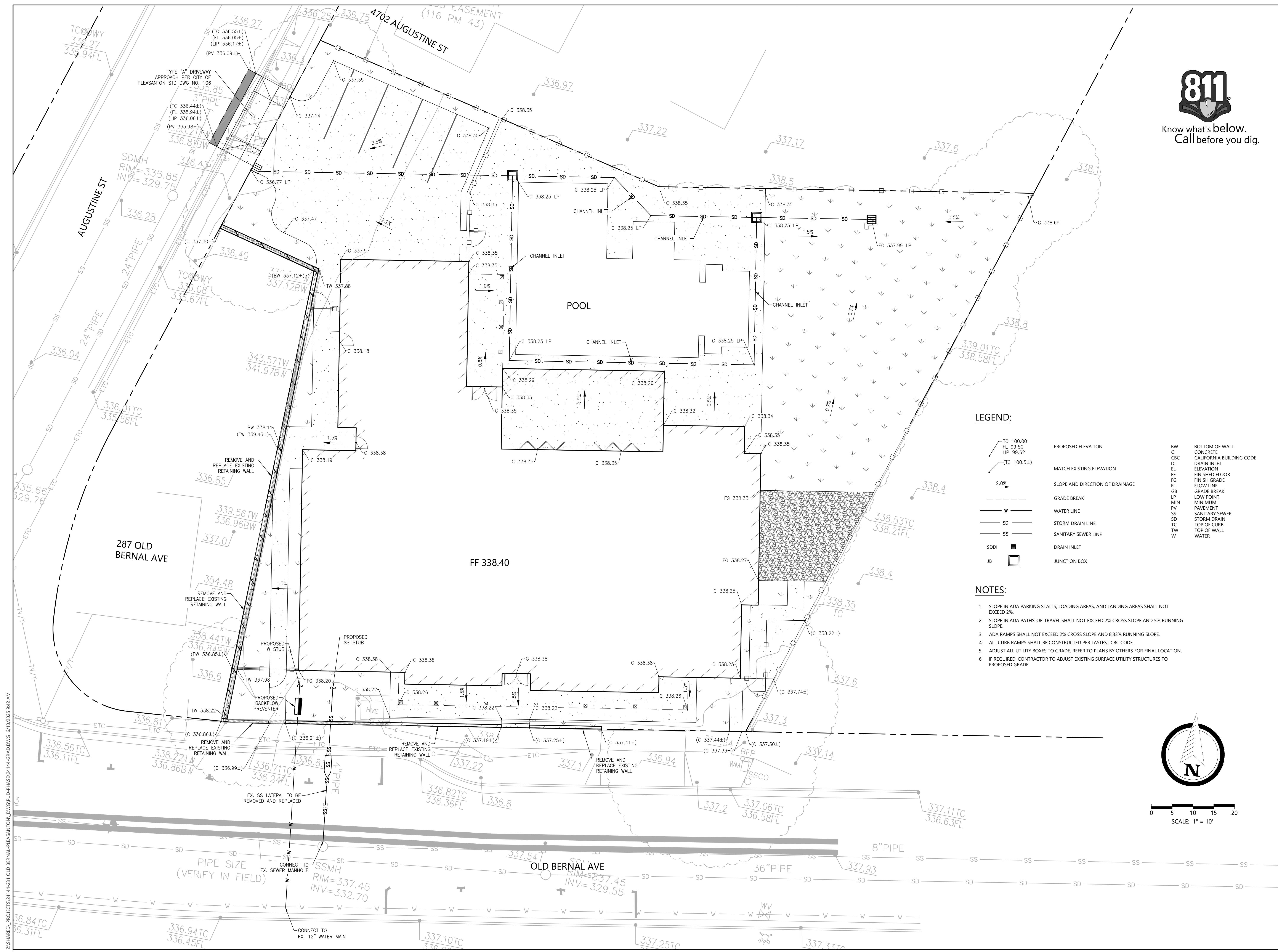
Z:\SHARED\PROJECTS\24144-231 OLD BERNAL PLEASANTON_DWG\PIUD-PHASE3\24144-HORIZ.DWG 6/6/2025 1:24 PM



Know what's below.
Call before you dig.

REVISIONS		
NO.	DESCRIPTION	DATE

DEVELOPMENT SET
BERNAL MIXED USE
 231 OLD BERNAL AVE
 PLEASANTON CALIFORNIA



LEGEND:

- TC 100.00
FL 99.50
LP 99.62
(TC 100.5±)
- 2.0%
- W
- SD
- SS
- SDDI
- JB
- PROPOSED ELEVATION
- MATCH EXISTING ELEVATION
- SLOPE AND DIRECTION OF DRAINAGE
- GRADE BREAK
- WATER LINE
- STORM DRAIN LINE
- SANITARY SEWER LINE
- DRAIN INLET
- JUNCTION BOX
- BW BOTTOM OF WALL
- C CONCRETE
- CBC CALIFORNIA BUILDING CODE
- DI DRAIN INLET
- EL ELEVATION
- FF FINISHED FLOOR
- FG FINISH GRADE
- FL FLOW LINE
- GB GRADE BREAK
- LP LOW POINT
- MIN MINIMUM
- PV PAVEMENT
- SS SANITARY SEWER
- SD STORM DRAIN
- TC TOP OF CURB
- TW TOP OF WALL
- W WATER

NOTES:

- SLOPE IN ADA PARKING STALLS, LOADING AREAS, AND LANDING AREAS SHALL NOT EXCEED 2%.
- SLOPE IN ADA PATHS-OF-TRAVEL SHALL NOT EXCEED 2% CROSS SLOPE AND 5% RUNNING SLOPE.
- ADA RAMPS SHALL NOT EXCEED 2% CROSS SLOPE AND 8.33% RUNNING SLOPE.
- ALL CURB RAMPS SHALL BE CONSTRUCTED PER LATEST CBC CODE.
- ADJUST ALL UTILITY BOXES TO GRADE. REFER TO PLANS BY OTHERS FOR FINAL LOCATION.
- IF REQUIRED, CONTRACTOR TO ADJUST EXISTING SURFACE UTILITY STRUCTURES TO PROPOSED GRADE.



0 5 10 15 20
SCALE: 1" = 10'

PROFESSIONAL SEAL
NOT FOR CONSTRUCTION

SHEET TITLE:
GRADING & UTILITY PLAN
SCALE: 1" = 10'

DRAWN BY: ABV/AZ
CHECKED BY: AUS

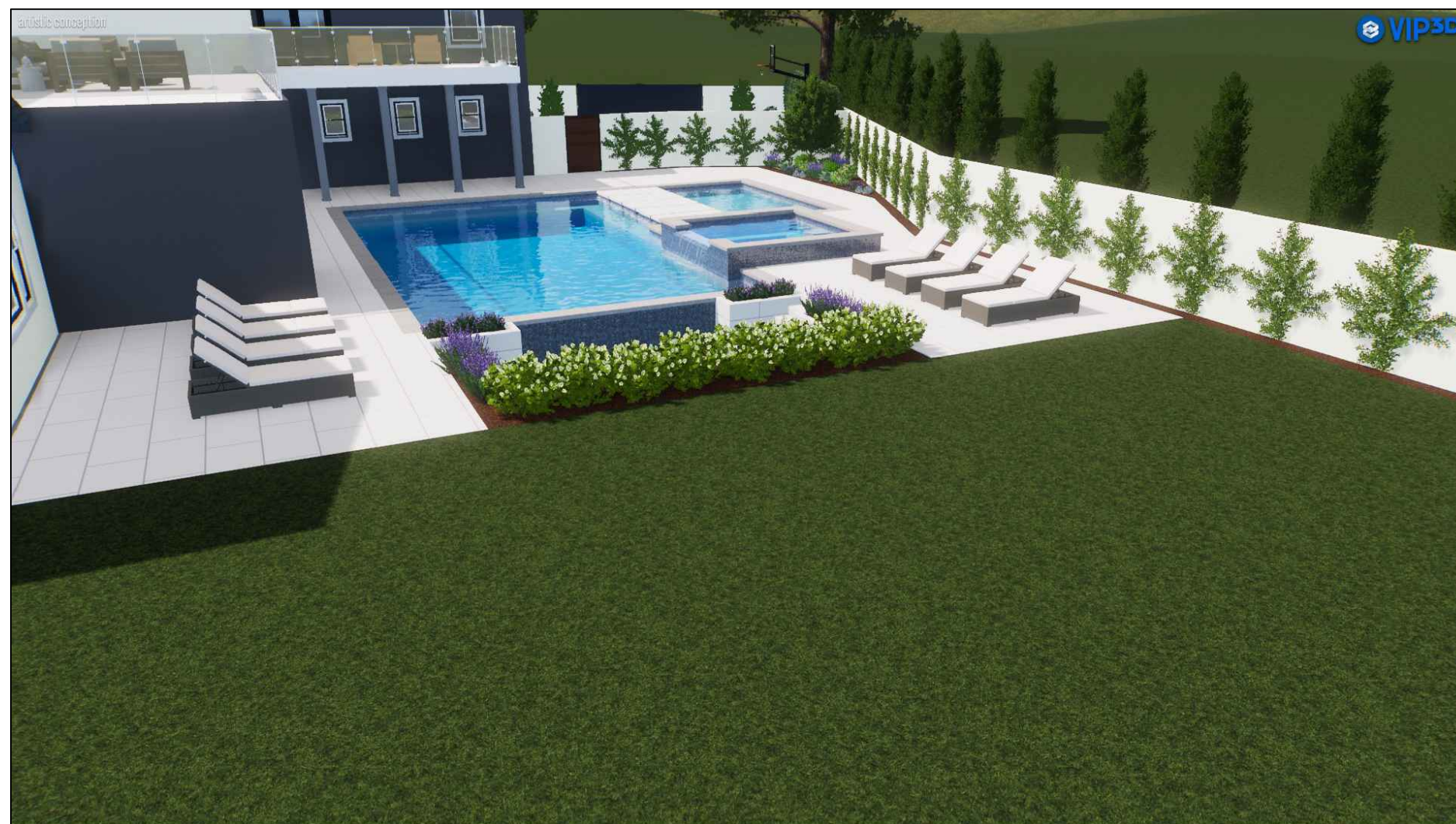
PROJECT #
24144
DATE:
06/06/2025

SHEET #
C4.0

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LANDSCAPE ARCHITECTURAL PLANS FOR:
PATEL RESIDENCE

231 OLD BERNAL AVENUE
PLEASANTON, CA 94566



3D CONCEPTUAL RENDERINGS

PROJECT DESCRIPTION

NEW MIXED USE BUILDING WITH NEW DRIVEWAY TO EXSITING STREET, POOL, LAWN AREA, GARDEN AND PEDESTRIAN ENTRANCE.

APN#: 94-156-21

WATER AUDIT NOTES

THE CONTRACTOR WILL CONDUCT AN IRRIGATION AUDIT USING A CERTIFIED IRRIGATION AUDITOR. AFTER THE FINAL FIELD OBSERVATION HAS BEEN COMPLETED AND ALL IRRIGATION COMPONENTS ARE INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND THE IRRIGATION SYSTEM IS ACCEPTED BY THE PROJECT ARCHITECT FOR MAINTENANCE. THE IRRIGATION AUDIT WILL BE CONDUCTED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE.

1. PLACE FLAGS AT EACH HEAD IN THE ZONE.
2. MEASURE SPACING AND MARK MID POINTS BETWEEN HEADS.
3. PLACE WATER MEASURING RECEPTACLES.
4. TAKE READINGS OF WATER LEVEL IN RECEPTACLES AND RECORD RESULTS.
5. MEASURE HEAD PRESSURE IN EACH ZONE AND RECORD RESULTS.
6. AFTER COMPLETING ZONE ADVANCE TO NEXT ZONE AND REPEAT PROCEDURE.
7. SUBMIT THE RESULTS OF THE AUDIT TO THE PROJECT ARCHITECT.

THE IRRIGATION MAINTENANCE SCHEDULE TASKS LISTED BELOW ARE INTENDED AS MINIMUM STANDARDS AND MORE FREQUENT ATTENTION MAY BE REQUIRED DEPENDING ON THE PARTICULAR SITE CONDITIONS.

MAINTENANCE TASK
CONTROLLER CABINET - OPEN CABINET AND CLEAN OUT DEBRIS AND REPLACE BATTERY AS NECESSARY. CHECK WIRING AND REPAIR AS NEEDED AND CHECK CLOCK AND RESET IF NECESSARY. -QUARTERLY

IRRIGATION SCHEDULE - ADJUST SCHEDULE FOR SEASONAL VARIATIONS AND OTHER CONDITIONS WHICH MAY AFFECT THE REPAIR AS NEEDED AND CHECK CLOCK AND RESET IF NECESSARY. -MONTHLY

POC - VISUALLY INSPECT COMPONENTS FOR LEAKS, PRESURE SETTINGS, SETTLEMENT OR OTHER DAMAGE AFFECTING THE OPERATION OF A COMPONENT REPAIR AS NEEDED. -QUARTERLY

REMOTE CONTROL VALVES, ISOLATION VALVES AND QUICK COUPLER VALVES VISUALLY INSPECT FOR LEAKS, SETTLEMENT, WIRE CONNECTIONS AND PRESSURE SETTINGS. REPAIR OR ADJUST AS NEEDED. -QUARTERLY

MAINLINE & LATERALS VISUALLY INSPECT FOR LEAKS OR SETTLEMENT OF TRENCH. -QUARTERLY

SPRINKLERS VISUALLY CHECK FOR ANY BROKEN MISSED OR CLOGGED HEADS, HEADS WITH INCORRECT ARC, INADEQUATE COVERAGE OR OVERSPRAY AND LOW HEAD DRAINAGE REPAIR AS NEEDED. -WEEKLY

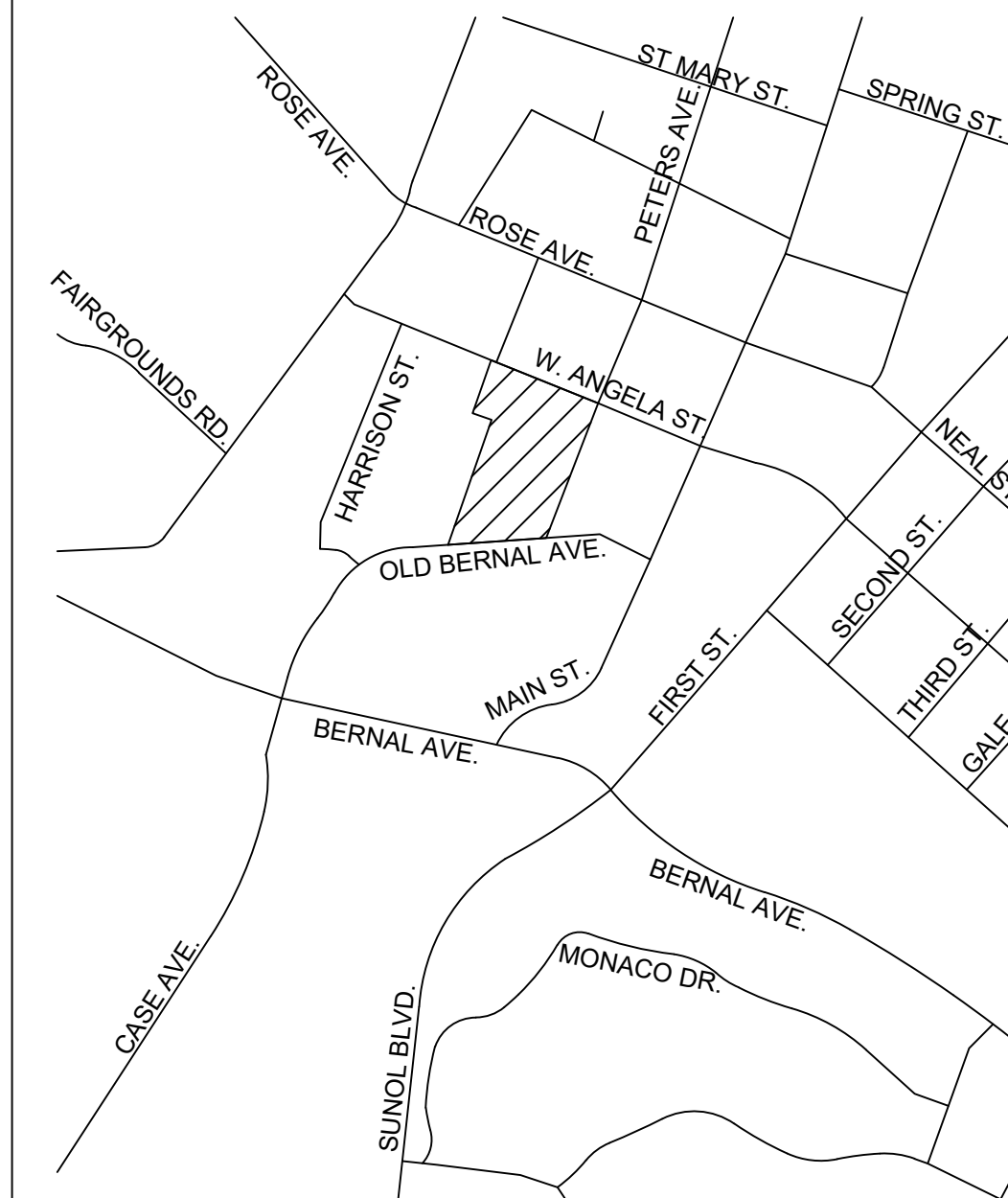
FILTERS AND STRAINERS VISUALLY CHECK FOR LEAKS, BROKEN FITTING CLEAN AND FLUSH SCREENS. -MONTHLY

AUDIT SHALL BE IN ACCORDANCE WITH THE LATEST STATE OF CALIFORNIA LANDSCAPE WATER MANAGEMENT PROGRAM AS DESCRIBED IN THE LATEST LANDSCAPE IRRIGATION AUDITOR HANDBOOK. THE LANDSCAPE IRRIGATION AUDITS TO BE CONDUCTED BY A QUALIFIED INDIVIDUAL AND THE AUDIT SCHEDULE SHALL BE CONDUCTED AT LEAST ONCE EVERY FIVE YEARS IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 20, DIVISION 1 OF THE LOS ANGELES COUNTY CODE.

MONUMENT NOTE:
CONTRACTOR TO PROTECT AND PRESERVE IN PLACE ALL EXISTING SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE RESET BY A LICENSED LAND SURVEYOR AND THE APPROPRIATE CORNER RECORD MUST BE FILLED WITH THE COUNTY OF ORANGE.

LANDSCAPE AND IRRIGATION SYSTEM SERVICE WILL BE DETERMINED BY THE OWNER

VICINITY MAP



CONTACTS

OWNER: GAUTAM PATEL
5776 STONERIDGE MALL ROAD, STE 155
PLEASANTON, CA 94588
TEL: (559) 789-3250
EMAIL: GAUTAM.PATEL@AMRUT.US

ARCHITECT: SAJNI DESIGN & ARCHITECTURE
4195 CHINO HILLS PARKWAY, SUITE 599, CHINO HILLS, CA 91709
CONTACT: KEYUR MARU
TEL: (714) 390-0525
EMAIL: KMARU@SAJNIDESIGN.COM

CIVIL ENGINEER: YCG CIVIL ENGINEERING
CONTACT: YUSHIN IMURA, P.E.
TEL: (510) 228-6961
EMAIL: YUSHIN@YCG.IO

LANDSCAPE SHEET INDEX

- LT-1 TITLE SHEET
- LH-1 HARDSCAPE PLAN
- LS-1 SHADE TREE EXHIBIT PLAN
- LI-1 IRRIGATION PLAN
- LI-2 HYDROZONE PLAN
- LI-3 WATER EFFICIENT LANDSCAPE WORKSHEET
- LI-4 IRRIGATION DETAILS
- LL-1 LIGHTING PLAN
- LL-2 LIGHTING DETAILS
- LP-1 PLANTING PLAN
- LP-2 PLANTING IMAGES
- LP-3 PLANTING DETAILS

GENERAL NOTES

1. FIELD VERIFICATION - CONTRACTOR SHALL VERIFY ALL FIELD MEASUREMENTS PRIOR TO ANY FORMING OR CONSTRUCTION TAKING PLACE. ANY DISCREPANCY BETWEEN THE PLANS AND FIELD MEASUREMENT SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT, LANDSCAPE ARCHITECT AND CIVIL ENGINEER.
2. INSTALLATION - ALL LANDSCAPE AND HARDSCAPE INSTALLATION SHALL MEET CITY REQUIREMENTS AND COMPLY WITH CITY CODES AND ZONING ORDINANCES.
3. TRASH AND DEBRIS - HARDSCAPE CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL TRASH, FORM BOARDS, STAKES, ROCKS, CONCRETE, AND DEBRIS FROM THE SITE PRIOR TO COMPLETION OF WORK. ANY CLEAN-UP, REMOVAL OF SLURRY, OR COLLECTION OF OTHER CONSTRUCTION DEBRIS REQUIRED TO BE COMPLETED BY OTHER TRADES SHALL BE BACK-CHARGED TO THE HARDSCAPE CONTRACTOR.
4. ELECTRICAL SERVICE - ELECTRICAL CONTRACTOR SHALL SUPPLY ROUGH UNDERGROUND SLEEVING AND ELECTRICAL CONDUIT FOR THE FOUNTAIN, AUTOMATIC GATE, SIGNAGE, LIGHTING AND TIMERS AT THE APPROVED LOCATIONS. AFTER COMPLETION OF HARDSCAPE INSTALLATION, THE FINAL ELECTRICAL HOOK-UPS OF ALL TIMERS AND EQUIPMENT SHALL BE MADE BY THE ELECTRICIAN. COORDINATE THIS PORTION OF THE WORK WITH THE GENERAL CONTRACTOR AND OWNER.
5. UTILITY SLEEVING - HARDSCAPE AND LANDSCAPE CONTRACTORS SHALL COORDINATE THE INSTALLATION OF ALL NECESSARY SLEEVING IN AND UNDER THE HARDSCAPE AREAS FOR THE PROPOSED IRRIGATION. ALL SLEEVES SHALL BE TWO (2) TIMES THE DIAMETER OF THE PROPOSED PIPING OR CONDUIT. THE USE OF 3/4" PIPE FOR SLEEVING IS UNACCEPTABLE. HARDSCAPE CONTRACTOR SHALL INSTALL THE IRRIGATION, LIGHTING OR OTHER UTILITY SLEEVING PER CITY CODES AND STANDARDS OR INDIVIDUAL UTILITY SPECIFICATIONS AS A PART OF HIS CONTRACT.
6. DRAINAGE - HARDSCAPE CONTRACTOR SHALL DRAIN THE SITE AT A MINIMUM SLOPE OF 1% AWAY FROM ALL BUILDINGS TO THE CURB. ALL DRAINAGE WATER SHALL BE COLLECTED IN A 4" DIA. ABS PIPE AND ROUTED TO THE CURB OR A CITY APPROVED BASIN. FOR ALL DRAINAGE INFORMATION, SEE CIVIL PLANS. THE CONTRACTOR SHALL CONDUCT CONSTRUCTION OPERATIONS IN SUCH A MANNER THAT STORM OR OTHER WATERS MAY PROCEED UNINTERRUPTED AND WITHOUT EROSION ALONG THEIR EXISTING STREET OR DRAINAGE COURSE. THE COURSE OF RUNOFF WATER CONTROL, THE CONTRACTOR SHALL PROTECT ALL WATER COURSES, THE GROUNDWATER AND BODIES OF WATER FROM POLLUTION BY FUELS, OILS, BITUMENS OR OTHER HARMFUL MATERIALS.
7. DIG ALERT - PRIOR TO ANY DEMOLITION WORK DEMOLITION CONTRACTOR IS REQUIRED TO CALL DIG ALERT AND ALSO LOCATE ALL UNDERGROUND UTILITIES AND DOCUMENT LOCATIONS PRIOR TO PROCEEDING WITH DEMOLITION.
8. AN ADDITIONAL PERMIT IS REQUIRED BY THE CITY OF DEL MAR, PUBLIC WORKS DEPARTMENT FOR THE IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY; SUCH AS FOR DRIVEWAY, SIDEWALKS, ETC. SOIL REMOVED FROM SITE AND PLACED WITHIN THE CITY OF DEL MAR REQUIRES ADDITIONAL GRADING OR LAND CONSERVATION PERMITS
9. ALL CONTRACTOR AND SUB-CONTRACTORS MUST HAVE A VALID CITY OF DEL MAR BUSINESS LICENSE PRIOR TO THE PERFORMANCE OF ANY WORK (ORD. #324)
10. NO GRADING SHALL OCCUR OUTSIDE THE LIMITS OF THE APPROVED GRADING PLAN UNLESS PRIOR WRITTEN AUTHORIZATION IS OBTAINED FROM THE CITY AND THE OWNERS OF ANY OTHER AFFECTED PROPERTIES.
11. NO PROPERTY ENCUMBRANCES

REVISIONS	BY

STUJO 317 DESIGNS
2500 E IMPERIAL HWY UNIT 149A
BREA, CA 92821
(909) 365-0702

TITLE SHEET

PATEL RESIDENCE
231 OLD BERNAL AVENUE
PLEASANTON, CA 94566

DATE	JUNE 2, 2025
SCALE	AS SHOWN
DRAWN BY	AMBER URENA
SHEET	

LT-1

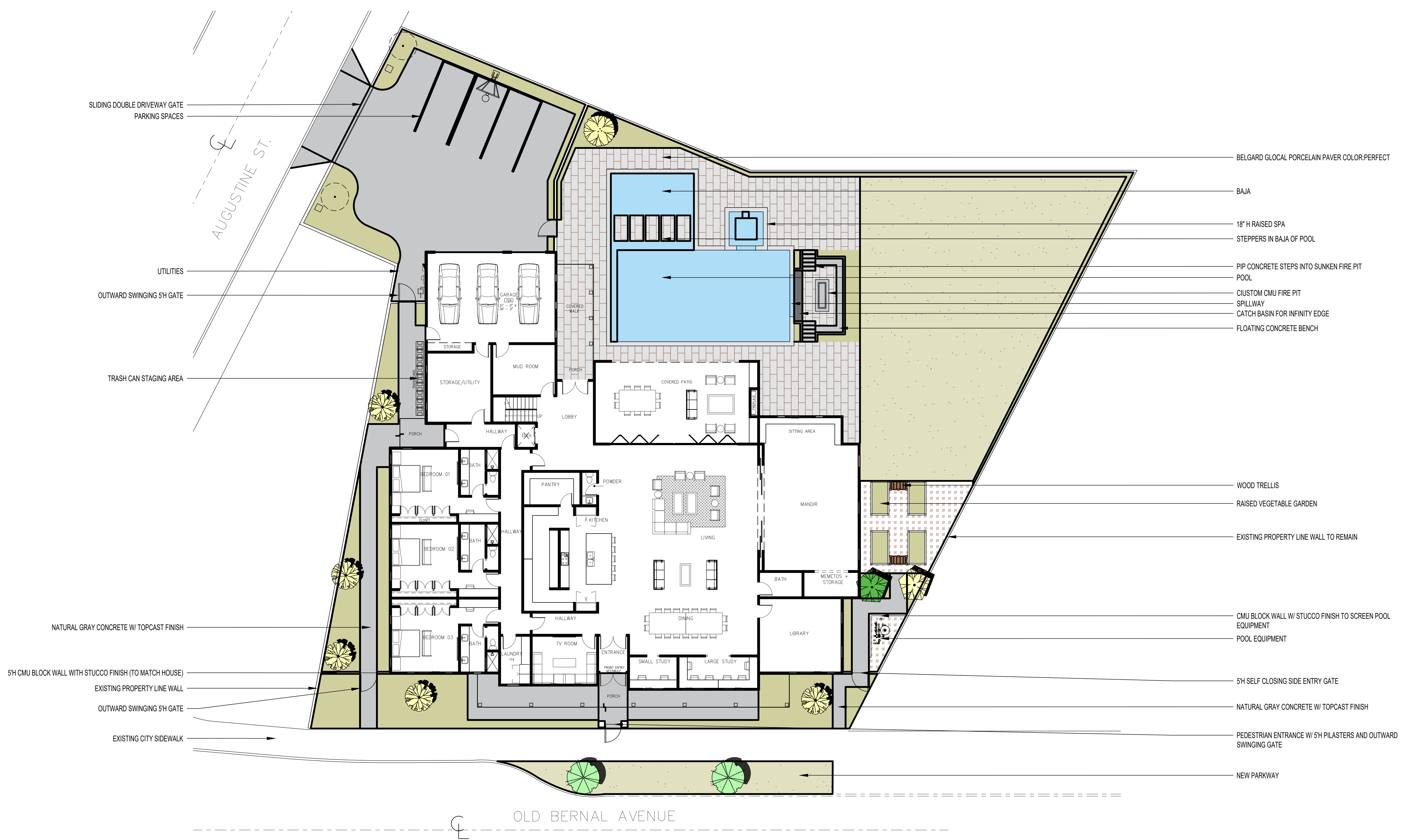
REVISIONS	BY

STUJO 317 DESIGNS
 2500 E IMPERIAL HWY UNIT 149A
 BREA, CA 92821
 (909) 365-0702

HARDSCAPE PLAN

PATEL RESIDENCE
 231 OLD BERNAL AVENUE
 PLEASANTON, CA 94566

DATE	JUNE 2, 2025
SCALE	AS SHOWN
DRAWN BY	AMBER URENA
SHEET	LH-1
2 OF 12	



SLIDING DOUBLE DRIVEWAY GATE
 PARKING SPACES

AUGUSTINE ST.

UTILITIES
 OUTWARD SWINGING 5H GATE

TRASH CAN STAGING AREA

NATURAL GRAY CONCRETE W/ TOPCAST FINISH

5H CMU BLOCK WALL WITH STUCCO FINISH (TO MATCH HOUSE)

EXISTING PROPERTY LINE WALL

OUTWARD SWINGING 5H GATE

EXISTING CITY SIDEWALK

BELGARD GLOCAL PORCELAIN PAVER COLOR: PERFECT

BAJA

18" H RAISED SPA

STEPPERS IN BAJA OF POOL

PIP CONCRETE STEPS INTO SUNKEN FIRE PIT

POOL

CIUSTOM CMU FIRE PIT

SPILLWAY

CATCH BASIN FOR INFINITY EDGE

FLOATING CONCRETE BENCH

WOOD TRELLIS

RAISED VEGETABLE GARDEN

EXISTING PROPERTY LINE WALL TO REMAIN

CMU BLOCK WALL W/ STUCCO FINISH TO SCREEN POOL

EQUIPMENT

POOL EQUIPMENT

5H SELF CLOSING SIDE ENTRY GATE

NATURAL GRAY CONCRETE W/ TOPCAST FINISH

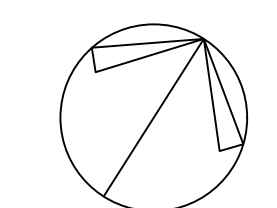
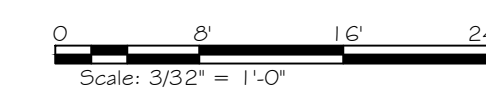
PEDESTRIAN ENTRANCE W/ 5H PILASTERS AND OUTWARD SWINGING GATE

NEW PARKWAY

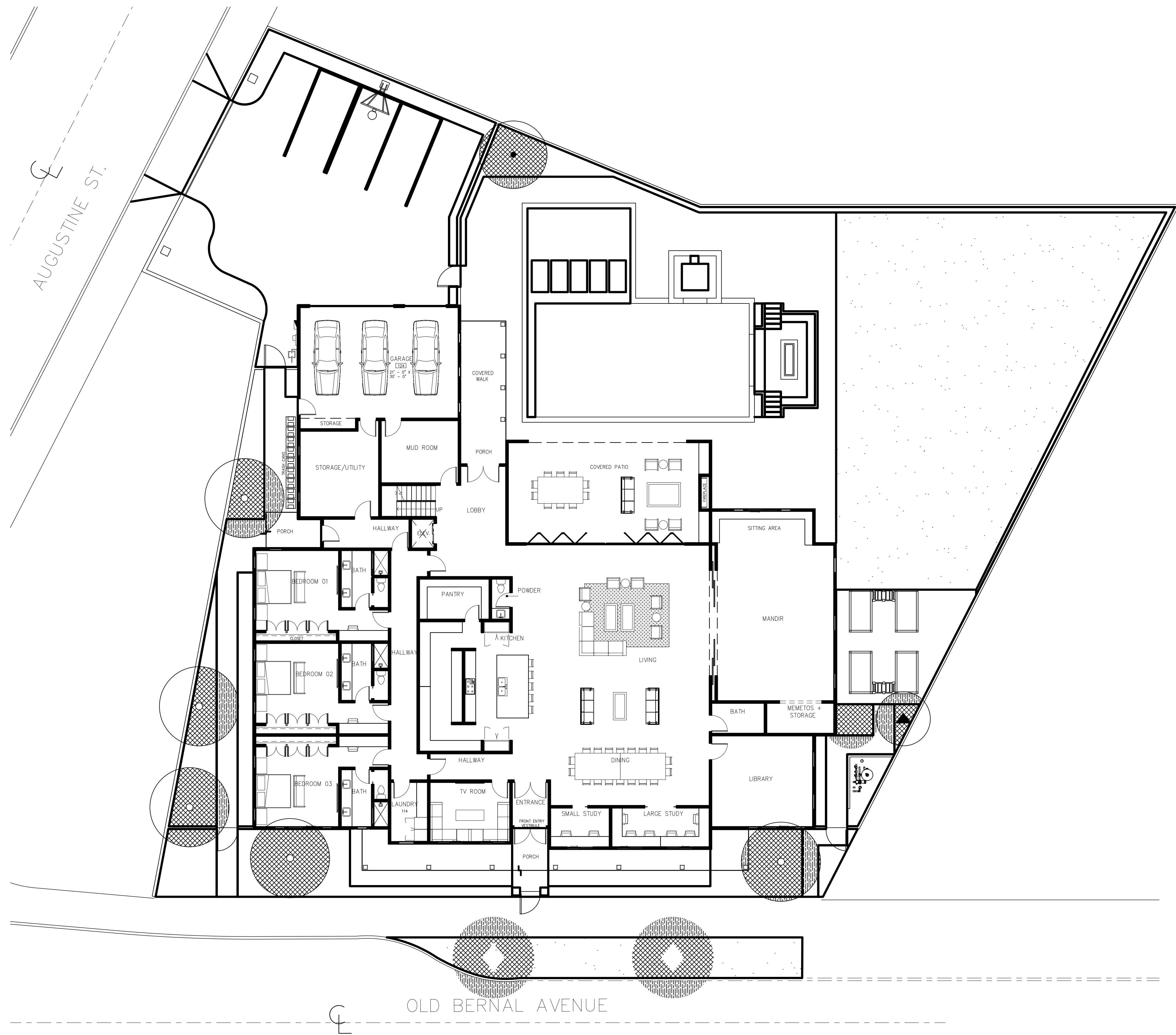
OLD BERNAL AVENUE

HARDSCAPE PLAN

NOTE: PLAN IS SHOWN DIAGRAMATICALLY.



NORTH

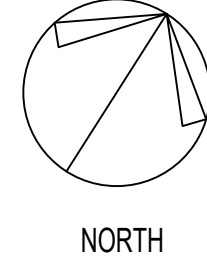
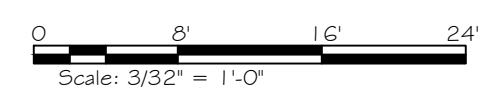


SHADE TREE CALCULATIONS:
 PROPERTY SIZE: 15,990 SF
 SURFACE PARKING AREA: 1,974 SF
 HARDSCAPE AREA: 5,585 SF
 SHADE: 358 SF 6%
 LANDSCAPE AREA: 6,320 SF
 SHADE: 885 SF 14%

SHADE TREE LEGEND TREES	PROJECTED CANOPY	QUANTITY
PLATANUS ACERIFOLIA 'COLUMBIA' COLUMBIA PLANE TREE	15'	5
OLEA EUROPAEA 'MAJESTIC BEAUTY' FRUITLESS OLIVE TREE	20'	1
CITRUS X SINENSIS ORANGE TREE	15'	1
CITRUS LEMON 'MEYER IMPROVED' IMPROVED MEYER LEMON	15'	1
PRUNUS CAROLINIANA CAROLINA CHERRY LAUREL	15'	2

SHADE TREE EXHIBIT PLAN

NOTE: PLAN IS SHOWN DIAGRAMMATICALLY.



REVISIONS	BY

STUJO 317 DESIGNS
 2500 E IMPERIAL HWY UNIT 149A
 BREA, CA 92821
 (909) 365-0702

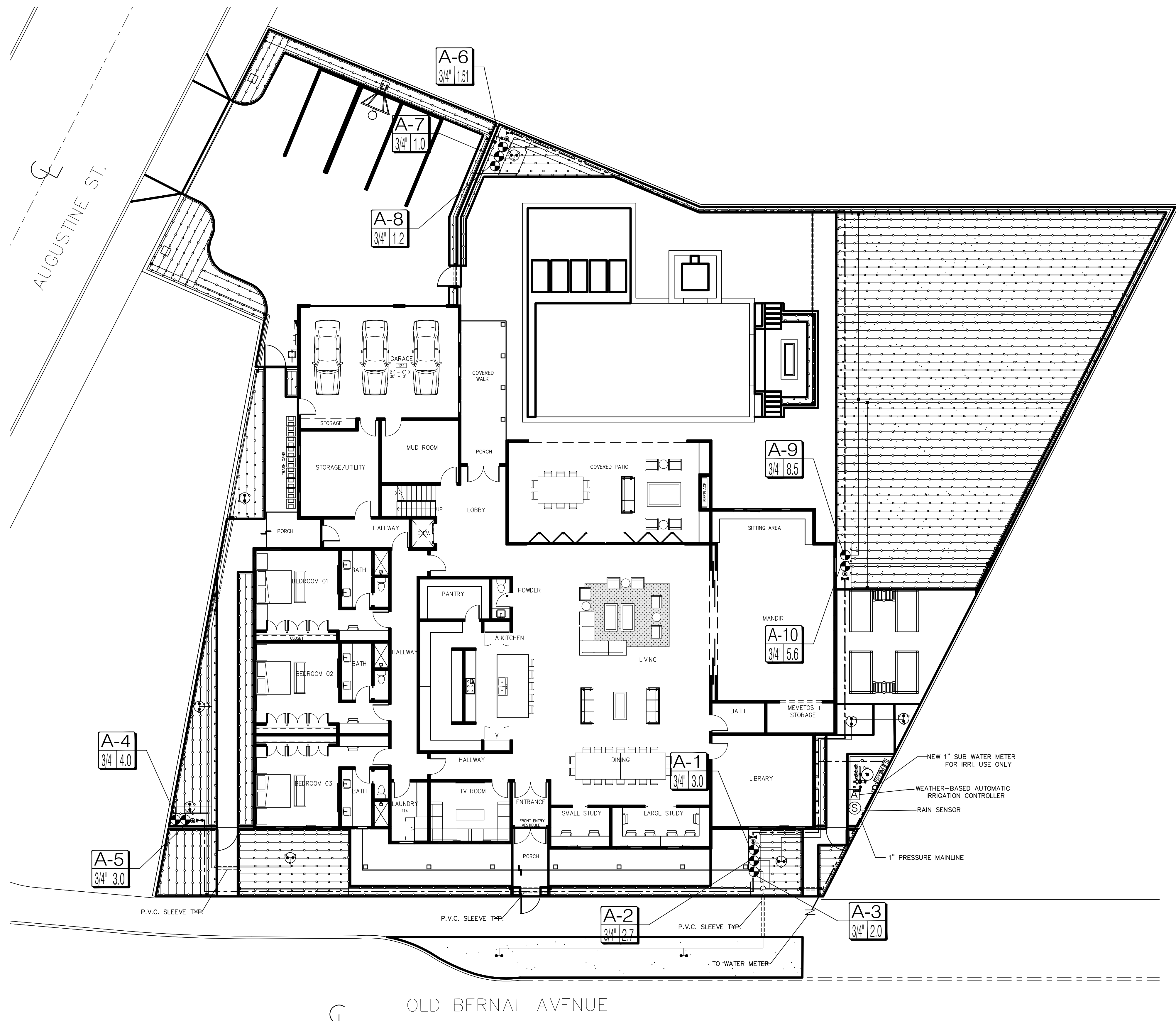
SHADE TREE EXHIBIT PLAN

PATEL RESIDENCE
 231 OLD BERNAL AVENUE
 PLEASANTON, CA 94566

DATE: JUNE 2, 2025
 SCALE: AS SHOWN
 DRAWN BY: AMBER URENA
 SHEET

DATE: JUNE 2, 2025
 SCALE: AS SHOWN
 DRAWN BY: AMBER URENA
 SHEET

LS-1
 3 OF 12



- IRRIGATION LEGEND**
- P.V.C. SLEEVE UNDER IN PAVING, SCH. 40 P.V.C. 2X DIA. OF PIPE. INSTALL SLEEVE UNDER ALL PAVEMENT. (PER PLAN) PLACE WIRES IN MAINLINE SLEEVE
 - NON-PRESSURE LATERAL - SCH. 40 IPS PVC (SIZE PER PLAN)
 - PRESSURE MAINLINE - SCH. 40 IPS PVC (SIZE PER PLAN) W/ P.V.C. SLEEVE UNDER IN PAVING
 - RAINBIRD LANDSCAPE DRIP XFS-CV SERIES XFS-CV-06-18 (SUB SURFACE)
 - SUB LANDSCAPE WATER METERS FM100B 1"
 - 1" BRONZE WATER PRESSURE REGULATOR ZURN WILKINS 1-500XL
 - WEATHER-BASED AUTOMATIC IRRIGATION CONTROLLER RAINBIRD ESP-ME3 4 TO 22 STATIONS
 - INSTALL IN-DOOR / OUT-DOOR CABINET (PER LAMC. 4.304.1)
 - FLOW SENSOR RAIN BIRD FS100B 1" BRASS TEE FLOW SENSOR RAINBIRD - RAIN SHUT OFF RSD SERIES (PER LAMC. 4.304.1)
 - MANUAL SHUT OFF VALVE BRASS NIBCO T-580
 - ROOT ZONE WATERING SYSTEM RAINBIRD RWS-B-C-1402 (0.5 GPM) VALVE SEQUENCE
 - LOW FLOW CONTROL ZONE KITS W/ PR FILTER RAINBIRD XCZ-075-PRF
 - QUICK COUPLER VALVE - RAINBIRD 33 DRC-3/4"
 - WEATHER-BASED AUTOMATIC IRRIGATION CONTROLLER RAINBIRD ESP-ME3 4 TO 22 STATIONS
 - INSTALL IN-DOOR / OUT-DOOR CABINET (PER LAMC. 4.304.1)
 - RAINBIRD - RAIN SHUT OFF RSD SERIES (PER LAMC. 4.304.1)
 - VALVE SEQUENCE G.P.M.

- IRRIGATION NOTES**
1. IRRIGATION PLAN IS DIAGRAMATIC. ALL PIPING AND IRRIGATION IMPROVEMENTS SHALL BE LOCATED IN PLANTING AREAS WHEREVER POSSIBLE.
 2. DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN THE FIELD CONDITIONS ARE OBVIOUS. THAT OBSTRUCTIONS, GRADE DIFFERENCE AND AREA DIMENSIONS ARE NOT ACCURATE. SUCH DIFFERENCES SHALL BE BROUGHT IT TO THE ATTENTION OF THE OWNERS REPRESENTATIVE.
 3. VALVE BOXES SHALL BE LOCATED 12" FROM THE EDGE OF CURB, WALKWAYS AND VALVE BOXES SHALL BE A MINIMUM OF 12" APART.
 4. PROVIDE MINIMUM 18" COVER FROM FINISH GRADE TO TOP OF PIPE, PRESSURE PIPE (MAINLINE), AND 12" COVER FOR NON PRESSURE PIPE, LATERAL LINE.
 5. IRRIGATION MAINLINE WITHIN THE PUBLIC RIGHT OF WAY SHALL BE INSTALLED A MINIMUM 24" BELOW GRADE.
 6. ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ON TO WALKS, ROADS, AND/OR BUILDINGS INCLUDING SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS.
 7. CONTROL WIRES SHALL BE BUNDLED WITH ELECTRICAL TAPE AT 10 FT. ON CENTER AND BURIED BENEATH THE MAINLINE.
 8. WIRE CONNECTIONS. ALL SPLICES SHALL BE MADE WITH PEN-TILE OR EQUAL. WIRE CONNECTORS SHALL BE IN VALVE BOXES ONLY.
 9. ROUTE ONE EXTRA WIRE WITH A COLOR DIFFERENT THAN THE CONTROL AND COMMON WIRES. ALL WIRE RUNS ARE TO FOLLOW MAINLINE.
 10. TRENCHES SHALL BE COMPACTED TO PREVENT SETTLEMENT.
 11. IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE:
 - A: PRESSURE TEST MAINLINE UNDER HYDROSTATIC PRESSURE OF 150 PSI FOR A MINIMUM OF 2 HOURS. CONTRACTOR MAY CENTER-LOAD PIPE WITH BACKFILL TO PREVENT ARCHING OR SLIPPING OF PIPE. ALL JOINTS SHALL REMAIN EXPOSED FOR INSPECTION.
 - B: COVERAGE TEST. SHALL BE PERFORMED TO DETERMINE IF THE COVERAGE IS COMPLETED AND ADEQUATE.
 12. CONTRACTOR SHALL GUARANTEE WORK AGAINST DEFECTIVE INSTALLATION AND FAULTY PARTS FOR PERIOD OF 12 MONTHS.

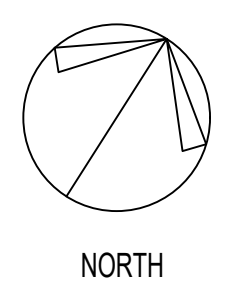
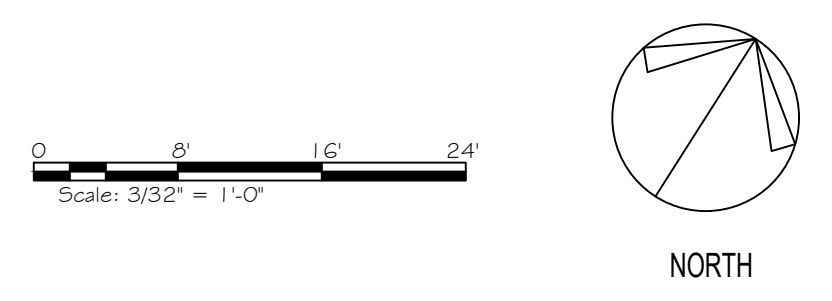
- CONSTRUCTION NOTES**
1. WATER METER AND SERVICE LINE SHALL BE A MINIMUM SIZE OF 1".
 2. CONTRACTOR SHALL CONFIRM WATER PRESSURE PRIOR TO INSTALLING THE IRRIGATION SYSTEM AND REQUEST PLAN CHANGE IF PRESSURE IS LOWER THAN THE DESIGN RATING.
 3. RIGID PIPE, COPPER TYPE "K" AND/OR BRONZE PIPE SHALL CONNECT THE BACK FLOW TO THE SERVICE LINE.
 4. CONTRACTOR SHALL CONTACT UNDERGROUND MODIFICATION SERVICE, "DIG ALERT," PRIOR TO ANY UNDERGROUND ACTIVITY AND REQUEST DRAWINGS OF THE EXISTING SITE UTILITIES.
 5. OWNER SHALL PROVIDE AN 1" GATE VALVE AT THE EXISTING WATER SERVICE FOR THE IRRIGATION MAINLINE POINT OF CONNECTION (P.O.C).
 6. OWNER SHALL PROVIDE 120 VOLT ELECTRICAL POWER OUTLET AT THE IRRIGATION CONTROLLER LOCATION, CONTRACTOR SHALL MAKE FINAL ELECTRICAL CONNECTION TO THE CONTROLLER.
 7. CONTRACTOR SHALL ADHERE TO ALL CAL OSHA REQUIREMENTS, AND PROTECT THE PUBLIC FROM HIS CONSTRUCTION ACTIVITIES.
 8. ALL WORK SHALL COMPLY WITH THE LATEST UNIFORM PLUMBING CODES AS WELL AS LOCAL ORDINANCES.
 9. CONTRACTOR SHALL PULL ALL WIRES THROUGH CONDUIT FROM STREET LEVEL TO PODIUM LEVEL.
 10. ALL CONDUITS SHALL BE COORDINATED WITH GENERAL CONTRACTOR.
 11. SUBSLAB COPPER PIPES SHALL BE PROVIDED BY PLUMBING CONTRACTOR W/ STUD - OUT AT PLANTERS.
 12. ELECTRICAL CONDUITS FOR CONTROL WIRES TO CONTROLLERS SHALL BE PROVIDED BY THE ELECTRICAL CONTRACTOR.
 13. LANDSCAPE CONTRACTOR SHALL PULL WIRES THROUGH EXISTING CONDUIT FROM CONTROLLER LOCATION TO EACH REMOTE CONTROL VALVE ABOVE SLAB.
 14. CONTRACTOR SHALL COORDINATE ALL UNDER SLAB WORK WITH GENERAL CONTRACTOR PRIOR TO COMMENCING ANY WORK.

NOTES:

- WATER SUPPLY TYPE: DOMESTIC/ POTABLE WATER.
- "PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES."
- "CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR."

IRRIGATION PLAN

NOTE: PLAN IS SHOWN DIAGRAMATICALLY.



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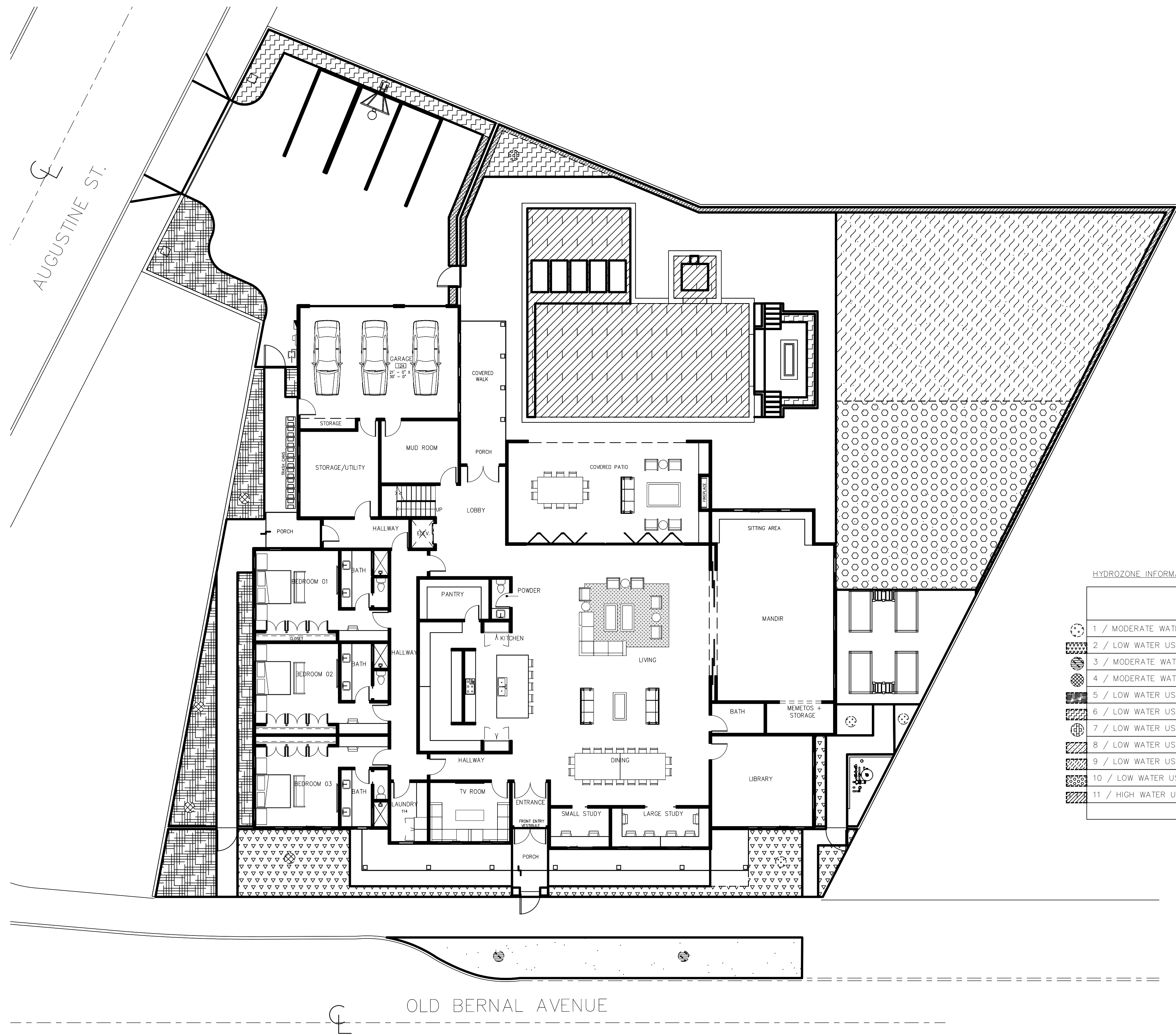
STUJO 317 DESIGNS
 2500 E IMPERIAL HWY UNIT 149A
 BREA, CA 92821
 (909) 365-0702

IRRIGATION PLAN

PATEL RESIDENCE
 231 OLD BERNAL AVENUE
 PLEASANTON, CA 94566

DATE	JUNE 2, 2025
SCALE	AS SHOWN
DRAWN BY	AMBER URENA
SHEET	

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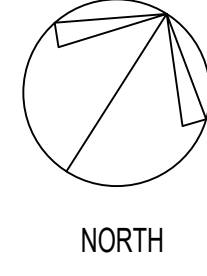
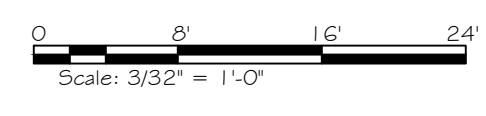


HYDROZONE INFORMATION TABLE

HYDROZONE *	ZONE OR VALVE	IRRIGATION METHOD **	AREA (SQ-FT)	% OF LANDSCAPE AREA
1 / MODERATE WATER USE PLANTINGS (TREE)	A-1	DRIP	9	0.1%
2 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	A-2	DRIP	608	10%
3 / MODERATE WATER USE PLANTINGS (TREE)	A-3	DRIP	6	0.1%
4 / MODERATE WATER USE PLANTINGS (TREE)	A-4	DRIP	12	0.2%
5 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	A-5	DRIP	675	11%
6 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	A-6	DRIP	340	5.4%
7 / LOW WATER USE PLANTINGS (TREE)	A-7	DRIP	3	0.1%
8 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	A-8	DRIP	260	4.1%
9 / LOW WATER USE PLANTINGS (GROUNDCOVER)	A-9	DRIP	1,911	30%
10 / LOW WATER USE PLANTINGS (GROUNDCOVER)	A-10	DRIP	1,268	20%
11 / HIGH WATER USE (POOL & SPA)	N/A	N/A	1,228	19%
TOTAL LANDSCAPE AREA			6,320	100.0%

HYDROZONE PLAN

NOTE: PLAN IS SHOWN DIAGRAMATICALLY.



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HYDROZONE PLAN

PATEL RESIDENCE
 231 OLD BERNAL AVENUE
 PLEASANTON, CA 94566

DATE	JUNE 2, 2025
SCALE	AS SHOWN
DRAWN BY	AMBER URENA
SHEET	LI-2

WATER EFFICIENT LANDSCAPE WORKSHEET

CITY OF L.A. MAXIMUM APPLIED WATER ALLOWENCE
 THE E_{to} REFERENCE FOR CITY OF 4642 IS _____ (INCHES PER YEAR)
 REFERENCE EVAPOTRANSPIRATION (E_{to})#6.2 _____

HYDROZONE # / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD ^b	IRRIGATION EFFICIENCY (IE) ^c	ETAF (PF / IE)	LANDSCAPE AREA (SQ-FT)	ETAF x AREA	ESTIMATED TOTAL WATER USED ^d (ETWU)
REGULAR LANDSCAPE AREA							
1 / MODERATE WATER USE PLANTINGS (TREE)	0.5	DRIP	0.81	0.62	9	6	172
2 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	0.2	DRIP	0.81	0.25	608	152	4,354
3 / MODERATE WATER USE PLANTINGS (TREE)	0.5	DRIP	0.81	0.62	6	4	115
4 / MODERATE WATER USE PLANTINGS (TREE)	0.5	DRIP	0.81	0.62	12	5	143
5 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	0.2	DRIP	0.81	0.25	675	169	4,841
6 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	0.2	DRIP	0.81	0.25	340	85	2,435
7 / LOW WATER USE PLANTINGS (TREE)	0.2	DRIP	0.81	0.25	3	1	29
8 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	0.2	DRIP	0.81	0.25	260	65	1,862
9 / LOW WATER USE PLANTINGS (GROUNDCOVER)	0.2	DRIP	0.81	0.25	1,911	478	13,692
10 / LOW WATER USE PLANTINGS (GROUNDCOVER)	0.2	DRIP	0.81	0.25	1,268	317	9,080
11 / HIGH WATER USE (POOL & SPA)	N/A	N/A	N/A	1.0	1,228	1,225	35,089
TOTALS					(A) 6,320	(B) 2,507	37,726
SPECIAL LANDSCAPE AREA							
-----				1.0	-----	-----	-----
-----				1.0	-----	-----	-----
-----				1.0	-----	-----	-----
TOTALS					(C) -----	(D) -----	0
ETWU TOTAL							71,812
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA) ^e							99,567

^a HYDROZONE #/ PLANTING DESCRIPTION E.G. 1.) FRONT LAWN 2.) LOW WATER USE PLANTINGS 3.) MEDIUM WATER USE PLANTINGS	^b IRRIGATION METHOD OVERHEAD SPRAY OR DRIP	^c IRRIGATION EFFICIENCY 0.75 FOR SPRAY HEAD 0.81 FOR DRIP	^d ETWU (ANNUAL GALLONS REQUIRED) = E _{to} x 0.62 x ETAF x AREA **WHERE 0.62 IS A CONVERSION FACTOR THAT CONVERTS ACRE- INCHES PER ACRE PER YEAR TO GALLONS PER SQUARE FOOT PER YEARS.**
---	---	--	---

^eMAWA (ANNUAL GALLONS ALLOWED) = (E_{to}) (0.62) [(ETAF x LA) + ((1-ETAF) x RESIDENTIAL LANDSCAPE AREA)]
 WHERE 0.62 IS A CONVERSION FACTOR THAT CONVERTS ACRE-INCHES PER ACRE PER YEAR TO GALLONS PER SQUARE FOOT PER YEAR, LA IS THE TOTAL LANDSCAPE AREA IN SQUARE FEET, AND ETAF IS .55 FOR RESIDENTIAL AREAS AND 0.45 FOR NON-RESIDENTIAL AREAS.

ETAF CALCULATIONS

TOTAL ETAF x AREA	(B)	2,507
TOTAL AREA	(A)	6,320
AVERAGE ETAF	(B/A)	0.40

ALL LANDSCAPE AREA

TOTAL ETAF x AREA	(B+D)	2,507
TOTAL AREA	(A+C)	6,320
SITEWIDE ETAF	(B+D) / (A+C)	0.40

**AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE 0.55 OR BELOW FOR RESIDENTIAL AREAS, AND 0.45 OR BELOW FOR NON-RESIDENTIAL AREAS.

"I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE"
 _____ 06-02-2025
 NAME: DATE
 REGISTERED LANDSCAPE ARCHITECT #

IRRIGATION AUDIT SCHEDULES :

LANDSCAPE IRRIGATION AUDIT SCHEDULES. A SCHEDULE OF LANDSCAPE IRRIGATION AUDITS OF AT LEAST EVERY FIVE YEARS MUST BE ESTABLISHED, FOR ALL BUT SINGLE-FAMILY RESIDENCES, AND OTHER PROJECTS WITH A LANDSCAPE AREA LESS THAN 1 ACRE (0.405 HA). AS REQUIRED IN CHAPTER 20.09 OF TITLE 20 (UTILITIES CODES), AN AUDIT SATISFYING THE FOLLOWING CONDITIONS SHALL BE SUBMITTED TO THE COUNTY AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE.

AT A MINIMUM, AUDITS SHALL BE IN ACCORDANCE WITH THE LATEST STATE OF CALIFORNIA LANDSCAPE WATER MANAGEMENT PROGRAM AS DESCRIBED IN THE LANDSCAPE IRRIGATION AUDITOR HANDBOOK, PREPARED FOR THE CALIFORNIA DEPARTMENT OF WATER RESOURCES, WATER CONSERVATION OFFICE, THE ENTIRE DOCUMENT, WHICH IS HEREBY INCORPORATED BY REFERENCE.

THE SCHEDULE SHALL PROVIDE FOR LANDSCAPE IRRIGATION AUDITS TO BE CONDUCTED BY A QUALIFIED INDIVIDUAL AS DETERMINED BY THE DIRECTOR AT LEAST ONCE EVERY FIVE YEARS IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 20, DIVISION 1 OF THE LOS ANGELES COUNTY CODE.

MAINTENANCE SCHEDULES :

A REGULAR MAINTENANCE SCHEDULE SATISFYING THE FOLLOWING CONDITIONS SHALL BE SUBMITTED AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE.

LANDSCAPE SHALL BE MAINTAINED TO ENSURE WATER EFFICIENCY. A REGULAR MAINTENANCE SCHEDULE SHALL INCLUDE, BUT NOT BE LIMITED TO, CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT, RESETTling THE AUTOMATIC CONTROLLER, AERATING AND DETHATCHING TURF AREAS, REPLENISHING MULCH, FERTILIZING, PRUNING, AND WEEDING IN ALL LANDSCAPE AREAS.

WHENEVER POSSIBLE, REPAIR OF IRRIGATION EQUIPMENT SHALL BE DONE WITH THE ORIGINALLY SPECIFIED MATERIALS OR THEIR EQUIVALENTS.

A LANDSCAPE IRRIGATION AUDIT SCHEDULE AS REQUIRED IN CHAPTER 20.09 OF TITLE 20 MAY BE RECOMMENDED. THE MAXIMUM PERIOD BETWEEN AUDITS SHALL BE FIVE YEARS.

WATER AUDIT NOTE :

THE CONTRACTOR WILL CONDUCT AN IRRIGATION AUDIT USING A CERTIFIED IRRIGATION AUDITOR, AFTER THE FINAL FIELD OBSERVATION HAS BEEN COMPLETED AND ALL IRRIGATION COMPONENTS ARE INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AND THE IRRIGATION SYSTEM IS ACCEPTED BY THE PROJECT ARCHITECT FOR MAINTENANCE.

THE IRRIGATION AUDIT WILL BE CONDUCTED IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

1. PLACE FLAGS AT EACH HEAD IN THE ZONE.
2. MEASURE SPACING AND MARK MID-POINTS BETWEEN HEADS.
3. PLACE WATER MEASURING RECEPTACLES.
4. TAKE READINGS OF WATER LEVEL IN RECEPTACLES AND RECORD RESULTS.
5. MEASURE HEAD PRESSURE IN EACH ZONE AND RECORD RESULTS.
6. AFTER COMPLETING ZONE ADVANCE TO NEXT ZONE AND REPEAT PROCEDURE.
7. SUBMIT THE RESULTS OF THE AUDIT TO THE PROJECT ARCHITECT.

THE IRRIGATION MAINTENANCE SCHEDULE TASKS LISTED BELOW ARE INTENDED AS MINIMUM STANDARDS AND MORE FREQUENT ATTENTION MAY BE REQUIRED DEPENDING ON THE PARTICULAR SITE CONDITIONS.

MAINTENANCE TASK FREQUENT

CONTROLLER CABINET – OPEN CABINET AND CLEAN OUT DEBRIS QUARTERLY AND REPLACE BATTERY AS NECESSARY. CHECK WIRING AND REPAIR AS NEEDED AND CHECK CLOCK AND RESET IF NECESSARY.

IRRIGATION SCHEDULE – ADJUST SCHEDULE FOR SEASONAL MONTHLY VARIATIONS AND OTHER CONDITIONS WHICH MAY AFFECT THE AMOUNT OF WATER NEEDED TO MAINTAIN PLAN HEALTH ADJUST AS NECESSARY.

POC – VISUALLY INSPECT COMPONENTS FOR LEAKS, PRESURE QUARTERLY SETTINGS, SETTLEMENT OR OTHER DAMAGE AFFECTING THE OPERATION OF A COMPONENT REPAIR AS NEEDED.

REMOTE CONTROL VALVES, ISOLATION VALVES AND QUICK QUARTERLY COUPLER VALVES VISUALLY INSPECT FOR LEAKS, SETTLEMENT, WIRE CONNECTIONS AND PRESSURE SETTINGS. REPAIR OR ADJUST AS NEEDED.

MAINLINE & LATERALS VISUALLY INSPECT FOR LEAKS OR QUARTERLY SETTLEMENT OF TRENCH.

SPRINKLERS VISUALLY CHECK FOR ANY BROKEN MISSED OR WEEKLY CLOGGED HEADS, HEADS WITH INCORRECT ARC, INADEQUATE COVERAGE OR OVERSPRAY AND LOW HEAD DRAINAGE REPAIR AS NEEDED.

FILTERS AND STRAINERS VISUALLY CHECK FOR LEAKS, BROKE MONTHLY FITTING CLEAN AND FLUSH SCREENS.

NOTE:

"THE FLOW RATES FOR ALL PLUMBING FIXTURE SHALL COMPLY WITH MAXIMUM FLOW RATES SPECIFIED IN SECTION 4.303.1"

"WHEN A SHOWER IS SERVED BY MORE THAN ONE SHOWERHEAD, THE COMBINED FLOW RATE OF ALL THE SHOWER HEADS AND/OR OTHER OUTLETS CONTROLLED BY A SINGLE VALVE SHALL NOT EXCEED 2.0 GALLONS PER MINUTE AT 80 PSI, OR THE SHOWER SHALL BE DESIGNED TO ONLY ALLOW ONE SHOWERHEAD TO BE IN OPERATION AT A TIME." (4.303.1.3.2)

"FOR PROJECTS THAT INCLUDE LANDSCAPE WORK, THE LANDSCAPE CERTIFICATION, FORM GRN 12 SHALL BE COMPLETED PRIOR TO FINAL INSPECTION APPROVAL." (STATE ASSEMBLY BILL NO. 1881)

FOR SITES WITH OVER 500 SF. OF LANDSCAPE AREA, WASTE PIPING SHALL BE ARRANGED TO PERMIT DISCHARGE FROM THE CLOTHES WASHER, BATHTUB, SHOWERS, AND BATHROOM/RESTROOMS WASH BASINS TO BE USED FOR A FUTURE GRAY WATER IRRIGATION SYSTEM. (4.305.1)

"RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES"

"FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6" OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL."

"AT THE TIME OF FINAL INSPECTION, THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH CERTIFICATE OF COMPLETION, CERTIFICATE OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE."

"UNLESS CONTRADICTED BY A SOIL TEST, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL."

"FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6" OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL."

"A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES."

"A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE SIGNER OF THE LANDSCAPE PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT."

"AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION."

"CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR."

REVISIONS	BY

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WATER EFFICIENT LANDSCAPE WORKSHEET

PATEL RESIDENCE
 231 OLD BERNAL AVENUE
 PLEASANTON, CA 94566

DATE	JUNE 2, 2025
SCALE	AS SHOWN
DRAWN BY	AMBER URENA
SHEET	

LI-3

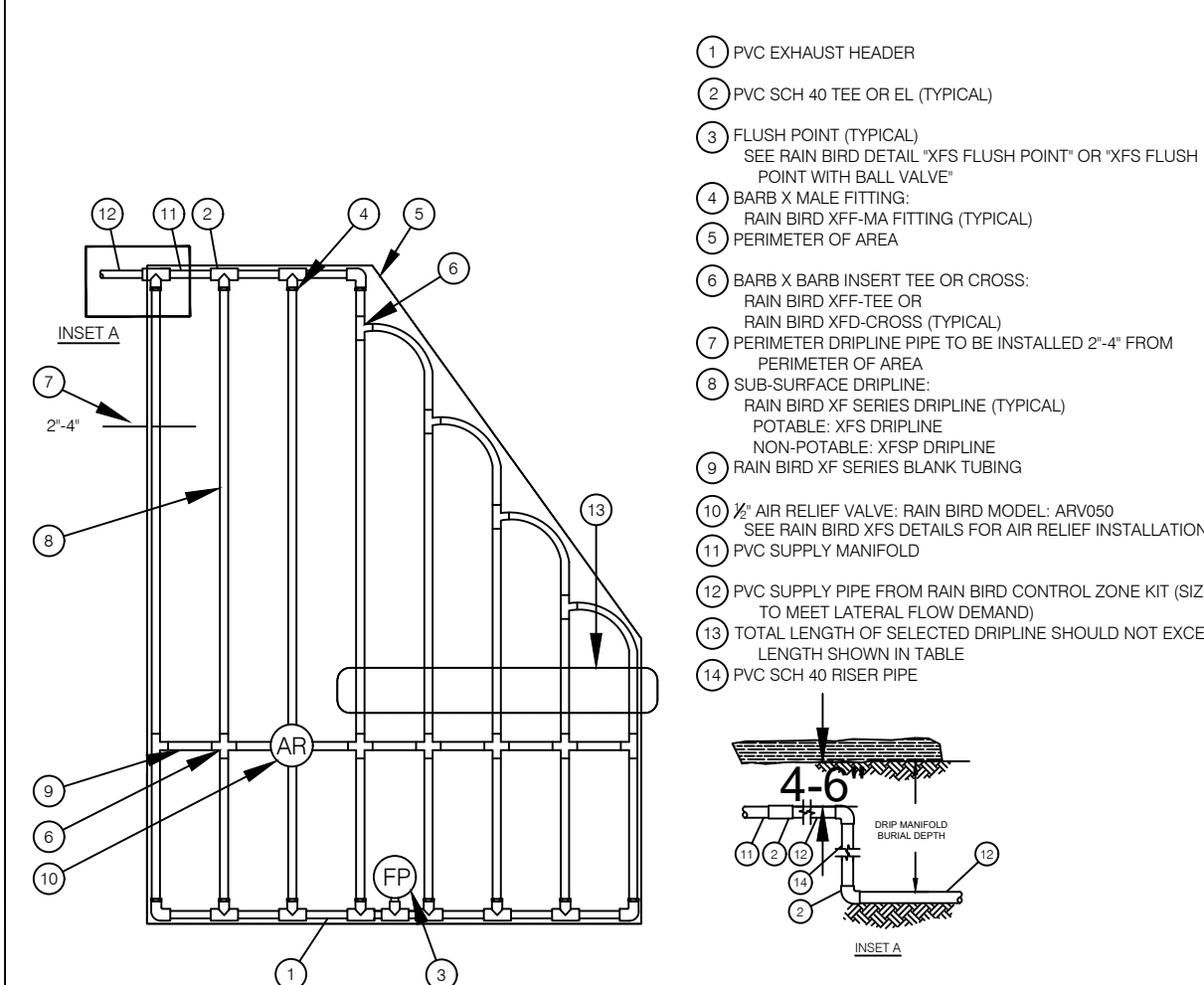
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IRRIGATION DETAILS

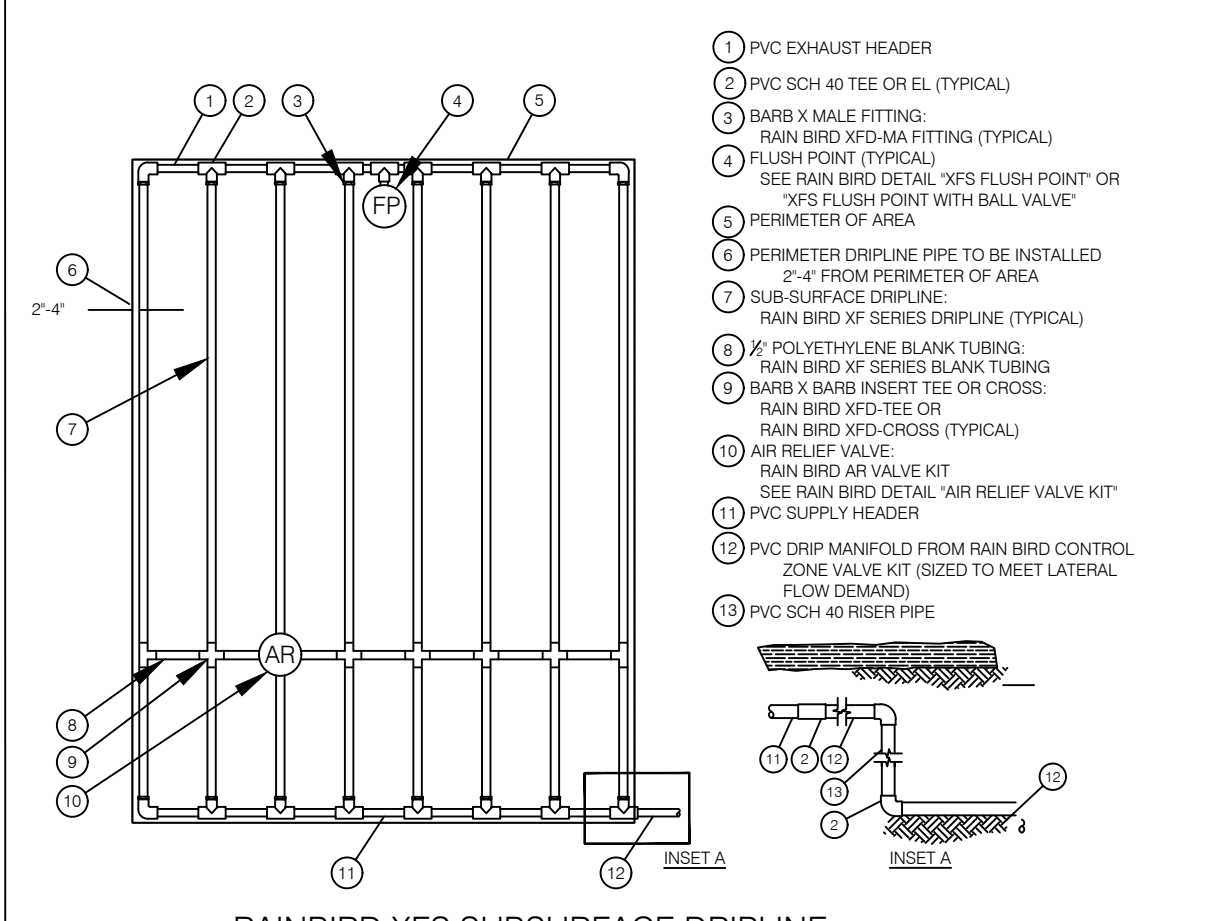
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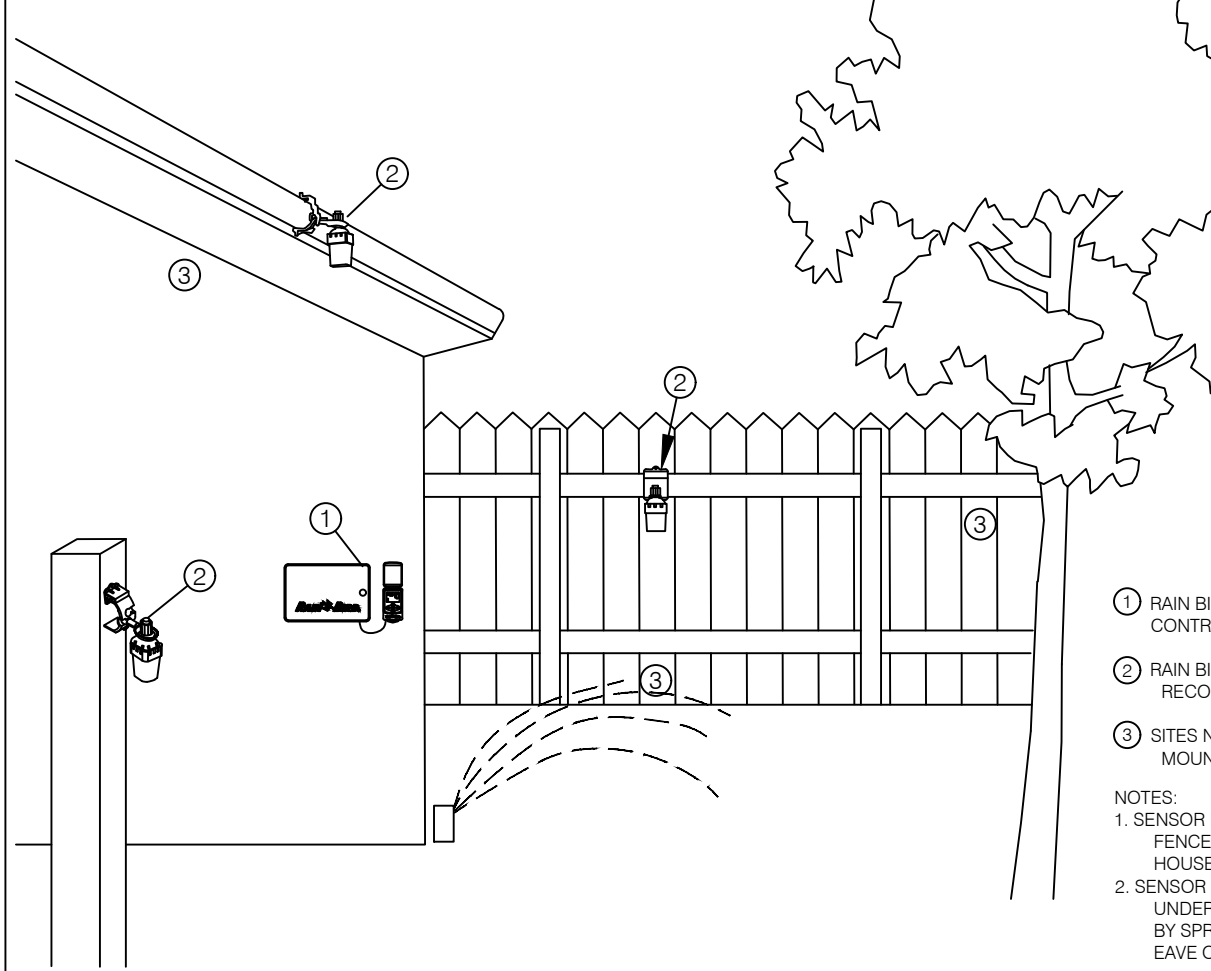


- PVC EXHAUST HEADER
- PVC SCH 40 TEE OR ELL (TYPICAL)
- FLUSH FRONT (TYPICAL)
- SEE RAIN BIRD DETAIL "XFS FLUSH POINT" OR "XFS FLUSH POINT WITH BALL VALVE"
- BARB X MALE FITTING
- RAIN BIRD XFF-MA FITTING (TYPICAL)
- PERIMETER OF AREA
- BARB X BARB INSERT TEE OR CROSS
- RAIN BIRD XFF-TEE OR
- RAIN BIRD XFD-CROSS (TYPICAL)
- PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF AREA
- SUB-SURFACE DRIPLINE
- RAIN BIRD XFF SERIES DRIPLINE (TYPICAL)
- POTABLE XFS DRIPLINE
- NON-POTABLE XFS DRIPLINE
- RAIN BIRD XFF SERIES BLANK TUBING
- RAIN BIRD XFF SERIES BLANK TUBING
- 1/2" AIR RELIEF VALVE
- RAIN BIRD MODEL ARV050
- SEE RAIN BIRD XFF DETAILS FOR AIR RELIEF INSTALLATION
- PVC SUPPLY MANIFOLD
- PVC SUPPLY PIPE FROM RAIN BIRD CONTROL ZONE KIT (SIZED TO MEET LATERAL FLOW DEMAND)
- TOTAL LENGTH OF SELECTED DRIPLINE SHOULD NOT EXCEED LENGTH SHOWN IN TABLE
- PVC SCH 40 RISER PIPE

NOTES:
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE RAIN BIRD XFS DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.
3. AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.
4. WHEN USING 1/2" AIR INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

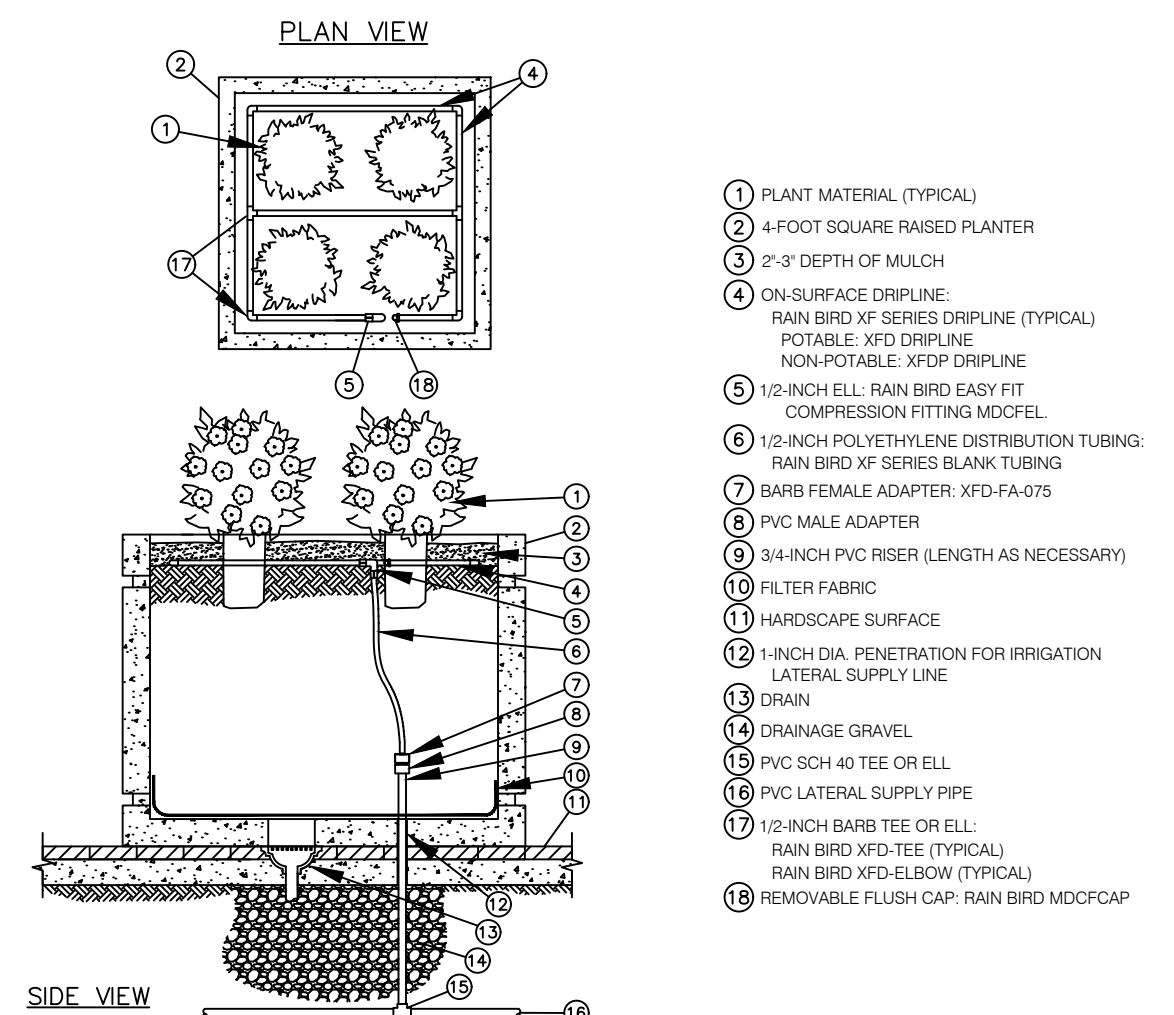


- PVC EXHAUST HEADER
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- RAIN BIRD XFD-MA FITTING (TYPICAL)
- FLUSH FRONT (TYPICAL)
- SEE RAIN BIRD DETAIL "XFS FLUSH POINT" OR "XFS FLUSH POINT WITH BALL VALVE"
- PERIMETER OF AREA
- BARB X BARB INSERT TEE OR CROSS
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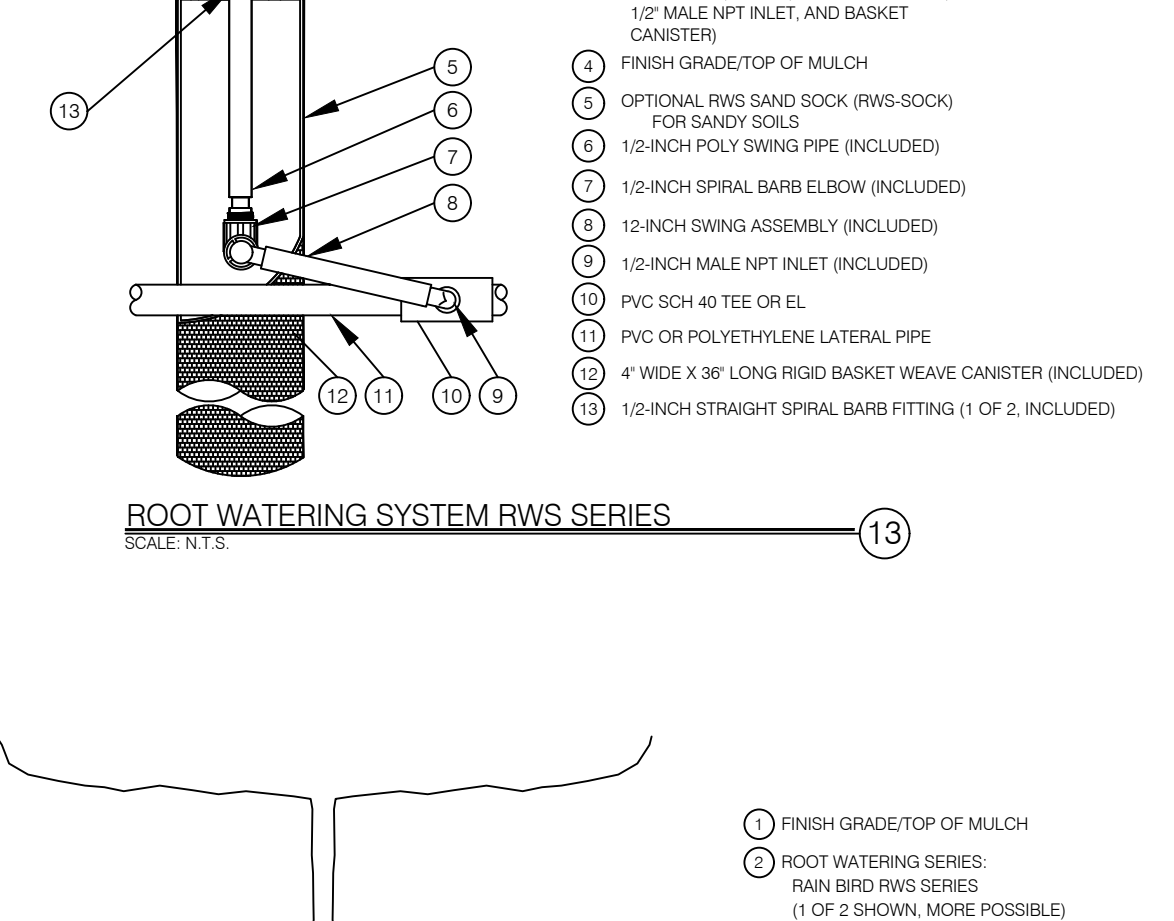
- RAIN BIRD CONTROLLER WITH WR2 CONTROLLER INTERFACE
 - RAIN BIRD WR2 SENSOR
 - RECOMMENDED MOUNTING SITE
 - SITES NOT RECOMMENDED FOR MOUNTING WR2 SENSOR
- NOTES:
1. SENSOR MAY BE MOUNTED ON FENCE, FENCE POST OR ON GUTTER OF HOUSE.
2. SENSOR SHOULD NOT BE MOUNTED UNDER TREES, IN AREAS AFFECTED BY SPRINKLER SYSTEM OR UNDER EAVE OF HOUSE.

WR2 WIRELESS RAIN SENSOR LOCATION
SCALE: N.T.S.



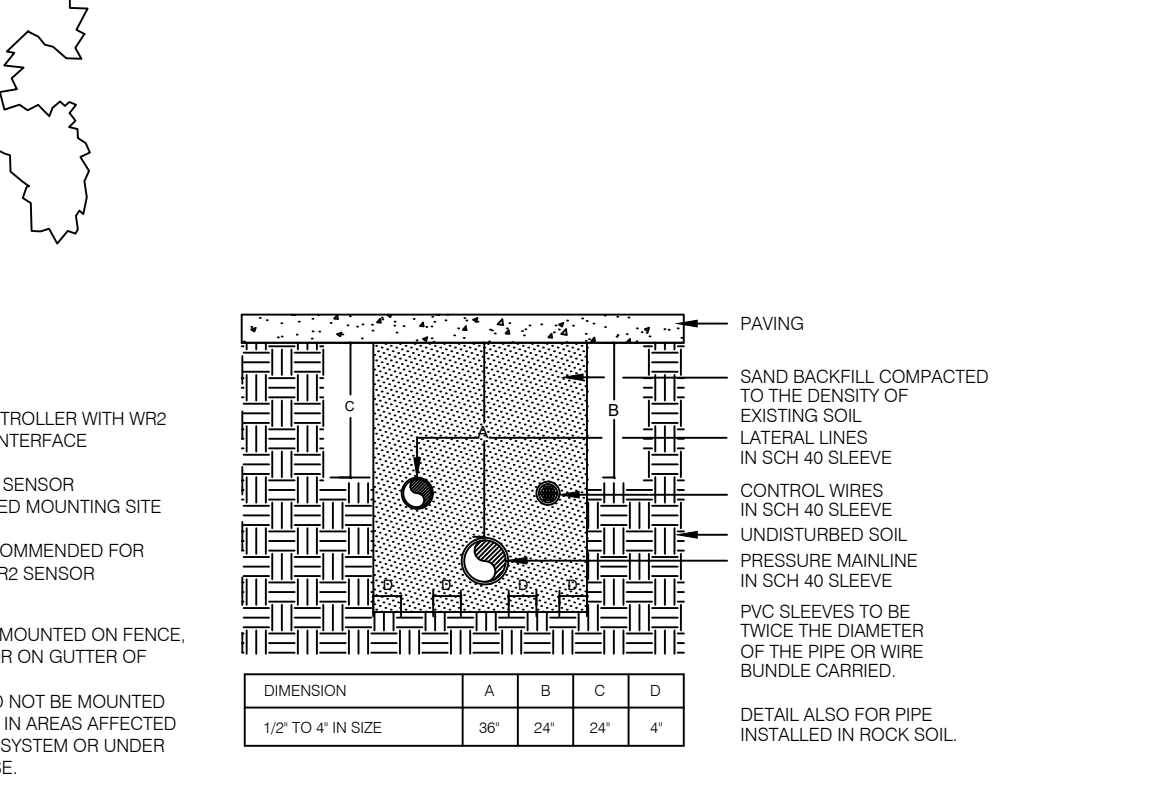
- PLANT MATERIAL (TYPICAL)
- 4'-0" SQUARE RAISED PLANTER
- 2"-3" DEPTH OF MULCH
- ON-SURFACE DRIPLINE
- RAIN BIRD XFF SERIES DRIPLINE (TYPICAL)
- POTABLE XFD DRIPLINE
- NON-POTABLE XFF DRIPLINE
- 1/2"-INCH ELL
- RAIN BIRD EASY FIT COMPRESSION FITTING MIDDLE
- 1/2"-INCH POLYETHYLENE DISTRIBUTION TUBING
- RAIN BIRD XFF SERIES BLANK TUBING
- BARB FEMALE ADAPTER
- XFD-FA-075
- PVC MALE ADAPTER
- 3/4"-INCH PVC RISER (LENGTH AS NECESSARY)
- FILTER FABRIC
- PVC SCH 40 FEMALE ADAPTOR
- LATERAL PIPE
- REMOTE CONTROL VALVE
- RAIN BIRD LVF-075 (INCLUDED IN XCZF-100-PRF KIT)
- 3/4"-INCH DIA. TEE OR ELL TO MANIFOLD
- 3"-INCH MINIMUM DEPTH OF 3/4"-INCH WASHED GRAVEL

DRIPLINE RAISED PLANTER
SCALE: N.T.S.



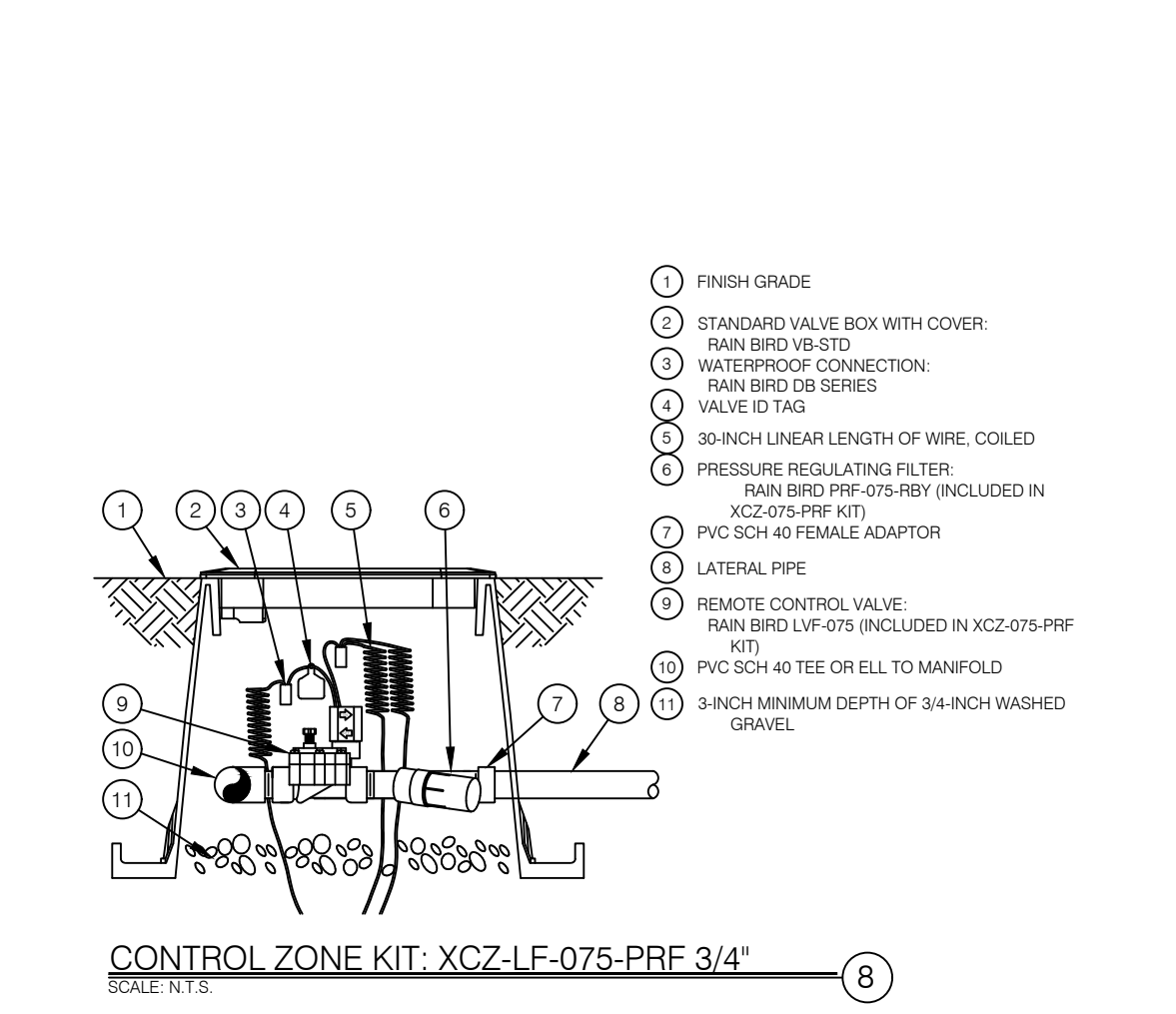
- 4"-INCH LOCKING RACK (INCLUDED)
- BUBBLER
- RAIN BIRD 1402 0.5 GPM (INCLUDED)
- ROOT WATERING SYSTEM
- RAIN BIRD RWS-1402
- INCLUDES 1402 0.5 GPM BUBBLER WITH RISER, GRATE, SWING ASSEMBLY, 1/2" MALE NPT INLET, AND BASKET (CANISTER)
- FINISH GRADE/TOP OF MULCH
- OPTIONAL RWS SAND SOCK (RWS-SOCK) FOR SANDY SOILS
- 1/2"-INCH POLY SWING PIPE (INCLUDED)
- 1/2"-INCH SPIRAL BARB ELBOW (INCLUDED)
- 1/2"-INCH SWING ASSEMBLY (INCLUDED)
- 1/2"-INCH MALE NPT INLET (INCLUDED)
- PVC SCH 40 TEE OR ELL
- RAIN BIRD OR POLYETHYLENE LATERAL PIPE
- 4" WIDE X 36" LONG RIGID BASKET WEAVE CANISTER (INCLUDED)
- 1/2"-INCH STRAIGHT SPIRAL BARB FITTING (1 OF 2, INCLUDED)

ROOT WATERING SYSTEM RWS SERIES
SCALE: N.T.S.



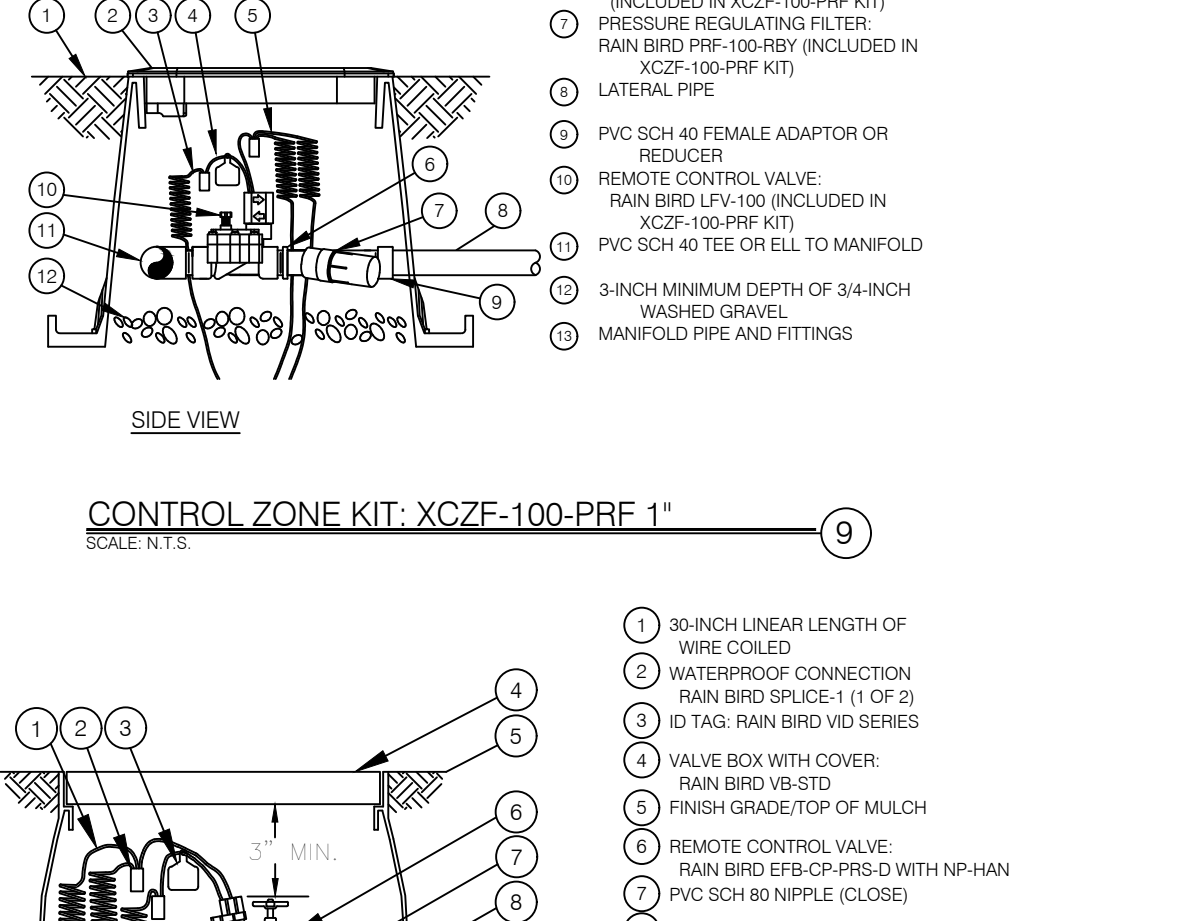
- FINISH GRADE/TOP OF MULCH
- ROOT WATERING SYSTEM
- RAIN BIRD RWS SERIES
- (1 OF 2 SHOWN, MORE POSSIBLE)
- SWING ASSEMBLY (INCLUDED)
- (1 OF 2 SHOWN, MORE POSSIBLE)
- 1/2"-INCH MALE NPT INLET (INCLUDED)
- (1 OF 2 SHOWN, MORE POSSIBLE)
- PVC SCH 40 TEE OR ELL
- (1 OF 2 SHOWN, MORE POSSIBLE)
- PVC OR POLYETHYLENE LATERAL PIPE
- OPTIONAL RWS SAND SOCK (RWS-SOCK) FOR SANDY SOILS (1 OF 2 SHOWN, MORE POSSIBLE)
- PLANT ROOT BALL

RWS INSTALLATION FOR TREES
SCALE: N.T.S.



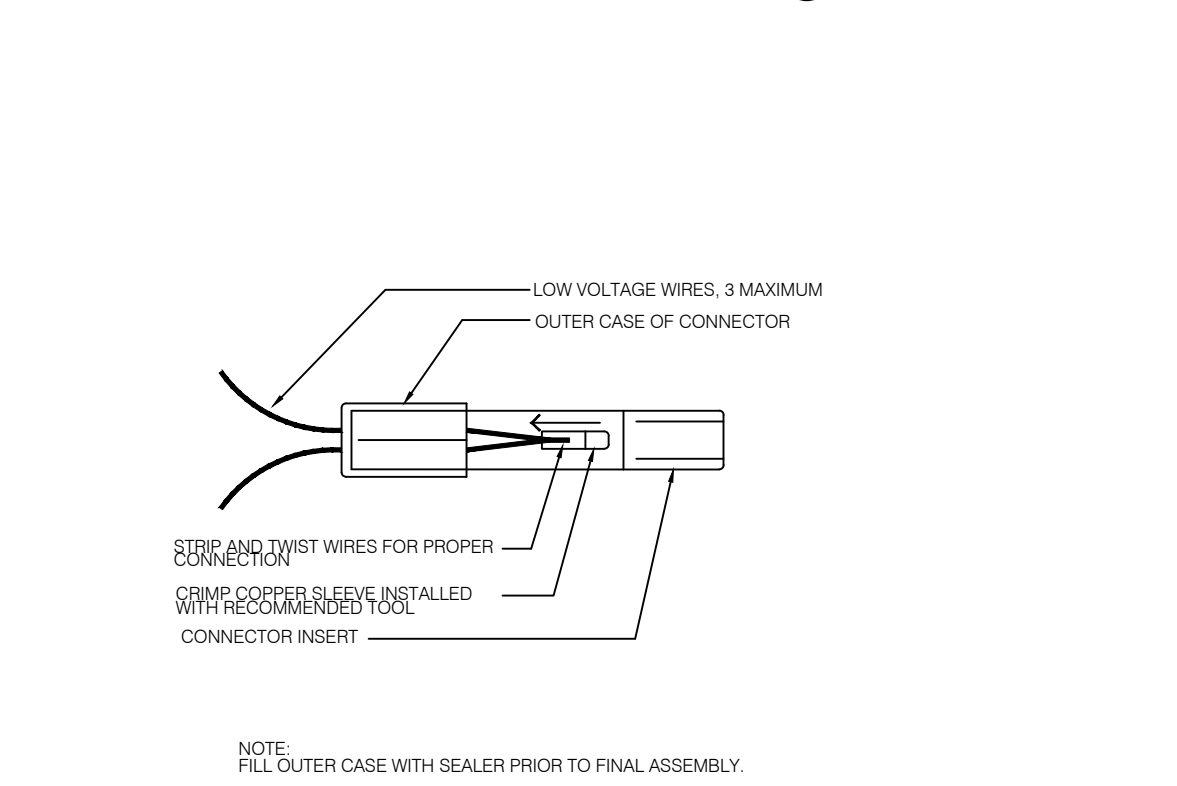
- FINISH GRADE
- STANDARD VALVE BOX WITH COVER
- RAIN BIRD V8 STD
- WATERPROOF CONNECTION
- RAIN BIRD DS SERIES VALVE ID TAG
- 30"-INCH LINEAR LENGTH OF WIRE, COILED
- 1 1/2" X 1" REDUCING COUPLING (INCLUDED IN XCZF-100-PRF KIT)
- PRESSURE REGULATING FILTER
- RAIN BIRD PRF-100-RBY (INCLUDED IN XCZF-100-PRF KIT)
- LATERAL PIPE
- PVC SCH 40 FEMALE ADAPTOR OR REDUCER
- REMOTE CONTROL VALVE
- RAIN BIRD LVF-100 (INCLUDED IN XCZF-100-PRF KIT)
- PVC SCH 40 TEE OR ELL TO MANIFOLD
- 3"-INCH MINIMUM DEPTH OF 3/4"-INCH WASHED GRAVEL
- MANIFOLD PIPE AND FITTINGS

CONTROL ZONE KIT: XCZF-100-PRF 1"
SCALE: N.T.S.



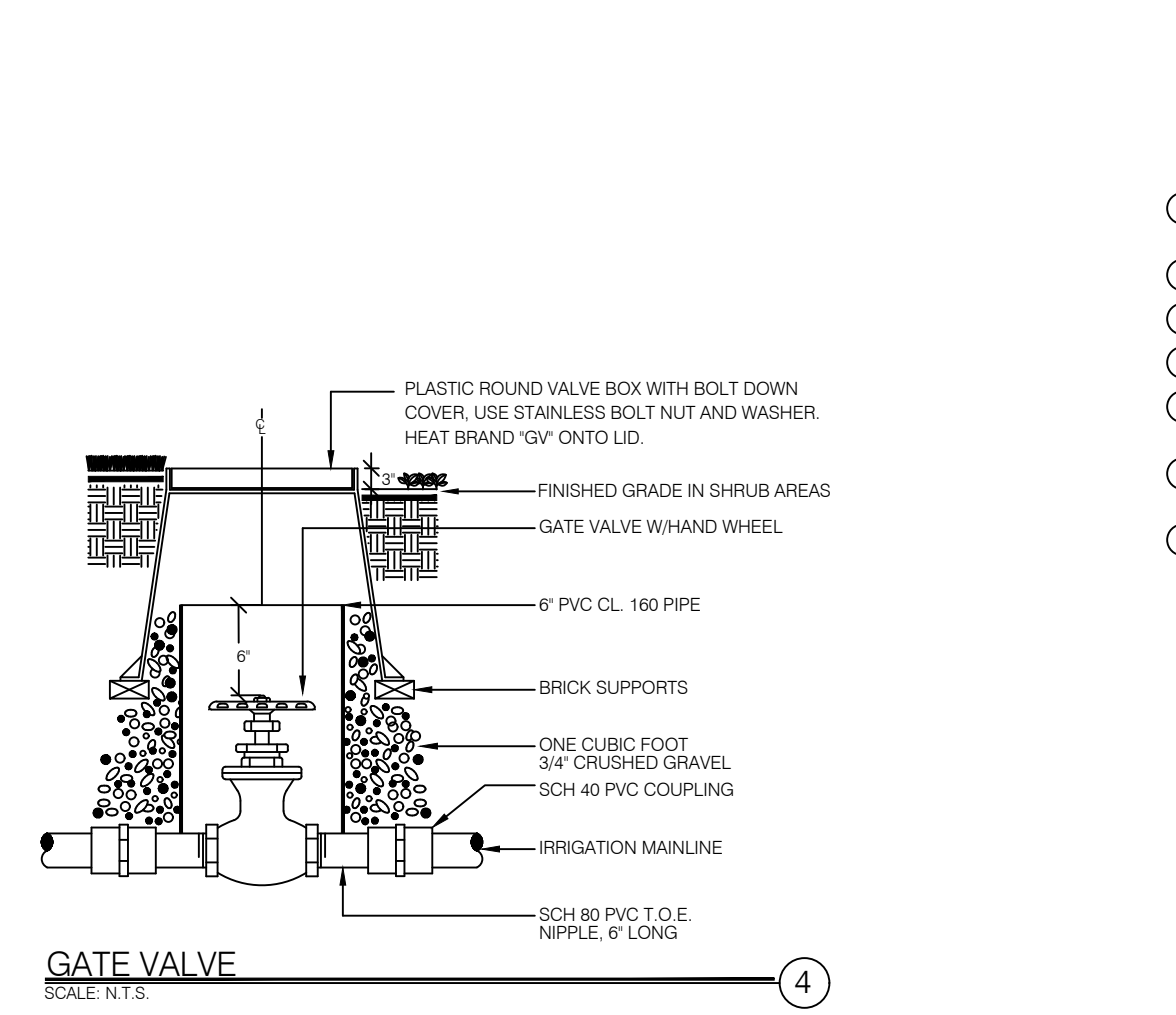
- FINISH GRADE/TOP OF MULCH
- QUICK-COUPLING VALVE
- RAIN BIRD MODEL 500-PP
- VALVE BOX WITH COVER
- RAIN BIRD V8-STD
- FINISH GRADE/TOP OF MULCH
- REMOTE CONTROL VALVE
- RAIN BIRD EFB-CP-RS-D WITH NP-HAN
- PVC SCH 80 NIPPLE (CLOSE)
- PVC SCH 40 ELL
- 3/4"-INCH NIPPLE (LENGTH AS REQUIRED)
- BLOCK (1 OF 2)
- PVC MANLINE PIPE
- SCH 80 NIPPLE (2"-INCH LENGTH, HIDDEN AND SCH 40 ELL)
- PVC SCH 40 TEE OR ELL
- PVC SCH 40 MALE ADAPTER
- PVC LATERAL PIPE
- 3.0"-INCH MINIMUM DEPTH OF 3/4"-INCH WASHED GRAVEL

REMOTE-CONTROL VALVE EFB-CP SERIES
SCALE: N.T.S.



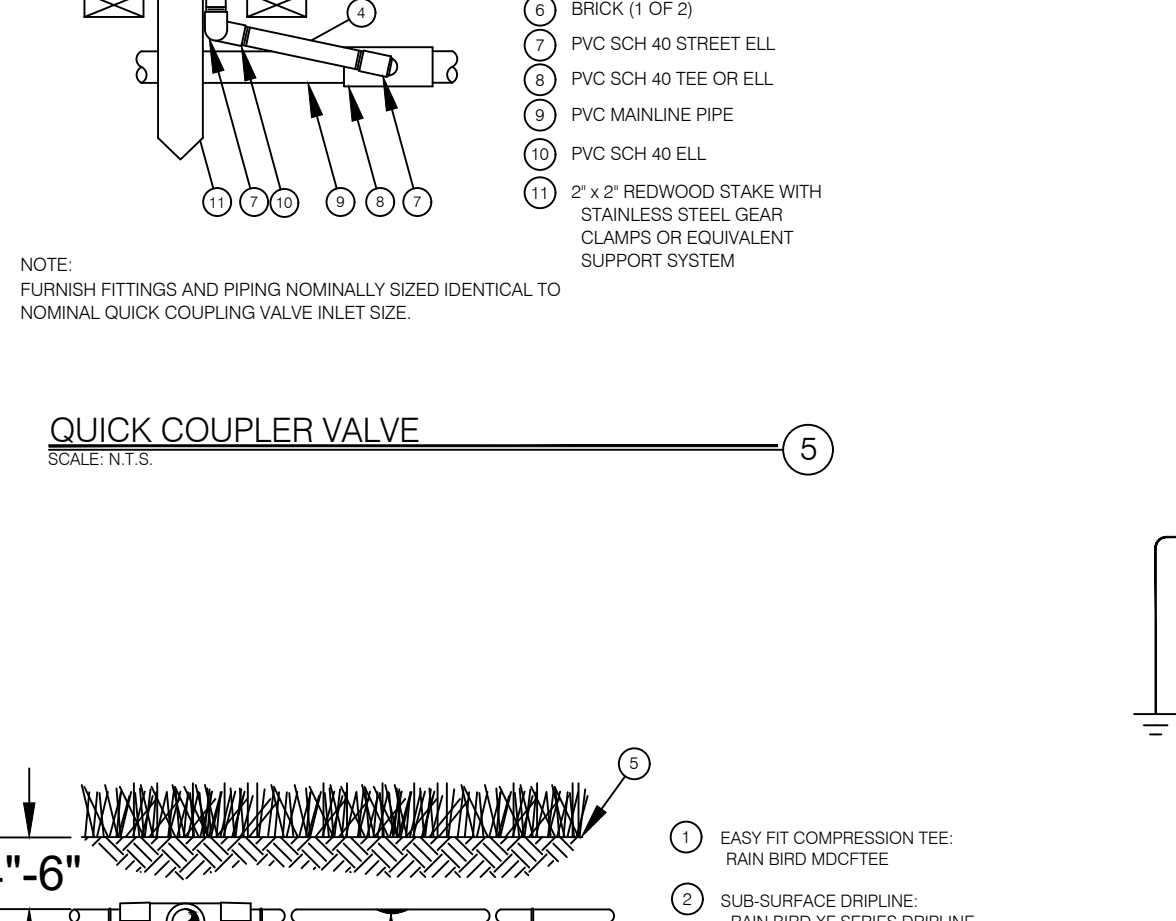
- LOW VOLTAGE WIRES, 3 MAXIMUM
 - OUTER CASE OF CONNECTOR
 - STRIP AND TWIST WIRES FOR PROPER
 - COPPER SLEEVE INSTALLED WITH RECOMMENDED TOOL
 - CONNECTOR INSERT
- NOTE:
FILL OUTER CASE WITH SEALER PRIOR TO FINAL ASSEMBLY.

WIRE CONNECTION
SCALE: N.T.S.



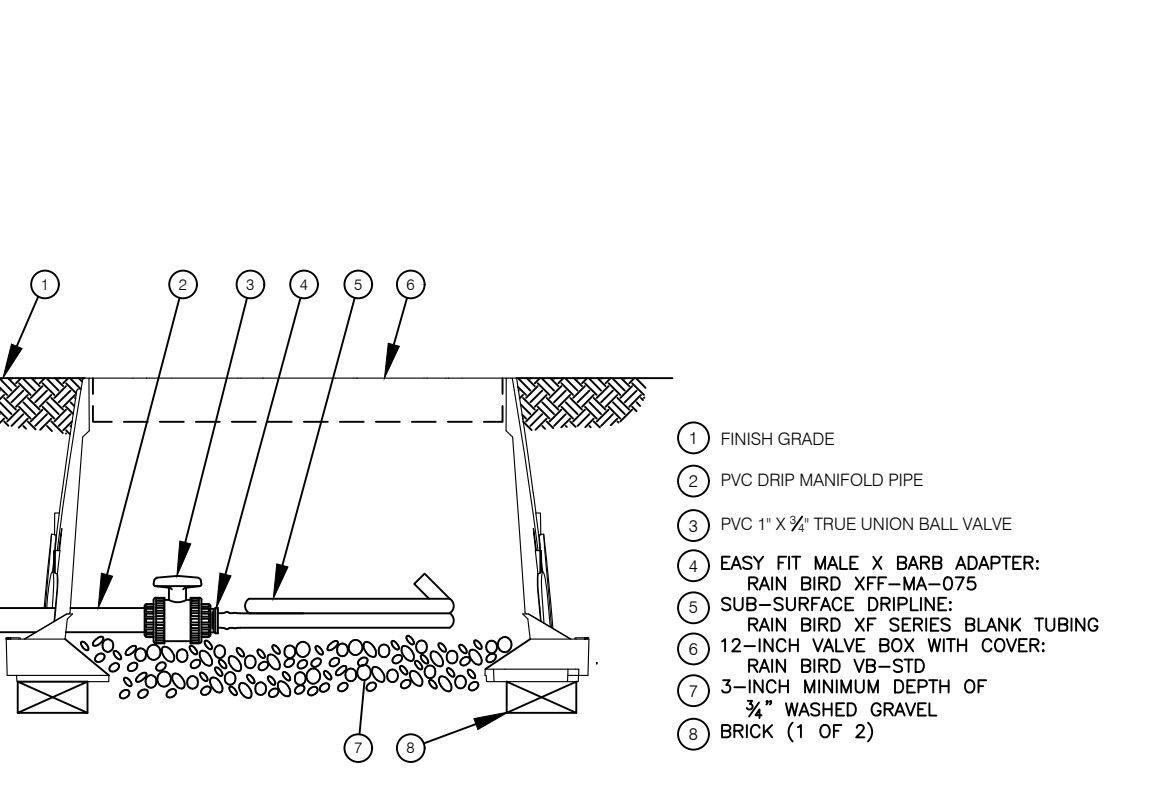
- FINISH GRADE
- STANDARD VALVE BOX WITH COVER
- RAIN BIRD V8 STD
- WATERPROOF CONNECTION
- RAIN BIRD DS SERIES VALVE ID TAG
- 30"-INCH LINEAR LENGTH OF WIRE, COILED
- 1 1/2" X 1" REDUCING COUPLING (INCLUDED IN XCZF-100-PRF KIT)
- PRESSURE REGULATING FILTER
- RAIN BIRD PRF-100-RBY (INCLUDED IN XCZF-100-PRF KIT)
- LATERAL PIPE
- PVC SCH 40 FEMALE ADAPTOR OR REDUCER
- REMOTE CONTROL VALVE
- RAIN BIRD LVF-075 (INCLUDED IN XCZF-100-PRF KIT)
- 3/4"-INCH DIA. TEE OR ELL TO MANIFOLD
- 3"-INCH MINIMUM DEPTH OF 3/4"-INCH WASHED GRAVEL

GATE VALVE
SCALE: N.T.S.



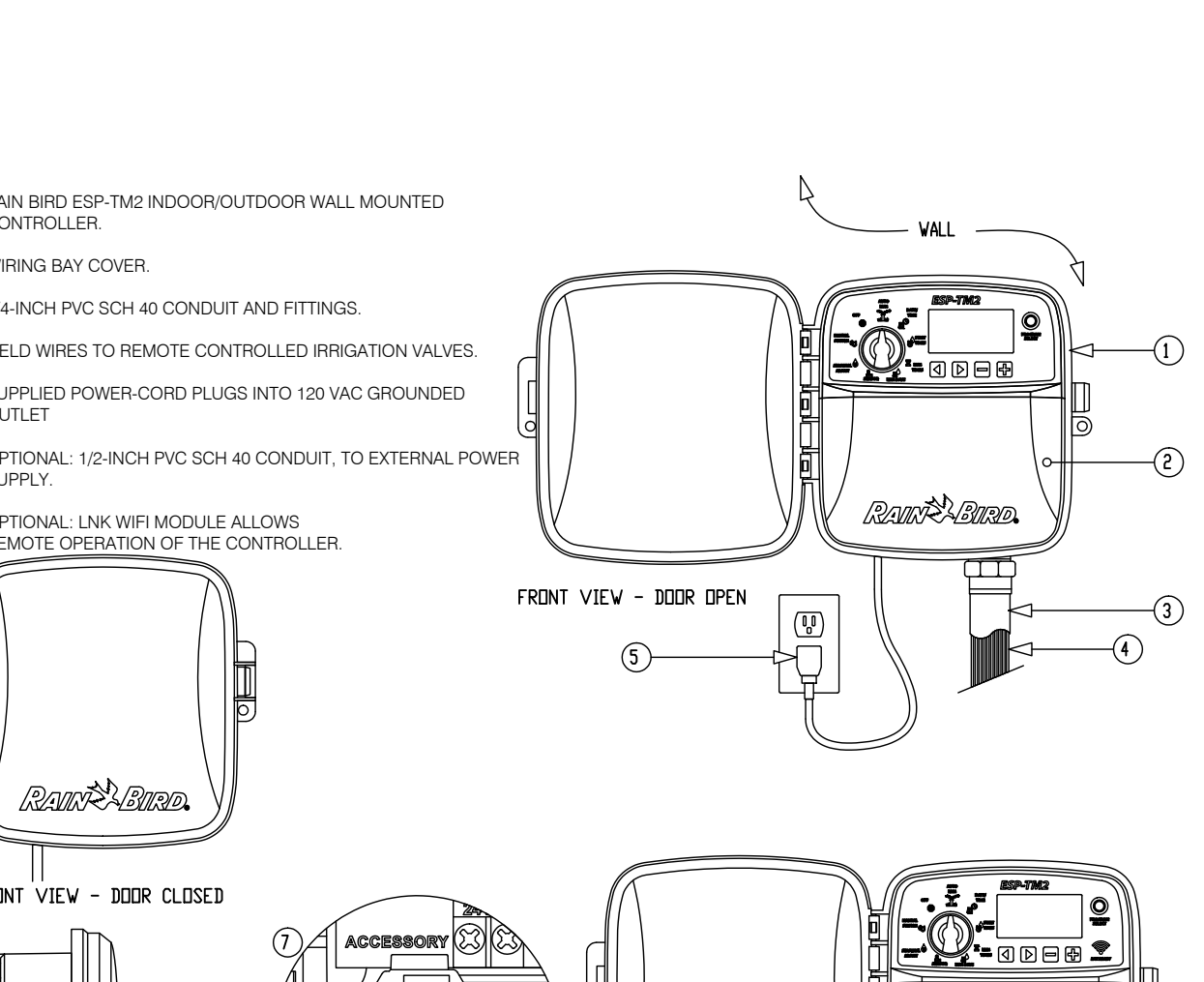
- FINISH GRADE/TOP OF MULCH
- QUICK-COUPLING VALVE
- RAIN BIRD MODEL 500-PP
- VALVE BOX WITH COVER
- RAIN BIRD V8-STD
- FINISH GRADE/TOP OF MULCH
- REMOTE CONTROL VALVE
- RAIN BIRD EFB-CP-RS-D WITH NP-HAN
- PVC SCH 80 NIPPLE (CLOSE)
- PVC SCH 40 ELL
- 3/4"-INCH NIPPLE (LENGTH AS REQUIRED)
- BLOCK (1 OF 2)
- PVC MANLINE PIPE
- SCH 80 NIPPLE (2"-INCH LENGTH, HIDDEN AND SCH 40 ELL)
- PVC SCH 40 TEE OR ELL
- PVC SCH 40 MALE ADAPTER
- PVC LATERAL PIPE
- 3.0"-INCH MINIMUM DEPTH OF 3/4"-INCH WASHED GRAVEL

QUICK COUPLER VALVE
SCALE: N.T.S.



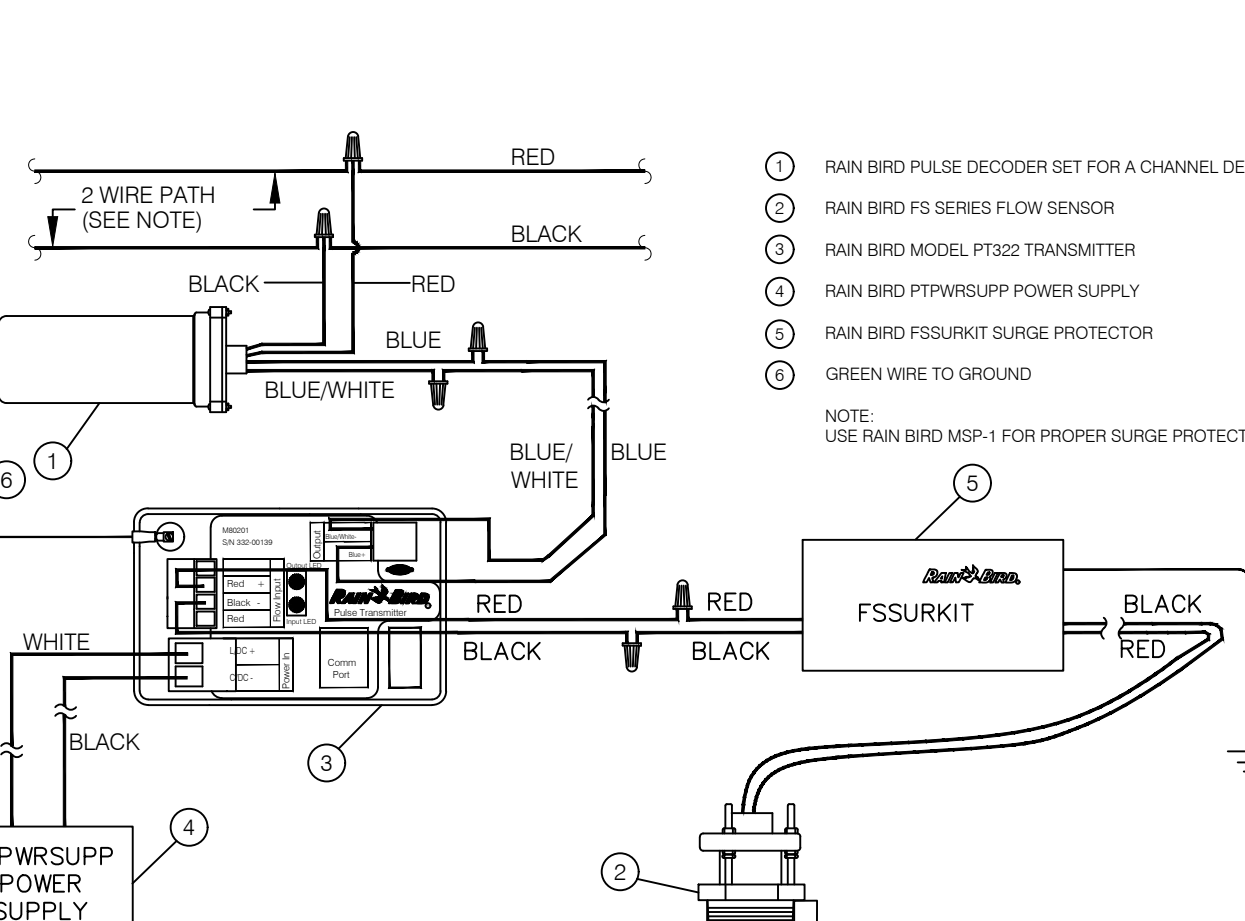
- FINISH GRADE
- PVC DRP MANIFOLD PIPE
- TRUE UNION BALL VALVE
- EASY FIT MALE X BARB ADAPTER
- RAIN BIRD XFF-MA-075
- SUB-SURFACE DRIPLINE
- RAIN BIRD XFF SERIES BLANK TUBING
- 12"-INCH VALVE BOX WITH COVER
- RAIN BIRD V8-STD
- 3"-INCH MINIMUM DEPTH OF 3/4"-INCH WASHED GRAVEL
- BRICK (1 OF 2)

XFS SUB-SURFACE DRIPLINE BURIAL
SCALE: N.T.S.



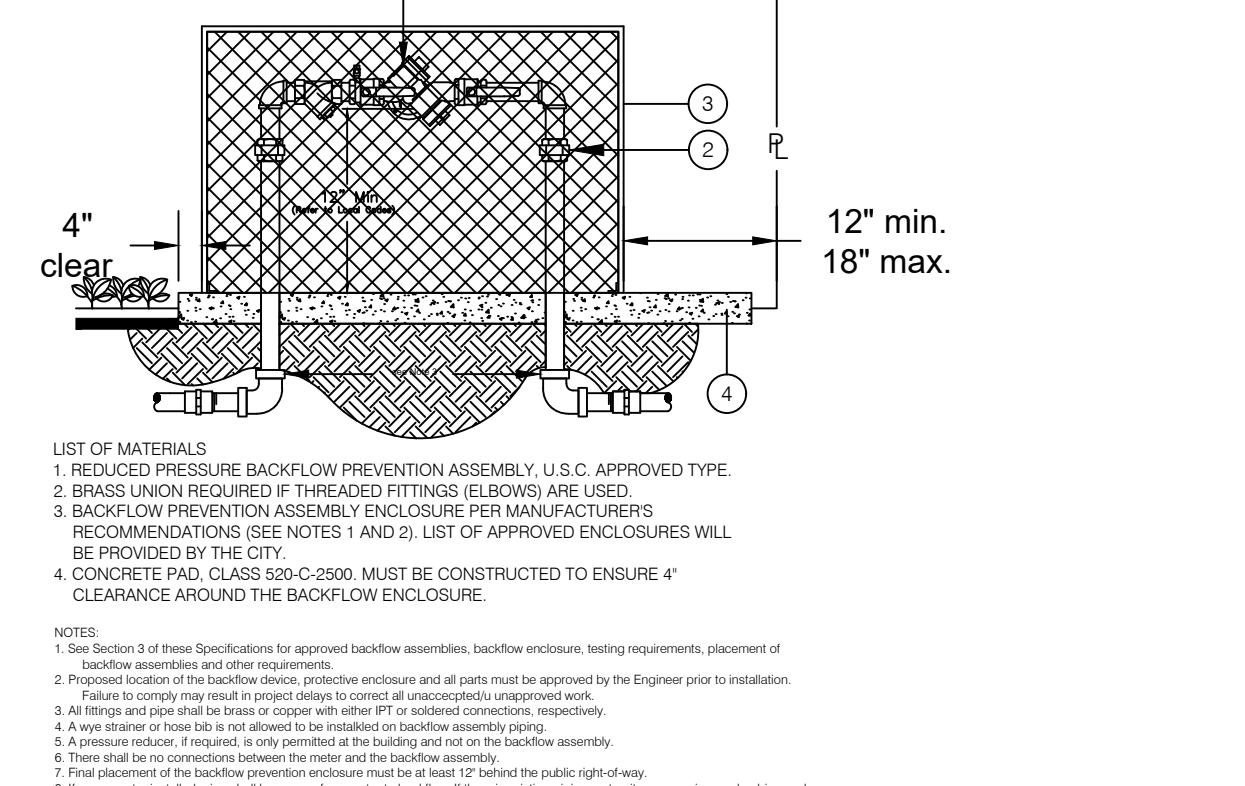
- RAIN BIRD ESP-TM2 INDOOR/OUTDOOR WALL MOUNTED CONTROLLER
- WIRING BAY COVER
- 3/4"-INCH PVC SCH 40 CONDUIT AND FITTINGS
- FIELD WIRES TO REMOTE CONTROLLED IRRIGATION VALVES
- SUPPLIED POWER-CORD PLUGS INTO 120 VAC GROUNDED OUTLET
- OPTIONAL: 1/2"-INCH PVC SCH 40 CONDUIT, TO EXTERNAL POWER SUPPLY
- OPTIONAL LINK WIRING MODULE ALLOWS REMOTE OPERATION OF THE CONTROLLER

ESP-TM2 CONTROL SYSTEM (IN DOOR/OUT DOOR)
SCALE: N.T.S.



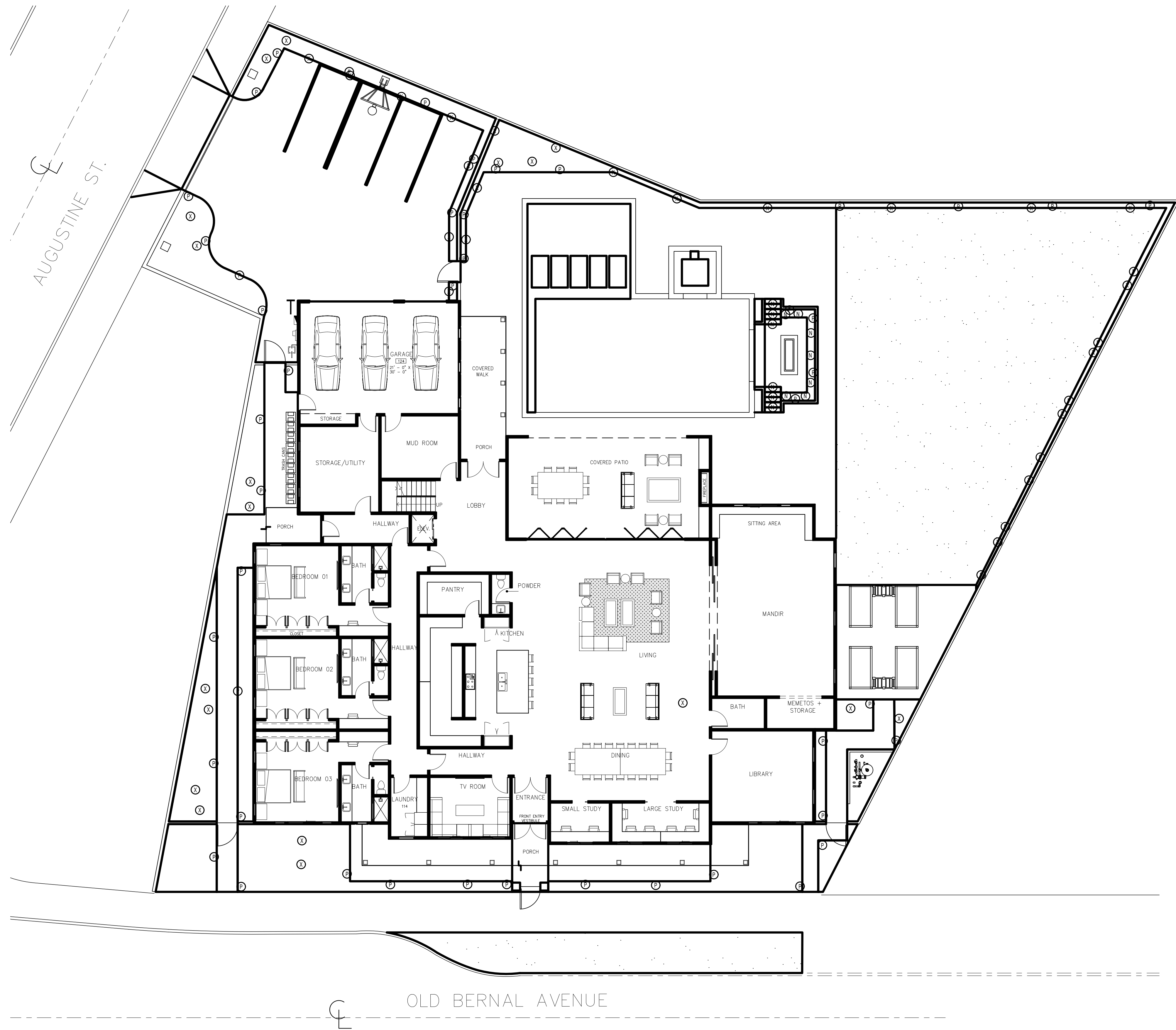
- RAIN BIRD PULSE DECODER SET FOR A CHANNEL DEC-PAL
 - RAIN BIRD FS SERIES FLOW SENSOR
 - RAIN BIRD MODEL PT322 TRANSMITTER
 - RAIN BIRD PTPWRSUPP POWER SUPPLY
 - RAIN BIRD FSSURKIT SURGE PROTECTOR
 - GREEN WIRE TO GROUND
- NOTE:
USE RAIN BIRD MSP-1 FOR PROPER SURGE PROTECTION

FLOW SENSOR TWO-WIRE COMMUNICATION
SCALE: N.T.S.



- FINISH GRADE
- PVC DRP MANIFOLD PIPE
- TRUE UNION BALL VALVE
- EASY FIT MALE X BARB ADAPTER
- RAIN BIRD XFF-MA-075
- SUB-SURFACE DRIPLINE
- RAIN BIRD XFF SERIES BLANK TUBING
- 12"-INCH VALVE BOX WITH COVER
- RAIN BIRD V8-STD
- 3"-INCH MINIMUM DEPTH OF 3/4"-INCH WASHED GRAVEL
- BRICK (1 OF 2)

3/4" THROUGH 2 1/2" REDUCED PRESSURE BACKFLOW PREVENTION ASSEMBLY
SCALE: N.T.S.

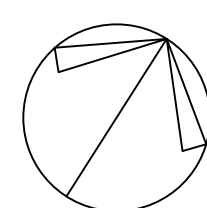
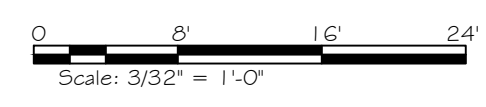


LOW VOLTAGE LIGHTING KEY

SYMBOL	DESCRIPTION	QTY
Ⓛ	VOLT 6" UNDERCOVER HARDSCAPE LIGHT-VHS-668-4-BBZ	13
Ⓟ	VOLT TOP DOG SCOTTY MINI INNOVATOR BRASS PATH & AREA LIGHT-VPL-398	51
Ⓢ	VOLT TOP DOG SCOTTY MINI BRASS SPOTLIGHT-VAL-1183	39
T	VOLT PRO 1200 WATT 12-22V MULTI-TAP TRANSFORMER (VERIFY LOCATION IN FIELD)	1
---	12-2 LOW VOLTAGE LIGHTING WIRE DIRECT BURIAL (SHOWN DIAGRAMATICALLY - RUN IN CONDUIT UNDER PAVING)	UP TO 200'

LIGHTING PLAN

NOTE: PLAN IS SHOWN DIAGRAMATICALLY.



NORTH

REVISIONS	BY

STUJO 317 DESIGNS
 2500 E IMPERIAL HWY UNIT 149A
 BREA, CA 92821
 (909) 365-0702

LIGHTING PLAN

PATEL RESIDENCE
 231 OLD BERNAL AVENUE
 PLEASANTON, CA 94566

DATE	JUNE 2, 2025
SCALE	AS SHOWN
DRAWN BY	AMBER URENA
SHEET	LL-1

PRODUCT SPECIFICATIONS Project Name _____ Date _____

VOLT Type or Model _____ Qty _____

VOLT® Low Voltage Landscape Lighting

VOLT® Top Dog Scotty Mini Innovator Brass Path & Area Light- VPL-398

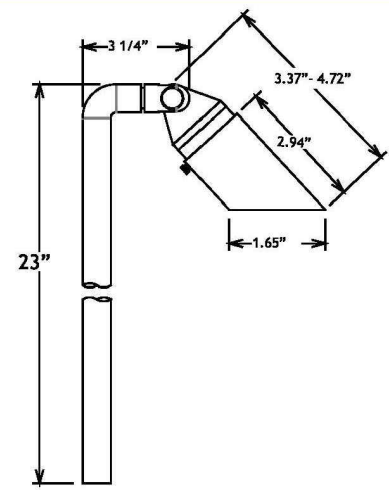
PRODUCT DESCRIPTION

A cutting-edge outdoor lighting fixture that seamlessly merges the best of both worlds: the height of a classic path light and the directional focus of a miniature spotlight.

With its innovative design, this fixture features a tall stem that ensures widespread illumination like a traditional path light, while the fully adjustable glare guard and knuckle allow for precision aiming, enabling you to highlight specific points of interest with remarkable accuracy. Crafted with solid brass construction and adorned with a pre-aged bronze finish, this luminaire not only radiates durability but also evolves with grace, forming a natural patina that enhances its charm as it ages over time.



PRODUCT DIMENSIONS



SPECIFICATIONS

- **Construction:** Brass
- **Finish:** Bronze
- **Lead Wire:** 18 AWG
- **Lens:** Clear flat glass
- **Light Source:** MR11 (LED or Halogen)
- **Operating Voltage:** 12VAC
- **Powered by:** VOLT's Low Voltage Transformer

WARRANTY

Lifetime Warranty

CERTIFICATIONS



FEATURES & BENEFITS

- Solid Brass Construction.
- Pre-aged finish; no powder coating, paint or finish to wear off or peel - just natural patina that does not corrode.
- Beryllium copper socket more corrosion resistant than copper.
- Silicone plug at lead wire exit prevents ground moisture and insects from entering luminaire through the stem.
- Pressure rubber gasket for a moisture tight design

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PRODUCT SPECIFICATIONS Project Name _____ Date _____

VOLT Type or Model _____ Qty _____

VOLT® Low Voltage Landscape Lighting

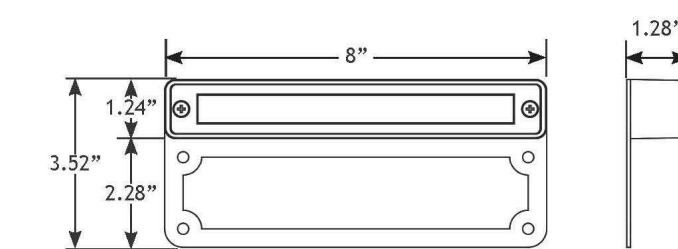
6" Undercover Hardscape Light - VHS-668-4-BBZ

Product Description

VOLT's Undercover Hardscape light is truly a one-of-a-kind pro-grade, quality landscape lighting fixture. This low voltage light is best used in areas that require a low profile light fixture that illuminates downward. Example applications include railings, retaining walls, counter tops (for outdoor kitchens) and even property walls/fences. These luminaires are constructed of high quality solid cast brass, with premium internal components as well. This fixture is completely sealed to protect from moisture and the environment. The frosted lens provides for a beautifully even soft light that compliments any application.



Product Dimensions



Specifications

- **Construction:** Brass
- **Finish:** Bronze
- **Lead Wire:** 4' (standard) or 25' (optional) 16AWG
- **Mounting (included):** mounting plate with 4 screw holes
- **Lens:** Frosted lens
- **Light Source (sold separately):** Bi-pin (LED or Halogen)
- **Operating Voltage:** 12VAC
- **Powered by:** VOLT's Low Voltage Transformer

Features & Benefits

- Solid Brass Construction
- Pre-aged finish; a natural patina that does not corrode
- Beryllium copper socket - more corrosion resistant than copper
- Protective brass tube to protect lead wire from crushing when installed in stone, concrete or masonry
- Frosted lens for smooth photometric results

Warranty

Lifetime Warranty

Certifications



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PRODUCT SPECIFICATIONS Project Name _____ Date _____

VOLT Type or Model _____ Qty _____

VOLT® Low Voltage Landscape Lighting

VOLT® Top Dog Scotty Mini Brass Spotlight - VAL-1183

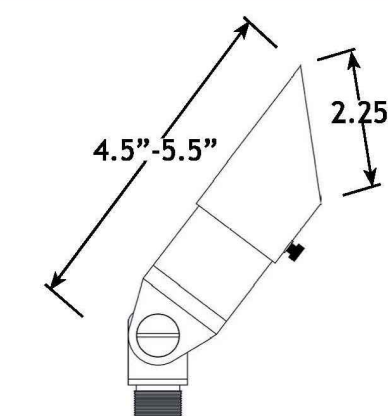
PRODUCT DESCRIPTION

Crafted with meticulous attention to detail, this spotlight boasts a solid brass construction, ensuring unrivaled durability and a timeless appeal. The pre-aged bronze finish adds a touch of sophistication, seamlessly integrating with your landscape design. Fully adjustable glare guard and knuckle provide precision aiming, allowing you to highlight your favorite garden or architectural features with pinpoint accuracy.

Designed to withstand the elements, this spotlight features a moisture-tight design, ensuring reliable operation even in challenging weather conditions. Its smaller footprint allows for easy concealment, creating a hidden light source that magically enhances the beauty of your surroundings. It's no wonder the VOLT® Top Dog Scotty Mini Brass Spotlight has been a customer favorite!



PRODUCT DIMENSIONS



SPECIFICATIONS

- **Construction:** Brass
- **Finish:** Bronze
- **Lead Wire:** 18 AWG
- **Lens:** Clear flat glass
- **Light Source:** MR11 (LED or Halogen)
- **Operating Voltage:** 12VAC
- **Powered by:** VOLT's Low Voltage Transformer
- **Mounting:** Hub Stake

WARRANTY

Lifetime Warranty

CERTIFICATIONS



FEATURES & BENEFITS

- Solid Brass Construction.
- Pre-aged finish; no powder coating, paint or finish to wear off or peel - just natural patina that does not corrode.
- Beryllium copper socket more corrosion resistant than copper.
- Silicone plug at lead wire exit prevents ground moisture and insects from entering luminaire through the stem.
- Water Tight Double Silicone O-Ring - keeps water from entering luminaire.
- Extra-long (1-inch) strip resistant threading and solid brass locknut provide superior mounting stability.
- Heavy duty adjustable knuckle and adjustable glare guard- allows light to be positioned.

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PRODUCT SPECIFICATIONS Project Name _____ Date _____

VOLT Type or Model _____ Qty _____

VOLT® Low Voltage Landscape Lighting

Pro 900 & 1200 Watt 12-22V Multi-Tap Transformer

Product Description

VOLT® 12-22V Landscape Lighting Transformers feature top-of-the-line internal and external components for professional results and commercial reliability. The extra large voltage taps make these truly the perfect solution for large landscape lighting systems - especially those with very long (or heavily loaded) wire runs. The extremely reliable, efficient, and quiet toroidal magnetic core lasts a lifetime. The transformer also runs cooler than conventional laminated magnetic types. The solid stainless steel body further ensures that this transformer will never corrode. The 12-22 volt taps provide the ability to compensate for voltage loss. For example, using the 22 volt tap, you could install up to 60W of LED lights with a wire run of 600 ft. of #10/2 cable! (Note - we don't advise planning for such long runs - better to relocate your transformer). The 22 volt tap also allows you to increase your transformer load on shorter runs. For example, with a 150 ft. run using #10/2 - you can load up to 140W of LED lights. Easily one of the best low voltage transformers on the market. Don't settle on any lesser quality! Order your commercial-grade low voltage transformer today from VOLT®



Features & Benefits

- Highly efficient toroidal core* - runs cooler, generates less noise, with less voltage loss under load.
- Unique color-coded wire markers for easy maintenance and troubleshooting.
- Extra-large voltage taps (UL 1838 compliant) - to accommodate landscape lighting systems of any size.
- Available in 900w and 1200w capacities
- Includes a photocell and timer receptacle.
- ETL Listed for both indoor and outdoor use.

Specifications

- **Housing:** Non-brushed 304 stainless steel with removable cover
- **Power Cord:** 60" black 18AWG SJTW cord and plug set
- **Input Voltage:** 120V
- **Voltage Taps:**
 - 12-22V
- **Primary Circuit Protection:** Automatic (auto reset) thermal breaker in core
- **Secondary Circuit Protection:**
 - (3) 25A magnetic circuit breakers (900w)
 - (4) 25A magnetic circuit breakers (1200w)

Warranty

Lifetime Warranty

Certifications



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www.voltlighting.com

REVISIONS BY

STUJO 317 DESIGNS
2500 E IMPERIAL HWY UNIT 149A
BREA, CA 92821
(909) 365-0702

LIGHTING DETAILS

PATEL RESIDENCE
231 OLD BERNAL AVENUE
PLEASANTON, CA 94566

DATE

JUNE 2, 2025

SCALE

AS SHOWN

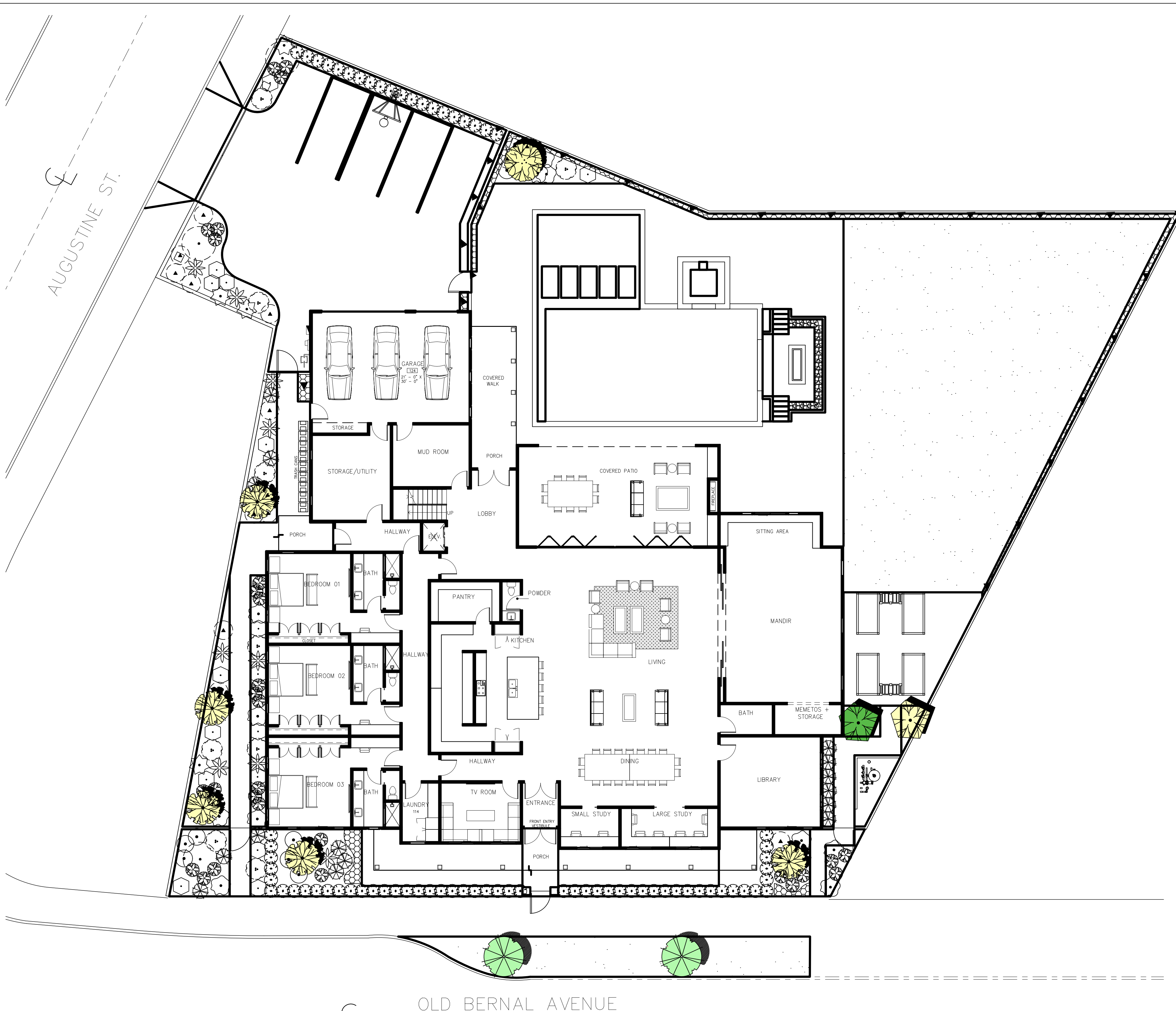
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AMBER URENA

SHEET

LL-2

9 OF 12

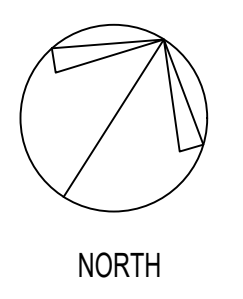
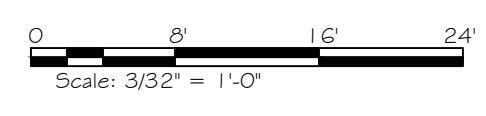


PLANTING LEGEND

TREES	SIZE & QUAN.	HEIGHT @MATURITY	WUCOLS
PLATANUS ACERIFOLIA 'COLUMBIA' COLUMBIA PLANE TREE	24" BOX/ 5 EA.	15'-20' HT.	LOW
OLEA EUROPAEA 'MAJESTIC BEAUTY' FRUITLESS OLIVE TREE	24" BOX/ 1 EA.	15'-20' HT.	LOW
CITRUS X SINENSIS ORANGE TREE	24" BOX/ 1 EA.	15'-20' HT.	LOW
CITRUS LEMON 'MEYER IMPROVED' IMPROVED MEYER LEMON	24" BOX/ 1 EA.	15'-20' HT.	LOW
PRUNUS CAROLINIANA CAROLINA CHERRY LAUREL	24" BOX/ 2 EA.	15'-20' HT.	LOW
EXISTING TREE TO REMAIN			
SHRUBS	SIZE & QUAN.	HEIGHT @MATURITY	WUCOLS
LAURUS NOBILIS SWEET BAY	15 GAL./ 72 EA.	5-8 FT.	LOW
ARCTOSTAPHYLOS 'SUNSET' SUNSET MANZANITA	5 GAL./ 29 EA.	3-4 FT.	LOW
CEANOTHUS CONCHA CALIFORNIA LILAC	5 GAL./ 7 EA.	3-4 FT.	LOW
MYRTUS COMMUNIS TRUE MYRTLE	5 GAL./ 4 EA.	2-3 FT.	LOW
LAVANDULA ANGUSTIFOLIA ENGLISH LAVENDER	5 GAL./ 19 EA.	3-4 FT.	LOW
PEROVSKIA ATRIPLICFOLIASHAW'S RUSSIAN SAGE	5 GAL./ 16 EA.	1.5-2 FT.	LOW
WESTRINGIA FRUTICOSA COAST ROSEMARY	5 GAL./ 11 EA.	6 FT.	LOW
DIANELLA REVOLUTA 'ALLYN-CITATION' COOLVISTA DIANELLA	5 GAL./ 15 EA.	1-2 FT.	LOW
PHORMIUM TENAX 'AMAZING RED' NEW ZEALAND FLAX	1 GAL./ 13 EA.	1-2 FT.	LOW
ROSMARINUS OFFICINALIS ROSEMARY	1 GAL./ 16 EA.	12"-18"	LOW
SEDUM RUPESTRE 'ANGELINA' ANGELINA STONE CROP	1 GAL.@ 18"O.C./ 185 EA.	1-1.5 FT.	LOW
LIPPIA HYBRID KURAPIA	SOD / 3780 SF.	1-1.5 FT.	LOW
VINES	SIZE & QUAN.	HEIGHT @MATURITY	WUCOLS
FICUS PUMILA CREEPING FIG	5 GAL./ 11 EA.	CLIMBING	LOW

PLANTING PLAN

NOTE: PLAN IS SHOWN DIAGRAMMATICALLY.



REVISIONS	BY

STUJO 317 DESIGNS
 2500 E IMPERIAL HWY UNIT 149A
 BREA, CA 92821
 (909) 365-0702

PLANTING PLAN

PATEL RESIDENCE
 231 OLD BERNAL AVENUE
 PLEASANTON, CA 94566

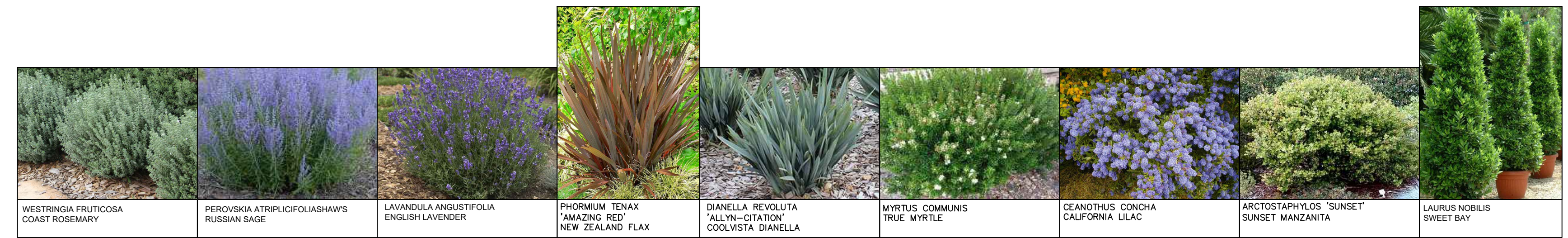
DATE	JUNE 2, 2025
SCALE	AS SHOWN
DRAWN BY	AMBER URENA
SHEET	

REVISIONS	BY

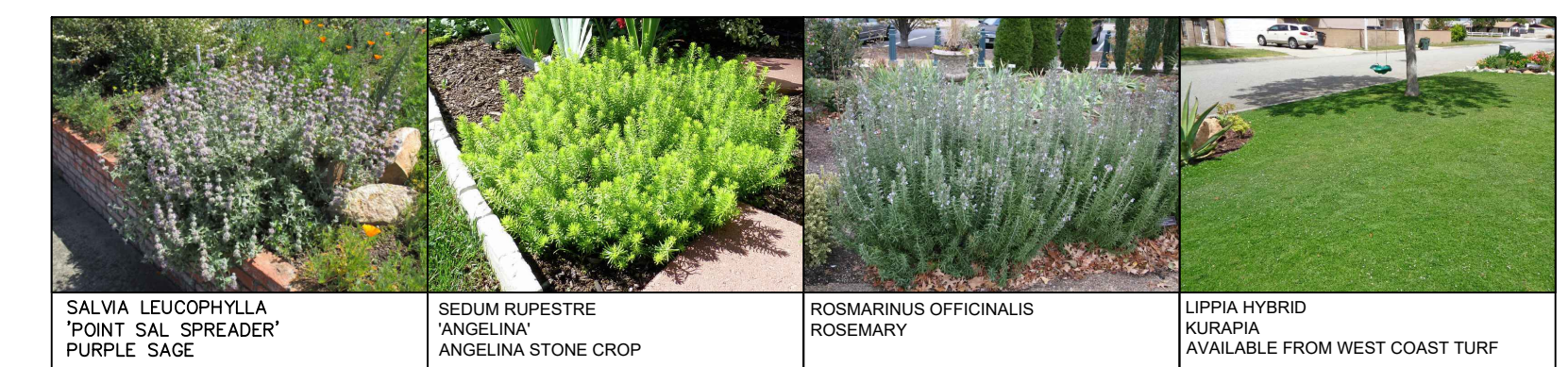
TREES



SHRUBS



GROUND COVER



VINE



STUJO 317 DESIGNS
2500 E IMPERIAL HWY UNIT 149A
BREA, CA 92821
(909) 365-0702

PLANTING IMAGES

PATEL RESIDENCE
231 OLD BERNAL AVENUE
PLEASANTON, CA 94566

DATE: JUNE 2, 2025
SCALE: AS SHOWN
DRAWN BY: AMBER URENA
SHEET:

LP-2

PLANTING NOTES:
NATURE OF THE PLANS: THE PLANS ARE DIAGRAMMATIC. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO START OF WORK.

CLEARING AND GRUBBING: THE CONTRACTOR SHALL CLEAR AND GRUB ALL LANDSCAPE IMPROVEMENT AREAS TO A DEPTH OF 8 INCHES BELOW FINISHED GRADE. CLEARING AND GRUBBING OPERATIONS SHALL REMOVE ALL NATURAL AND MAN MADE OBJECTS WITHIN THE SOIL INCLUDING BUT NOT LIMITED TO ALL ROOTS, CLOUDS AND STONES LARGER THAN 1" GREATEST DIMENSION, POCKETS OF COARSE SAND, NOXIOUS WEEDS, STICKS, BRUSH AND OTHER LITTER, FOOTINGS, ABANDONED PIPES AND UTILITY LINES, AND CONSTRUCTION LITTER, ETC. ALL BULKING OF SOIL RESULTING FROM GRUBBING OPERATIONS SHALL BE UNIFORMLY SPREAD AND COMPACTED TO GRADE OR REMOVED FROM THE SITE AS NECESSARY AT NO ADDITIONAL COST TO THE OWNER. TREES INDICATED "TO REMAIN" SHALL BE PROTECTED IN PLACE BY THE CONTRACTOR.

QUANTITIES: PLANT AND MATERIAL QUANTITIES SHOWN ON THE PLANS ARE FOR CONTRACTOR CONVENIENCE ONLY AND DO NOT LIMIT THE CONTRACTOR TO THOSE SPECIFIC QUANTITIES. PRIOR TO BID SUBMITTAL CONTRACTOR SHALL VERIFY PLANT COUNTS AND FURNISH THE QUANTITIES AS NECESSARY TO DO THE SPECIFIED WORK.

TOPSOIL: IN FORMERLY PAVED AREAS, THE CONTRACTOR SHALL REMOVE THE TOP 18 INCHES AND BACK FILL WITH AN APPROVED CLASS "A" IMPORTED TOP SOIL CAPABLE OF SUSTAINING HEALTHY PLANT LIFE. IT SHALL BE OF A UNIFORM COMPOSITION AND STRUCTURE, FERTILE AND FRAGILE SANDY LOAM CONTAINING AN AMOUNT OF ORGANIC MATTER NORMAL TO THE REGION, AND SHALL NOT BE INFESTED WITH NEMATODES OR OTHER UNDESIRABLE INSECTS AND PLANT DISEASE ORGANISMS. TOPSOIL SHALL BE FROM A SOURCE DESIGNATED BY THE CONTRACTOR AND APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL GUARANTEE THE QUALITY OF THE TOPSOIL WITH A CERTIFIED AGRICULTURAL SUITABILITY EVALUATION REPORT. SUBMIT THE EVALUATION REPORT TO THE OWNER'S AUTHORIZED REPRESENTATIVE FOR APPROVAL 30 DAYS PRIOR TO ANY TOPSOIL PURCHASE.

SOILS TESTING: TEST SOIL FOUND IN-PLACE IN THE DESIGNATED LANDSCAPE AREAS, INCLUDING SOIL COMPACTED IN PLACE AS PART OF THE EARTHWORK. TEST SAMPLES OF ON-SITE SOILS SHALL BE TAKEN UNDER THE SUPERVISION AND DIRECTION OF THE OWNER OR THEIR AUTHORIZED REPRESENTATIVE (MAXIMUM OF 2 SAMPLES). SOIL AMENDMENTS SHALL BE ADDED IN ACCORDANCE TO THE SOILS TESTING LABORATORY'S RECOMMENDATION UPON WRITTEN APPROVAL OF THE OWNER OR THEIR AUTHORIZED REPRESENTATIVE. SOIL AMENDMENTS SPECIFIED ARE A REQUIRED MINIMUM FOR BIDDING PURPOSES AND SHALL BE MODIFIED IN ACCORDANCE TO THE SOILS TEST WRITTEN RECOMMENDATIONS. ALONG WITH SOIL TEST SAMPLES THE CONTRACTOR SHALL SUBMIT TO THE TESTING LABORATORY A COPY OF THE PLANT LIST.

FINISHED GRADES: SHALL BE 1" BELOW TOP OF SURROUNDING HARD SURFACES FOR GROUND COVER AREAS AND 2" IN LAWN AREAS. SOIL PREPARATION CROSS RIP SOILS AT LEAST 1 FOOT DEEP ON 12 INCH CENTERS. AMEND ALL PLANTING ZONES. PREPARE PLANTING PITS AT LEAST TWICE AS WIDE AS THE ROOTBALLS.

GENERAL SOIL PREPARATION ON A SQUARE FOOT BASIS. BROADCAST THE FOLLOWING UNIFORMLY; RATES ARE PER 1,000 SQUARE FEET FOR A 6-INCH LIFT. INCORPORATE THEM HOMOGENEOUSLY 6" DEEP.

- AMMONIUM SULFATE (21-0-0) - 5 POUNDS
- POTASSIUM SULFATE (0-0-50) - 8 POUNDS
- TRIPLE SUPERPHOSPHATE (0-45-0) - 4 POUNDS
- AGRICULTURAL GYPSUM - 20 POUNDS
- ORGANIC SOIL AMENDMENT - ABOUT 3 CUBIC YARDS, SUFFICIENT

FOR 3% TO 5% SOIL ORGANIC MATTER ON A DRY WEIGHT BASIS FOR THE PREPARATION ON A VOLUME BASIS, HOMOGENEOUSLY BLEND THE FOLLOWING MATERIALS INTO THE SOIL. RATES ARE EXPRESSED PER CUBIC YARD.

- AMMONIUM SULFATE (21-0-0) - 1/4 POUND
- POTASSIUM SULFATE (0-0-50) - 1/3 POUND
- TRIPLE SUPERPHOSPHATE (0-45-0) - 1/4 POUND
- AGRICULTURAL GYPSUM - 1 POUND
- ORGANIC SOIL AMENDMENT - ABOUT 15% BY VOLUME, SUFFICIENT FOR 3% TO 5% SOIL ORGANIC MATTER ON A DRY WEIGHT BASIS

- ORGANIC SOIL AMENDMENT:**
1. HUMUS MATERIAL SHALL HAVE AN ACID-SOLUBLE ASH CONTENT OF NO LESS THAN 6% AND NO MORE THAN 20%. ORGANIC MATTER SHALL BE AT LEAST 50% ON A DRY WEIGHT BASIS.
 2. THE PH OF THE MATERIAL SHALL BE BETWEEN 6 AND 7.5.
 3. THE SALT CONTENT SHALL BE LESS THAN 10 MILLIMO/CM @ 25° C. ON A SATURATED PASTE EXTRACT.
 4. BORON CONTENT OF THE SATURATED EXTRACT SHALL BE LESS THAN 1.0 PART PER MILLION.
 5. SILICON CONTENT (ACID-INSOLUBLE ASH) SHALL BE LESS THAN 50%.
 6. CALCIUM CARBONATE SHALL NOT BE PRESENT IF TO BE APPLIED ON ALKALINE SOILS.
 7. TYPES OF ACCEPTABLE PRODUCTS ARE COMPOSTS, MANURES, MUSHROOM COMPOSTS, STRAW, ALFALFA, PEAT MOSSES ETC. LOW IN SALTS, LOW IN HEAVY METALS, FREE FROM WEED SEEDS, FREE OF PATHOGENS AND OTHER DELETERIOUS MATERIALS.
 8. COMPOSTED WOOD PRODUCTS ARE CONDITIONALLY ACCEPTABLE (STABLE HUMUS MUST BE PRESENT). WOOD BASED PRODUCTS ARE NOT ACCEPTABLE WHICH ARE BASED ON RED WOOD OR CEDAR.
 9. SLUDGE-BASED MATERIALS ARE NOT ACCEPTABLE.
 10. CARBON/NITROGEN RATIO IS LESS THAN 25:1
 11. THE COMPOST SHALL BE AEROBIC WITHOUT MALODOROUS PRESENCE OF DECOMPOSITION PRODUCTS.
 12. THE MAXIMUM PARTICLE SIZE SHALL BE 0.5 INCH, 80% OR MORE SHALL PASS A NO. 4 SCREEN FOR SOIL AMENDING.

MAXIMUM TOTAL PERMISSIBLE POLLUTANT CONCENTRATIONS IN AMENDMENT IN PARTS PER MILLION ON A DRY WEIGHT BASIS:

ARSENIC	12	COPPER	100	SELENIUM	20
CADMIUM	15	LEAD	200	SILVER	10
CHROMIUM	300	MERCURY	10	VANADIUM	50
COBALT	50	MOLYBDENUM	20	ZINC	300
NICKEL	100				

HIGHER AMOUNTS OF SALINITY OR BORON MAY BE PRESENT IF THE SOILS ARE TO BE PRE-LEACHED TO REDUCE THE EXCESS OR IF THE PLANT SPECIES WILL TOLERATE THE SALINITY AND/OR BORON.

IRRIGATE DEEPLY TO HELP LOWER ALKALINITY AND SODIUM. BALANCE SOIL MOISTURE WITH SOIL AERATION. WHEN THE ALKALINITY AND SODIUM ARE LOWER, DO NOT OVER LEACH AND REMOVE ESSENTIAL MINERALS.

FOR SITE MAINTENANCE, APPLY AMMONIUM SULFATE (21-0-0) AT 5 POUNDS PER 1,000 SQUARE FEET ABOUT ONCE PER QUARTER. MONITOR THE SITE WITH PERIODIC SOIL TESTING. ADJUST THE MAINTENANCE PROGRAM AS NEEDED.

PLANT MATERIALS: PROVIDE PLANTS OF THE SPECIES, KINDS, SIZES, AND SPACING, ETC., AS NOTED ON THE DRAWINGS. PLANTS SHALL BE SYMMETRICAL, TYPICAL FOR VARIETY AND SPECIES, SOUND, HEALTHY, VIGOROUS, FREE FROM PLANT DISEASE, INSECT PESTS OR THEIR EGGS, AND SHALL HAVE HEALTHY, NORMAL ROOT SYSTEMS, WELL FILLING THEIR CONTAINERS, BUT NOT TO THE POINT OF BEING ROOT BOUND.

MULCH: INSTALL 3" OF SHREDDED FIR OR CEDAR BARK (WALK-ON) IN ALL PLANTING AREAS EXCEPT TURF/LAWN AREAS AND STREET TREETWELLS UNLESS OTHERWISE INDICATED ON THE PLANS.

APPLICATION OF PRE-EMERGENT HERBICIDES: AFTER FINISH GRADING AND IMMEDIATELY AFTER PLANTING TREAT ALL NON-SEEDED PLANTING AREAS WITH A PRE-EMERGENT WEED AND GRASS SEED CONTROL AGENT; APPLY IN ACCORDANCE WITH THEIR MANUFACTURERS RECOMMENDATIONS. (DYMID, EPTAM, BETASAN). PLANT MAINTENANCE PERIOD: UPON COMPLETION OF ALL PLANTING OPERATIONS, THE CONTRACTOR SHALL REQUEST A PRE-MAINTENANCE FINAL INSPECTION BY THE OWNER'S AUTHORIZED REPRESENTATIVE. UPON ACCEPTANCE OF THE WORK BY THE OWNER'S REPRESENTATIVE, THE CONTRACTOR SHALL COMMENCE A MAINTENANCE PERIOD OF 90 CALENDAR DAYS, UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

A. KEEP ALL PLANTED AREAS FREE OF DEBRIS, WEEDS AND CULTIVATED AT INTERVALS NOT TO EXCEED 10 DAYS.

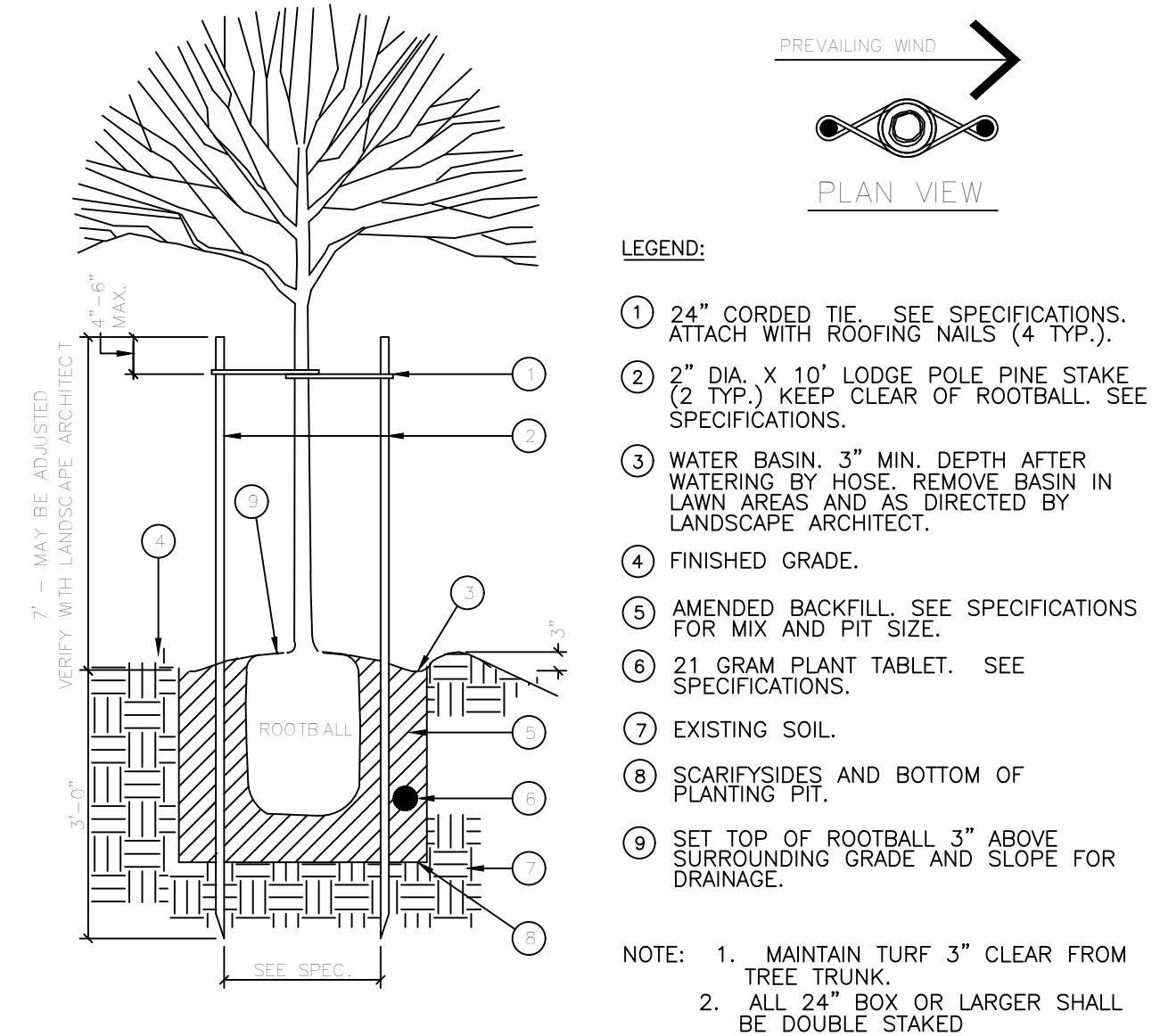
B. THE CONTRACTOR SHALL APPLY AN 8-8-4 COMMERCIAL SLOW RELEASE FERTILIZER TO ALL PLANTING AREAS AT THE RATE OF 30 POUNDS PER 1,000 SQUARE FEET UPON COMPLETION OF THE GROUND COVER PLANTING AND AT 30-DAY INTERVALS THEREAFTER UNTIL THE END OF THE MAINTENANCE PERIOD. THOROUGHLY WATER ALL PLANTING AREAS FOLLOWING THE APPLICATION OF FERTILIZER.

C. REPLACE AS SOON AS POSSIBLE PLANTS THAT SHOW SIGNS OF FAILURE TO GROW AT ANY TIME DURING THE CONTRACT PERIOD OR THOSE PLANTS SO INJURED OR DAMAGED SO AS TO RENDER THEM UNSUITABLE FOR THE PURPOSE INTENDED. PROVIDE REPLACEMENT PLANTS OF THE SAME TYPE AND SIZE TO MATCH ADJACENT LIKE PLANTS. FURNISH PLANT MATERIAL AND FERTILIZER AS SPECIFIED AND SUBJECT TO A 30 DAY ESTABLISHMENT PERIOD AT NO ADDITIONAL COST TO THE OWNER.

D. UPON COMPLETION OF THE MAINTENANCE PERIOD, THE CONTRACTOR SHALL ARRANGE A POST-MAINTENANCE FINAL INSPECTION WITH THE OWNER'S AUTHORIZED REPRESENTATIVE. SHOULD THE SITE BE IN A CONDITION THAT IS UNACCEPTABLE TO THE OWNER'S AUTHORIZED REPRESENTATIVE, THE TERMS OF THE MAINTENANCE PERIOD MAY BE EXTENDED UNTIL THE CONDITION OF THE LANDSCAPE WORK IS SATISFACTORY. FINAL PAYMENT WILL BE WITH HELD, UNTIL ALL WORK IS SATISFACTORILY COMPLETED.

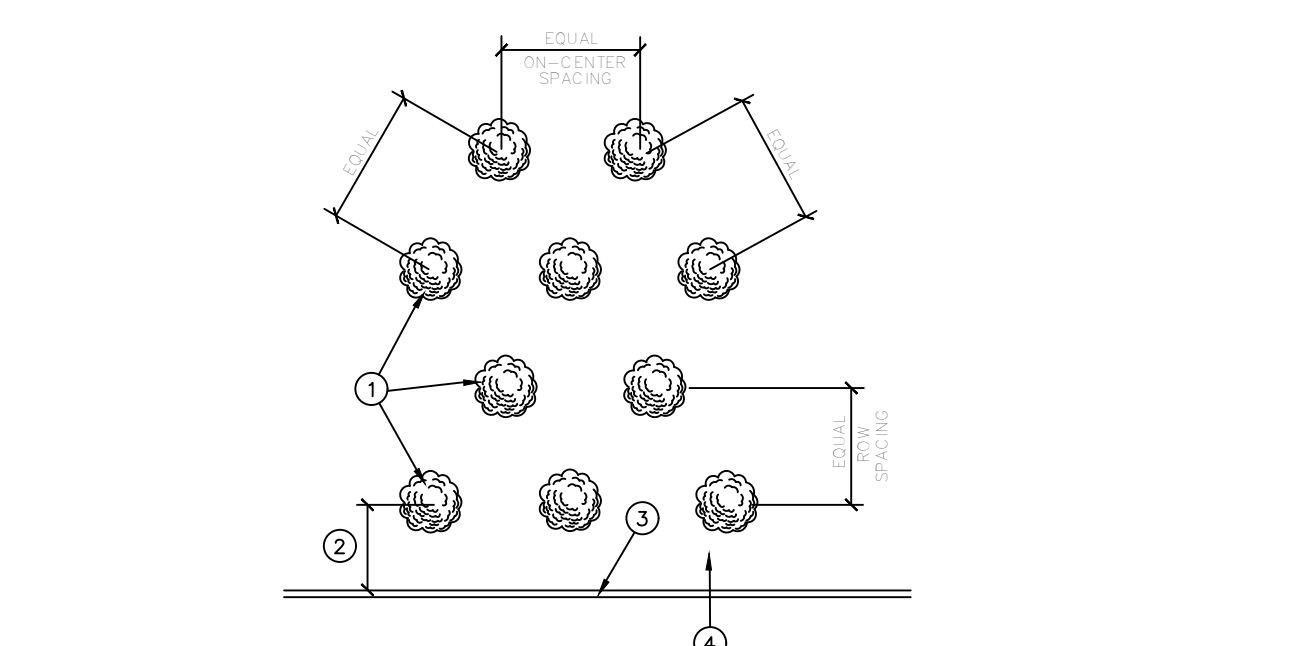
E. WHEN LAWN HAS BEEN SPECIFIED PERFORM THE FIRST MOWING OF LAWN AREAS WHEN THE GRASS IS 2- 1/2 INCHES HIGH AND REPEAT AS OFTEN AS IS NECESSARY TO MAINTAIN THE LAWN AT A HEIGHT OF 2-INCHES. IN NO CASE SHALL THE LAWN BE CUT LOWER THAN 1-1/2-INCHES IN HEIGHT UNLESS OTHERWISE INDICATED.

F. GUARANTEES: THE CONTRACTOR SHALL WARRANT ALL WORK FOR A PERIOD OF ONE YEAR FROM DATE OF THE FINAL POST-MAINTENANCE INSPECTION ACCEPTANCE. ALL PALMS SHALL BE WARRANTED FOR A PERIOD OF TWO YEARS, ALL TREES SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR AND ALL SHRUBS SHALL BE WARRANTED FOR A PERIOD OF 6 MONTHS. THE WARRANTY DOES NOT INCLUDE ITEMS DAMAGED DUE TO OWNER NEGLIGENCE OR ACTS OF GOD.



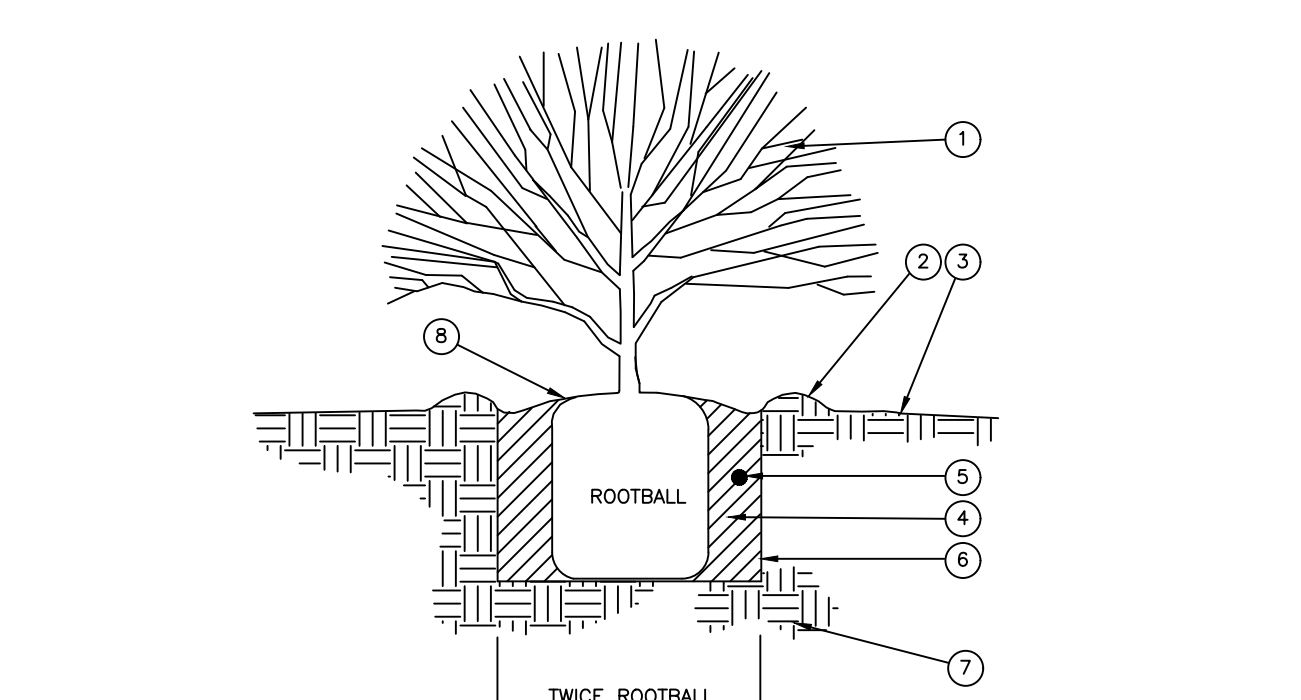
TREE PLANTING-DOUBLE STAKING

SCALE: N.T.S.



SHRUBS/ GROUNDCOVER PLANTING

SCALE: N.T.S.



SHRUBS PLANTING

SCALE: N.T.S.

REVISIONS	BY

STUJO 317 DESIGNS
 2500 E IMPERIAL HWY UNIT 149A
 BREA, CA 92821
 (909) 365-0702

PLANTING DETAILS

PATEL RESIDENCE
 231 OLD BERNAL AVENUE
 PLEASANTON, CA 94566

DATE	JUNE 2, 2025
SCALE	AS SHOWN
DRAWN BY	AMBER URENA
SHEET	

LP-3

12 OF 12

EXHIBIT B
Outstanding Objective Design Standards Summary List

Objective Design Standard Summary Table Project is inconsistent with and/or requires additional information	
A1.A.1(b)	Development fronting all other streets in Downtown Pleasanton shall provide a minimum front yard setback of 10 feet
A1.A.2	Side Yard Setback: Development fronting all streets other than Main Street in Downtown Pleasanton shall provide minimum side yard setbacks of seven feet for one side / total of 16 feet both sides.
A3.1	Development shall provide street trees or replace diseased or damaged trees to achieve a maximum average spacing of 35 feet on center for the length of the project frontage.
A3.2	Overhead utility lines shall be undergrounded for all projects except those containing fewer than five units, and less than 50 feet of cumulative street frontage.
A3.3	Development shall locate all electrical transformers in underground vaults or in electrical rooms within the building except where there would be fewer than five units, and less than 50 feet of cumulative street frontage.
A3.4	Development shall extend the sidewalk network by improving public sidewalks to eliminate gaps at street frontages as defined in Figure 5-1 of the Downtown Specific Plan.
B1.1	Alleys and Parking Areas should not be used for primary circulation to the building entries and through the site. If individual unit entries are provided, a maximum of 25 percent of individual unit entries in each building shall be allowed to front Alleys and Parking Areas in each project.
B1.3	Pedestrian circulation shall comply with the dimensional standards set forth in these Objective Design Standards: Pedestrian circulation abutting buildings shall comply with the standards in Section B4. Pedestrian circulation abutting parking lots shall comply with the standards in Section B5.
B2	The intent of building orientation standards is to ensure building frontages are activated with entries, storefronts, and living spaces along streets, pedestrian paseos, and common open spaces, to provide activity, safety and security through informal surveillance (“ eyes on the street”) in these areas.
B4.1	Where provided, Paseos shall provide a width in accordance with all the following: a. A width measured from building face to building face not less than one-quarter of the sum of the tallest building heights bordering each side of the Paseo. b. All Paseos
B4.2	Where Paseos are provided, the pathways in a paseo shall be at least six feet wide when intended for pedestrians only and at least eight feet wide when intended for pedestrians as well as bicyclists.
B4.5	Where Paseos are provided, trees shall be planted at an average spacing of 25 feet with no individual spacing to exceed 40 feet.
B4.6	Where Paseos are provided, pedestrian-scale lighting shall be provided and shall comply with Section B7.
B4.7	Paseos shall be named like streets; and buildings fronting Paseos shall be assigned addresses from Paseos, subject to approval by the City.
B4.8	Buildings lining paseos shall provide a minimum of 20% of wall area within ten feet of ground level fronting the Paseo as transparent glazing or windows to provide “eyes on the street” and ensure clear views for safety of pedestrians and bicyclists on the paseo.

B4.b	Paseos should provide easy and direct access to building entries, common open space amenities and visitor parking areas to encourage an active pedestrian environment.
B4.c	Paseos should visually extend the street into an area for safe pedestrian use, with consistent street furnishings.
B5.4	Where vehicular parking is proposed on grade adjacent to Public Streets, parking shall be screened from the back of sidewalk by a buffer using a combination of all of the following methods: a. A minimum seven-foot-wide planting strip; b. Solid low walls not to exceed four feet in height; and c. Trees planted at an average spacing of 25 feet on center, a dense hedge, or ornamental grasses.
B5.5	Driveway width shall be limited to 10 feet for one-way driveways and 18 feet for bi-direction access. Parking aisle width shall conform with Chapter 18.88 of the Pleasanton Municipal Code.
B5.8	Shade trees shall be provided in surface parking lots than through either of the following methods: a. Shade trees shall be planted in planting fingers oriented perpendicular to the drive aisle i. Planting fingers shall provide a minimum of six feet of clear width ii. Planting fingers shall be located at a maximum every six stalls. b. Shade trees shall be planted in a continuous planting strip oriented parallel to the drive aisle between rows of spaces i. Planting strips shall provide a minimum of 6 feet of clear width ii. Planting strips shall be located between each opposing row of spaces iii. Trees shall be planted within the planting strip at a maximum average spacing of 35 feet on center.
B5.10	Class 2 short term bicycle parking shall be provided at a minimum of two spaces for every 50 residential units. Bike racks shall be clearly visible from and located within 100 feet of the main entry door. If the project has multiple entries, bicycle racks shall be proportionally dispersed.
B.13	Pedestrian paths shall be provided at mixed-use development to connect rear parking to the street fronting business spaces. a. Pedestrian paths shall be allowed to be located within the side yard setback. b. Pedestrian paths shall be allowed to pass under structure provided that twelve feet of clear height is maintained. c. Sites with all public street frontages measuring less than 150 feet shall be exempt from any requirement for pedestrian paths.
B5.a	Bicycle parking racks should comply with the Association of Pedestrian and Bicycle Professionals (APBP) Bicycle Parking Guidelines.
B6.3	Private Usable Open Space shall be provided at a quantity of 75 square feet per unit; or 50 square feet per bedroom, whichever is greater. On sites less than 0.5 acre in size, no private usable open space shall be required if group usable open space is required.
B6.5	Where provided, Private Usable Open Space including, but not limited to, balconies, porches, stoops and terraces, shall provide a minimum dimension: a. Private Useable Open Space at grade shall have an unobstructed minimum dimension of ten feet. b. Private Useable Open Space above grade shall have an unobstructed minimum dimension of five feet.
B6.6	Private Usable Open Space shall be located directly adjacent to unit interiors and shall be directly accessible from the unit.

B7.6	A minimum six-foot landscape buffer shall be provided between buildings and walkways and between buildings and parking lots.
B8.1	All exterior site area lighting shall comply with the following standards: a. Specified Site Lighting fixtures shall demonstrate a maximum Backlight Uplight Glare (BUG) rating of B3 U0 G1, unless California Building Code requirements for the fixture location are more stringent. b. All site area lighting shall be appropriate for California Energy Commission Lighting Zone 3, as defined by California building code. c. Light trespass across property lines shall be limited to 0.1 footcandles.
B8.2	Proposed LED luminaries shall be demonstrated through manufacturer's data to comply with California Energy Commission Reference Appendix JA-8, or the following: a. Maintain color temperature of 2700-3000k; b. Provide a minimum Color Rendering Index of 90; c. Provide R9 value of 50 or higher; and d. The L70 life expectancy of the illumination source shall exceed 25,000 hours.
B9.2	The following mechanical equipment, services, and utilities shall be screened with vision barriers at a height of at least four feet; or 12 inches above the maximum height of any equipment contained or equipment contained or stored within; whichever is greater. Vision barriers shall include, but are not limited to, architectural elements such as louvered panels, durable walls or gates, or landscape elements such as trees, shrubs, vines, and berms. a. All utility equipment visible from, and located within 30 feet of a public right of way, unless specifically prohibited by utility providers; including, but not limited to, transformers, pump stations, backflow preventers, and valves. b. Any mechanical equipment located at grade, exceeding two feet in height, and located within 15 feet of a public right of way, designated open space, pedestrian connection, or internal street; including, but not limited to air conditioning condensers, ventilator fans, chillers, and permanently installed generators.
B9.3	Development shall provide enclosures sized adequately to meet minimum standards for Pleasanton's source separated recycling program for refuse. Buildings shall anticipate provisions for at least one of the following options, with provision made for collecting and separating different waste streams (non-recyclable waste, recyclable waste, and green/food waste) in all cases: a. Individual containers (carts) for each unit and a designated storage location enclosed by low walls or building walls or in single family homes when space is not provided in a garage or carport, within a side or rear yard, behind an opaque fence and gate or otherwise screened from the public street. b. Individual containers (carts) for each unit and a designated clear storage area within individual unit garages. c. Opaque, roofed enclosure for refuse bins built of durable materials and designed to harmonize with the proposed architecture. d. Appropriately sized trash room to meet requirements for collection of different waste streams inside the proposed building.
B9.6(b)	Townhouse developments with dead end alleys shall provide a letter from the city's solid waste franchisee stating that either: a. Individual carts can be collected adjacent to each garage; or b. One or more exterior refuse enclosure(s) for cart collection located in accordance with the preceding standard can be serviced.

B9.a	Projects that propose exterior gas or water meters for individual dwelling units should locate meters in alleys adjacent to garage entries.
B9.b	Meter banks on the end of attached housing should be screened with landscape to the extent allowed by service providers.
C1.1	Buildings proposing frontages in excess of 50 feet in length on public streets shall provide façade articulation at an average not to exceed 50 feet through the combination of: a. a minimum facade recess of four feet; b. a change of facade materials.
C1.2	Monolithic building massing shall be prohibited. Building massing shall establish a rhythm composed of individual elements at a maximum spacing of 25 feet. Such elements shall include any combination of bays, recesses, balconies, dormers, porches, or stoops.
C1.3	No structure abutting existing residential development shall exceed the height of a sloping plane 15 feet in height at the interior of the minimum required side yard required by the PMC and sloping away from the side property line five feet for each additional 15 feet in height.
C1.5	Buildings shall be limited to two stories and thirty feet, except where an additional story and height is permissible by provisions in the Downtown Specific Plan and PMC.
C2	Awnings and arcades help to reinforce the traditional character of downtown Pleasanton.
C3.1	Screening shall be required through means of parapet extensions or roof wells with a minimum height of 42 inches above the roof deck for the following conditions: a. Roofs with less than a 14-degree slope (3 inch in 12 inch slope) b. Roofs containing rooftop equipment exceeding 42 inches in height from the roof deck. Screening shall comply with maximum height as defined by the Pleasanton Municipal Code.
C3.2	Where proposed multifamily development sites are directly bordered by an existing single-family home or a zone where a single-family residence is the principally allowed, the proposed development shall reduce building mass through at least two of the following roof design strategies: a. Hipped Roof b. Occupiable roof dormers at the uppermost story c. Small gables extending building massing to the roof plane d. Usable balconies recessed into the building massing.
C3.a	A strong skyline or silhouette should be achieved at the roof line through the use of eave and parapet details.
C4.2	Entries located at all Residential, Mixed-Use, or Live-Work Active Frontages shall be no less than 50% glazed with glazing providing a minimum transparency of 75 percent.
C4.3	Active frontages with Mixed-Use or Live-Work occupancies shall have a minimum clear floor-to-ceiling height of 15 feet.
C4.4	Ground floor glazing for Mixed-Use or Live-Work occupancies at Active Frontages shall be through the means of storefronts. Storefronts shall be designed to incorporate a base (curb) composed of high quality materials such as brick, stone, tile, or recessed wood panel. Such curbs shall not exceed 24 inches above the elevation of the adjacent sidewalk.
C4.5	Ground-floor glazing located at Mixed-Use or Live-Work occupancies shall ensure visibility through compliance with the following: a. Glazing at mixed-use storefronts shall provide a minimum 60 percent transparency between two and twelve feet above adjacent grade.

	<p>b. Frosted or fritted glazing shall be allowed up to 20 percent of cumulative window area.</p> <p>c. Colored or reflective glazing, surface-mounted mullions, and opaque or mirrored films shall be all prohibited.</p> <p>d. Interior partitions more than four feet in height shall be set back at least ten feet from exterior glazing.</p> <p>e. At least 50% of glazing shall remain unobstructed by window treatments during business hours.</p>
C5.1	The primary building entrance shall directly face and be visible from the public right of way.
C5.2	<p>The following types of building entrances shall be located level with the adjacent public sidewalk:</p> <p>a. Commercial storefronts</p> <p>b. Primary entries (lobby) for multifamily residential buildings</p> <p>c. 50% of exterior entries to residential common areas (community rooms, bike parking, pet grooming rooms etc.).</p>
C5.a	Entries should be the predominant feature of front facades. Larger buildings should have a prominent, centralized primary building entrance.
C7.1	<p>Windows shall comply with the following standards:</p> <p>a. Each window shall either be recessed (“punched”) a minimum of two inches from the plane of the exterior building wall or shall provide durable trims that project at least two inches from the face of the building.</p> <p>b. Window sills shall project a minimum of two inches from the plane of the exterior wall.</p> <p>c. Each individual building shall provide differing window sizes to emphasize the hierarchy of living and public spaces. A minimum of one different window size shall be introduced for each 100 feet of proposed building perimeter length.</p> <p>d. All window and storefront glazing shall provide manufacturer documentation demonstrating a minimum 75 percent transparency and a minimum Visible Light Transmittance of 80 percent.</p> <p>e. If used, window muntins shall be located on the interior and exterior of glazing, internal</p>
C7.6	<p>Fencing shall be allowed subject to the following limitations:</p> <p>a. Open metal rod fencing shall be limited to 42 inches in height.</p> <p>b. Solid masonry or wood fences shall be limited to 30 inches in height.</p> <p>c. Chain link or cyclone fencing shall be prohibited.</p> <p>d. Deer fencing and other roll fencing shall be prohibited in front and side yards, and where adjacent to public right of way.</p>
C7.9	Metal roofing shall be prohibited.
C7.d	Materials and details should be selected to reinforce architectural character, building articulation and add visual interest. To the extent feasible, detailing should draw from details such as eave, door and window trim, balconies, railings, and material accents present in the surrounding neighborhood.

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06.11.25

PUD-152

CITY OF PLEASANTON
PLANNING DIVISION

EXHIBIT B



**The
Oakley
Group**

September 13, 2024

EXHIBIT D

Tree Inventory, Valuation, & Construction Guidelines
231 Old Bernal Avenue
Pleasanton, CA

Submitted to:
Amrut Construction
7662 Cottonwood Lane
Pleasanton, California 94588

Prepared by:
Sam Oakley
ISA Board Certified Master Arborist WE-9474B TRAQ
ASCA Registered Consulting Arborist #556

PO Box 2412
Pismo Beach, CA 93448



**The
Oakley
Group**

September 13, 2024

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Introduction

The 231 Old Bernal Avenue property in Pleasanton, California, is a commercial property proposed to have one (1) 3-story building installed. For the project to commence, a tree survey and valuation is required by the City of Pleasanton's Tree Preservation Ordinance Chapter 17.16 is required for trees that are within the immediate area of the project. We were retained as project arborist and were issued the plans for the project.

Assignment

The tree survey was performed as a requirement for plan submittal. The survey provides individual analysis of tree health, and the expected impacts of proposed construction, and tree value as well as guidelines for tree protection for trees proposed for preservation. An inventory of all protected trees with a diameter of 4 inches was performed in July 2024 for individuals whose trunks were within fifty (50) feet of the proposed grading, trenching, and other improvements.

All trees inventoried were numbered for identification purposes and were identified as to whether individual trees will require removal or alteration based on the design of the project. A tally of trees proposed for removal and their respective aggregate trunk circumference sizes was prepared. The location of each individual was determined and marked in the site plan contained in Exhibit 1.

Data collected per individual tree for the inventory are as follows: number, scientific name, common name, diameter and circumference at fifty-four (54) inches above grade, location, condition, and any observational notes (see Exhibit 3). *Action, suitability for preservation, and impacts from construction* were evaluated after the inventory.

In addition to the inventory results, construction guidelines are provided in this report. Included in this report are the inventory map (Exhibit 1), and the tree inventory matrix (Exhibit 2).

Limits

Note that the recommendations in this report are based on visual inspection on the above-ground parts of the tree at the time of the site visit. No soil was removed for below-grade inspection and no aerial inspection was performed. Deciduous trees had a natural absence of foliage due to the seasonal loss of foliage, and condition was not based on leaf tissue appearance or color. Information in this letter may warrant further investigation as site conditions change over time.



Method

The specific tasks performed are as follows:

- identify protected trees as defined by the City Ordinance;
- measure the diameter of the individual at fifty-four (54) inches above grade, rounded to the nearest inch;
- determine the individual's health and structural integrity and assign a condition rating;
- note any significant defects, health issues, or other observational notes;
- record the individual's location;
- prepare a written report that presents findings and submit the report via email as a PDF document.

Tree Count & Composition

During the site visit, a total of thirty-four (34) individuals were surveyed and evaluated.

Impact to Protected Trees

Twelve (12) trees have been identified as having a high expected impact by the project design. These trees fall within or very close to the footprint of the development. These trees are:

- 2, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, & 34

Twenty-two (22) trees have been identified as having a limited likelihood of being impacted by the project design. Some are within the right-of-way and are considered street trees, while others are around the perimeter of the property. These trees are:

- 1, 3-22, & 33

Trees Recommended for Removal

Several trees are recommended for removal based on several criterion

Trees Recommended for removal based on design impacts:

Twelve (12) trees may require removal based on the design. **These numbers may change as the design evolves.**



- 2, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, & 34

Appraisal

The purpose of this section is to provide the trees' appraised value in respect to their current conditions and location. The value of the tree was determined using the standard methods found in the *Guide for Plant Appraisal*, 10th edition (republished in 2020 by the International Society of Arboriculture, Champaign IL). In addition, *the Species Classification and Group Assignment* (1992), a publication of the Western Chapter of the International Society of Arboriculture, was also used to determine the species value.

Appraisal Information

Appraise value of the tree was determined using the CTLA Trunk Formula Method, which is a hybrid appraising method derived from the Replacement Cost Method that extends the replacement costs to large diameter individuals. This method is widely accepted by professionals in the “green” industries, as well as the real estate and legal disciplines. The formula is as follows:

Tree Value = Base Value * Cross Sectional Area * Species Class * Condition * Location

Location: each tree was assigned a location value according to *The Guide for Plant Appraisal*, which includes the average of the *site rating* (10 to 100 percent), *contribution rating* (10 to 100 percent), and *placement rating* (10 to 100 percent). Because the trees are situated within a continuous landscape, the above ratings were assigned the following:

- *Site:* the property is high-quality, with scenic views – 80%
- *Contribution:* the trees potentially block the visibility of the views from the proposed structure – 20%
- *Placement:* the trees are native, volunteer trees that have naturally grown on the hill; a history of branch failures, in conjunction with significant leans and limbs overhanging the parking area/roadway, elevates the hazard risk of the trees – 20%

$$(Site + Contribution + Placement) \div 3 = \text{Location rating}$$

e.g.: (80% + 20% + 20%) ÷ 3 = **40%**

Species: each tree was assigned values according to the species value corrected by the regional supplement for California, *Species Classification and Group Assignment*, available from the Western Chapter of the International Society of Arboriculture.



Condition: each tree was assigned a value between 0% and 100% based on health and structural conditions observed on August 15, 2017. Observations were recorded as *poor*, *fair*, *moderate*, *good*, and *excellent*. The observations were subsequently converted to a rating, as noted above (*poor* = 1, *fair* = 2, *moderate* = 3, *good* = 4, and *excellent* = 5; see Exhibit 2 for *condition ratings*).

Base Value was assumed to be \$172.73 per individual for a 2.09-inch DBH replacement tree installed. This value is taken as an industry standard for the local region and is twice the wholesale cost. For this report, the value derived approximates an individual tree's value and do not represent absolute values based on the inherent subjectivity of an appraisal.

Tree Value

The values of individuals can be found in Exhibit 2.

Specific Construction Impacts

Perimeter screen trees – There are trees growing along the property line. There are no impacts anticipated to these trees aside from minor pruning (<5% of total crown).

Trenching and digging in the soil near trees can cut roots, and this can damage the tree resulting in tree decline or the tree falling over. This can cause liability and safety concerns. Root pruning is more injurious to old mature trees than it is for younger more vigorous trees. Cutting roots greater than about one inch diameter during trenching and digging can mean problems for the tree. In some cases, roots of one to three inches diameter represent the major structural roots holding the tree upright.

The impact from pruning roots depends on several factors. Damage typically increases with more cuts, bigger cuts, and cuts made closer to the trunk. Root pruning, trenching, and other construction activities close to the trunk result in more injury on shallow, compacted soils or on soils that drain poorly than on well drained soils. This is due to the shallow roots common on sites with shallow soils or high-water table. Trees that are leaning are poor candidates for root pruning.

Factors affecting response of trees to root pruning:

- **root size:** larger roots may generate few new roots
- **number of cut roots:** more roots cut means more tree stress



- **proximity of cuts to the trunk:** cuts close to the trunk have a bigger impact
- **species:** some species tolerate it better than others
- **tree age:** old trees are more likely to stress and die
- **tree condition:** trees in poor health should not be root pruned
- **tree lean:** leaning trees should not be root pruned
- **soil type and site drainage:** shallow soils mean stay farther from the trunk

Adhering to the following recommended procedures should result in success for the trees in this project:

Project Site Trees

Exploratory excavation of the trench area anywhere near the dripline of a tree using an Air-Spade is recommended. Once roots are exposed by this method, they may be evaluated by an arborist. By observing the exposed roots, an action plan can be prepared, which may involve the severing of some roots and while maintaining others.

If the recommended construction guidelines and post construction monitoring and care are followed, the trees should successfully survive.

Only trees that have a moderate to elevated likelihood of impact are considered in this section:

Trees to be preserved – Root loss may result in flagging and desiccated foliage. No structural instability anticipated.

- Root pruning is to occur no closer to any trunk than three (3) times the diameter, due to potential for substantial root loss and instability if roots are pruned any closer.
- Crown clean and clearance prune construction-side of canopy prior to construction activities;
- Prune roots by hand;
- Mulch under dripline to a depth of six (6) inches minimum and maintain mulch throughout construction activities;
- Single application of slow-release fertilizer and plant growth regulator prior to construction activities;
- Irrigate monthly during construction activities with a final irrigation at the completion of the project;
- Monitor and Inspect Monthly during construction activities with a final assessment at the completion of the project.

The following guidelines must also be followed:



- To help compensate for any potential root loss, it will be essential to irrigate all trees during the dry months (any month receiving less than 1 inch of rainfall) for a minimum of one (1) year. Irrigate a minimum of ten (10) gallons for each inch of trunk diameter every two (2) weeks. A soaker hose or a drip line is preferred for this purpose. This irrigation must be applied during the trees' recovery period, which may be longer than the construction process.
- If any large roots (2 inches in diameter or larger) are severed, the stub end(s) of the root(s) must be cleanly cut using a sharp saw and sealed using a plastic bag tied on the end. Plastic bags must be removed at the time of backfill.
- Materials must not be stored, stockpiled, dumped, or buried inside the dripline of trees.
- Excavated soil must not be piled or dumped, even temporarily, inside the driplines of protected trees.
- Trees to be preserved may require pruning to clear branches from proposed structures, scaffolding, or necessary equipment and should be performed under the direction of the Project Arborist. Any pruning must be performed or supervised by an arborist certified by the ISA (International Society of Arboriculture) and according to ISA, Western Chapter Standards, 1998.
- The irrigation must not be designed to strike the trunks of trees, because of potential high risk of disease infection.

General Construction Guidelines

Any tree located within the footprint of the proposed structures will be removed prior to construction. If construction will impact any other individuals located on this site, the contractor shall abide by the general construction recommendations listed in the following section of this report. The tree protection measures for establishing a Tree Protection Zone (TPZ) are as follows. All work within the dripline or TPZ (whichever is greater) is to be done by hand in the presence of the Project Arborist or designee. The TPZ is established as follows:

- **Tree Protection Fencing:** The fence shall enclose the entire area under the canopy dripline or TPZ (whichever is greater) of the tree(s) to be protected throughout the life of the construction project. In some parking areas, if fencing is located on paving or concrete that will not be demolished, then the posts may be supported by an appropriate grade level concrete base, if approved.



Trees can be damaged or killed by a wide variety of construction activities. Some injuries, such as broken branches or torn bark, can be easily avoided. However, the worst damage often remains unseen. Roots are one of the most vital parts of a tree. They are responsible for nutrient and water uptake, energy storage, and anchoring of the plant. Because they are so important, it is critical that you protect roots that lie in the path of construction.

Trees are never the same shape below ground as they are above, so it is difficult to predict the length or location of their roots. An easy rule to follow is that approximately ninety to ninety-five (90-95) percent of a tree's root system is in the top three (3) feet of soil, and more than half is in the top one (1) foot, which extends radially from the trunk to the dripline of the tree. The part of this root system in which construction damage should be avoided is called the Critical Root Zone (CRZ).

Preconstruction Contractor Meeting

Prior to ground break a preconstruction meeting shall be held with the Project Arborist, Project Superintendent and other parties associated with the project that may encounter a subject tree during construction to discuss the guidelines included in this report.

Soil Cut or Fill within Root Zones

One of the most important guidelines to be followed when construction occurs near trees is: Do not disturb the ground surface within the CRZ of any tree proposed to be retained. Disturbing the ground includes heavy equipment, over-watering, trenching, excavating, or any other activity, including foot traffic, within the specified area. When adding new fill to any root zone, care should be taken to assure that it is no deeper than six (6) inches. This fill should not be compacted or placed within three (3) feet of any trunk. If compaction is necessary, sixty to seventy (60-70) percent should be the maximum pore space allowed in the soil. In addition, any change in the natural grade should provide drainage *away from* rather than *towards* the tree. It is important to remember that the removal of any soil within the drip line could do serious damage. If soil must be removed, no more than four (4) inches should be allowed. This soil removal work must be done by hand or "AirSpade" (see below). If roots two (2) inches or greater in diameter are encountered, root severance guidelines must be followed.

Root Excavation Guidelines

Ninety (90) percent of all roots are in the top eighteen (18) inches of soil. Proper excavation of roots in this area is critical to a tree's successful recovery. The top twenty-four (24) inches of soil should be removed with the assistance of an AirSpade and assisting hand tool, trenching at a pressure of four- to six hundred (400 to 600) pounds per square inch.



AirSpade

The AirSpade is a handheld soil excavation tool connected to a large air-compressor. The high-pressure stream of air is funneled through a small nozzle breaking dense soils apart into small particles. By using air to excavate soil, delicate roots, and hard surfaces are not damaged. An AirSpade will blow soil away from root systems with minimal to no damage.

Expectations of the AirSpade and Root Crown Excavation

Exploratory AirSpading should be conducted prior to the commencement of construction activities to explore the extent of the tree roots. This is done to mitigate the impacts of construction. The exploratory AirSpading and exposition of the root system is performed to evaluate the size, structure, and potential health of the root system. Next, it is important to keep the exposed roots wet. This keeps the roots from drying out and dying, which desiccation of the roots will damage the entire health of the tree. The roots should be cleanly cut with a handsaw, and only cut root that are less than two (2) inches in diameter. When possible, the root should be cut back to a lateral (side) root. As soon as severance occurs, cover or wrap the root end with a plastic bag secured with tape or rubber band; backfill as soon as possible. If unsure of the procedures mentioned above, have a professional arborist onsite.

1. Preparing the Proper Soil Moisture – irrigate the soil area where exploration is to occur one to two (1-2) days prior to the AirSpade work being done. This will soften the soil and expedite the process.
2. Clearing the Work Area - The work area around the tree will need to be prepared. Prior to the movement of soil, remove any grass, ivy, shrubs, or flowers from around the base of the tree. This work area is typically one to two (1-2) feet from the base of the tree. Salvage any plant material intended to keep as vegetation will not be replaced once removed.
3. Mitigating Noise - Due to the high-pressure air being used and the compressor needed, the process can be quite noisy. However, care can be taken to keep the noise down.
4. Backfilling the Excavated Area - When excavating a root flare or root crown the void created can sometimes be quite deep. If the area cannot be left open, then the site should be engineered to accommodate the situation. At times medium to large stones can be used to backfill the area insuring greater air circulation around the base.



Root Severance Guidelines

Any tree under stress before root severance may not survive this procedure. Consult the onsite Certified Arborist before damaging roots. The purpose of this procedure is to minimize the health impact caused by root severance. By following this procedure, recovery time and the impact on tree health can be reduced. This procedure is to be followed whenever damage to any root two (2) inches or greater in diameter occurs:

1. The root must be covered immediately with a board or burlap and kept moist.
2. Before backfilling, the damaged roots should be clean cut with a handsaw or chainsaw. When possible, the root should be cut back to a lateral (side) root. As soon as severance occurs, cover or wrap the root end with a moist plastic bag secured with tape or rubber band. Backfill as soon as possible.

Root Zone Irrigation Before and After Root Damage

Any tree subjected to the impacts of construction should be irrigated prior to construction activities, during construction, and after construction has ended. In addition, any tree which will have or has had damage to its roots should be irrigated. Three (3) weeks prior to excavation or grading place an adequate irrigation hose at the drip line. Water the CRZ one (1) time per week for six to eight (6-8) hours or as necessary to wet the soil to a depth of two (2) feet. If damage has already occurred, place the irrigation hose in an area where roots have not been disturbed and place a hose over the area that was damaged. Continue this irrigation practice for one (1) month and up to eight (8) months, depending on the severity of the damage and the recommendation of the Project Arborist.

Mulch

Any tree subjected to the impacts of construction should be mulched prior to construction activities, during construction, and after construction has ended. Apply a layer of wood chips at least six (6) inches thick over areas that will be used for traffic or materials storage during construction. If these areas become part of the new landscape, the wood chips will prevent the soil from becoming too compacted and provides a layer of organic material. At no time does mulching constitute adequate protect of the roots for large equipment to enter the CRZ.



Tree Protection Fences

Trees are often killed, injured or stressed as a direct result of the construction process. A TPZ is to be installed with the parameter of either ten (10) times the diameter of the trunk at four and half (4.5) feet above natural grade or ten (10) feet, whichever is greater. To protect trees, install a six (6) foot high chain-link fence with post driven into the ground every ten to twelve (10-12) feet. The fencing should be located at the TPZ perimeter and not disturbed for any reason. Warning Signage indicating, “Tree Protection Zone: Keep Out,” or similar wording at the direction of the Project Arborist, shall be placed in two (2) visible locations on opposite sides of the tree. All fencing and protection should be in place before any construction begins and left until all landscape grading and trenching is complete. Avoid placing of underground utilities within the drip line of any tree. When utilities are run through the root zone of a tree, horizontal coring should be used instead of trenching. If it is not possible to use horizontal coring, the onsite certified arborist should be contacted before trenching begins.

Recommended Services

Any tree subjected to the impacts of construction activities should be pruned prior to the commencement of construction. Pruning can be done during the tenure of construction so long as it is deemed necessary by the Project Arborist. All services recommended in this report should be done by a Certified Arborist or Certified Tree Worker in accordance with the ANSI-A300 standards. All pruning necessary to provide clearance during construction should be performed by a Certified Arborist or Tree Worker and not undertaken by construction personnel. Accidental damage to trees should receive immediate corrective attention. Pruning shall cease after construction has stopped and is to occur only as needed for proper maintenance.

Any tree subjected to the impacts of construction activities should be fertilized prior to the commencement of construction. Where deep root fertilization has been recommended, a solution of four (4) pounds of Doggett’s 32-7-7 per one hundred (100) gallons of water should be used. This should be injected at the rate of ten (10) gallons per inch of trunk diameter at one- to two hundred (200-300) pounds of pressure. Unless otherwise stated, fertilization should take place between May and September. Mycorrhiza inoculum: Trees are to have roots inoculated with endo/ectomycorrhizal fungal inoculum. Fertilization shall occur prior to, during, and after construction under the direction of the Project Arborist.



Construction Guidelines

- Do not use tree trunks as a winch support in demolition or for moving and lifting large loads.
- Do not dump concrete residue, chemicals, solvents, etc., on site.
- Do not attempt the demolition of trees with grading equipment when trees that are to be preserved are in the vicinity. Trees uprooted by pushing or pulling may damage branches or root systems of adjacent trees. All trees and stumps should be removed by a qualified company.
- Grade and trench lines radial to trees rather than tangential. If roots are encountered while trenching, follow root severance guidelines.
- If soil compaction has occurred near or within the CRZ by operating of heavy equipment or other operations, aerate (fracture) soil as quickly as practical.
- If demolition of existing roads, structures, etc. is near any tree to be preserved, a small soft-rubber tire loader should be used. Any work within six (6) feet of any trunk should be performed by hand.

Maintenance Guidelines

- All recommended services should be performed before construction ends. Pruning shall cease after construction and only be performed as directed by a Certified Arborist for maintenance purposes.
- Continuance of irrigation for one to eight (1-8) months, or as directed by a Certified Arborist. Gradually reduce irrigation to avoid overwatering.
- Provide the new property owners with information they will require for proper maintenance of trees on the property.



Schedule and Coordination

Trees should be monitored by the Project Arborist during construction at the following intervals:

- Before construction begins, the Project Arborist is to use this preservation plan to implement tree protections with the assigned contractors for all work onsite.
- During the Pre-construction meeting.
- During the Rough Grading or Trenching, or any activity within any TPZ or CRZ.
- For each Monthly Tree Activity Report Inspection or the interval deemed necessary by the local authorities.
- Any other time deemed necessary by the Project Arborist.

Concluding Remarks

This report is a guideline for the proper maintenance of tree during construction activities. The following activities need to occur, as noted above:

- Preconstruction: root exploration; root pruning; foliar pruning; mulch; irrigation; fertilization; tree protection measures.
- During construction: tree protection measures; mulch; irrigation; fertilization; and pruning as needed.
- Post-construction: mulch; irrigation; and yearly maintenance pruning as needed.

While trees vary in their tolerance to changed conditions, disruption in any form of the environment to which the trees have grown accustomed, may result in adverse reaction. No assurance can be offered that if all the recommendations and precautionary measures are accepted and followed, the desired results will be achieved. Demolition and construction activity among and near trees is inherently contrary to tree welfare. The objective of these guidelines is to provide information useful in mitigating undesirable consequences resulting from uninformed or careless acts. If strict adherence to all recommendations is performed, we believe the trees will successfully survive construction of the project.



Assumptions and Limiting Conditions

While trees vary in their tolerance to changed conditions, disruption in any form of the environment to which the trees have grown accustomed may result in adverse reaction. Human activity among and near trees is inherently contrary to tree welfare and there are inherent risks associated. The objective of this report is to provide information useful in mitigating undesirable consequences resulting from failure of any part of a tree.

The following are limitations to this report:

- All information presented herein covers only the trees examined at the area of inspection, and reflects the condition observed of said tree at the time of inspection.
- Observations were performed visually without probing, dissecting, coring, or excavation, unless noted above, and in no way shall the observer be held responsible for any defects that could have only been discovered by performing said services in specific area(s) where a defect was located.
- No guarantee or warranty is made, expressed or implied, that defects of the trees inspected may not arise in the future.
- No assurance can be offered that if the recommendation and precautionary measure are accepted and followed, that the desired result may be attained.
- No responsibility is assumed for the methods used by any person or company executing the recommendations provided in this report.
- The information provided herein represents an opinion, and in no way is the reporting of a specified finding, conclusion, or value based on the retainer.
- This report is proprietary to TOG, LLC and may not be reproduced in whole or part without written consent. This report has been prepared exclusively for use of the parties to which it has been submitted.
- Should any part of this report be altered, damaged, corrupted, or lost the entire evaluation shall be invalid.



Exhibit 1

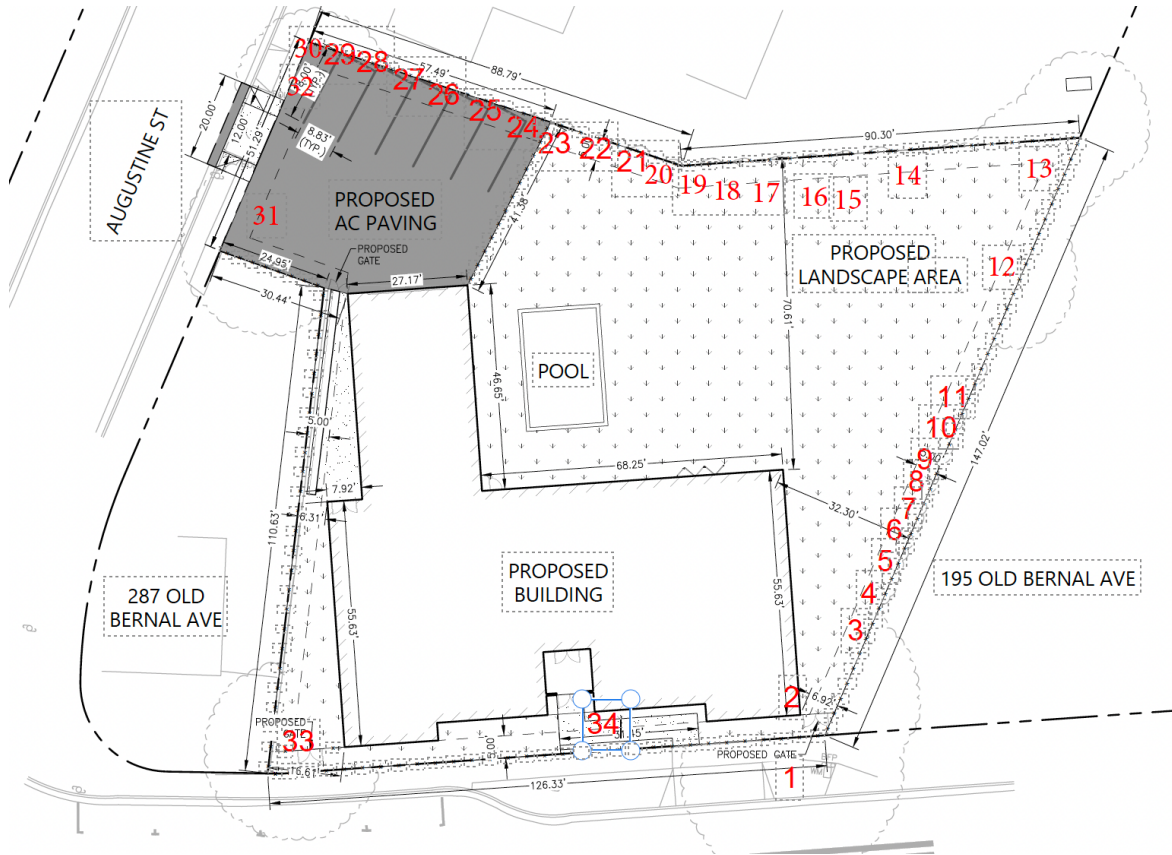


Exhibit 2 - Tree Valuation Matrix

231 Old Bernal Avenue

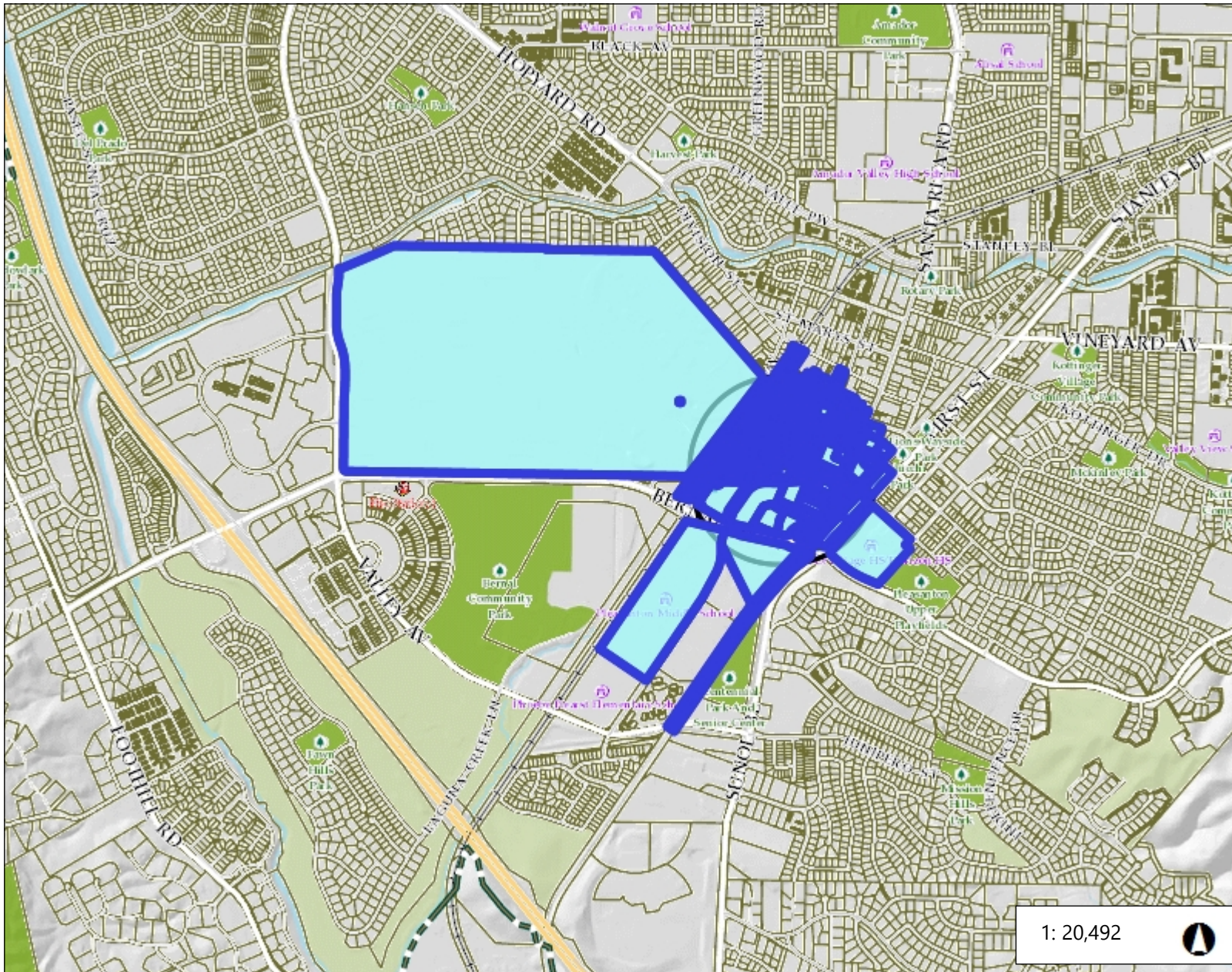
Pleasanton, California

Tag #	Common Name	Species	Species Value	DBH	Notes	Impact from Construction	Suitability for Preservation	Action	Location	Location Value	Health	Condition	Value
1	American Elm	<i>Ulmus american</i>	70%	36	Codominant Laterals; Street Tree	Low Impact	High	Retain	Street Tree	80%	Good	80%	\$48,268
2	Coast Redwood	<i>Sequoia sempervirens</i>	90%	40	Mild Water Stress	High Impact	Low	Remove based on design	Prominent Location on Commercial Property	60%	Good	70%	\$50,263
3	Italian Cypress	<i>Cupressus sempervirens</i>	50%	12	Screen Tree	Low Impact	High	Retain	Perimeter Screening Tree	40%	Good	70%	\$1,697
4	Italian Cypress	<i>Cupressus sempervirens</i>	50%	12	Screen Tree	Low Impact	High	Retain	Perimeter Screening Tree	40%	Good	70%	\$1,697
5	Italian Cypress	<i>Cupressus sempervirens</i>	50%	12	Screen Tree	Low Impact	High	Retain	Perimeter Screening Tree	40%	Good	70%	\$1,697
6	Italian Cypress	<i>Cupressus sempervirens</i>	50%	12	Screen Tree	Low Impact	High	Retain	Perimeter Screening Tree	40%	Good	70%	\$1,697
7	Italian Cypress	<i>Cupressus sempervirens</i>	50%	12	Screen Tree	Low Impact	High	Retain	Perimeter Screening Tree	40%	Good	70%	\$1,697
8	Italian Cypress	<i>Cupressus sempervirens</i>	50%	12	Screen Tree	Low Impact	High	Retain	Perimeter Screening Tree	40%	Good	70%	\$1,697
9	Italian Cypress	<i>Cupressus sempervirens</i>	50%	12	Screen Tree	Low Impact	High	Retain	Perimeter Screening Tree	40%	Good	70%	\$1,697
10	Italian Cypress	<i>Cupressus sempervirens</i>	50%	12	Screen Tree	Low Impact	High	Retain	Perimeter Screening Tree	40%	Good	70%	\$1,697
11	Italian Cypress	<i>Cupressus sempervirens</i>	50%	12	Screen Tree	Low Impact	High	Retain	Perimeter Screening Tree	40%	Good	70%	\$1,697
12	Coast Redwood	<i>Sequoia sempervirens</i>	90%	36, 24	Poor Structure; Codominant Trunks	Low Impact	High	Retain	Parking Lot End Cap	50%	Fair	50%	\$67,269
13	Coast Redwood	<i>Sequoia sempervirens</i>	90%	20		Low Impact	High	Retain	Parking Lot End Cap	50%	Good	70%	\$10,512
14	Coast Redwood	<i>Sequoia sempervirens</i>	90%	38	Screen Tree	Low Impact	High	Retain	Parking Lot End Cap	50%	Good	70%	\$37,808
15	Italian Cypress	<i>Cupressus sempervirens</i>	50%	12	Screen Tree	Low Impact	High	Retain	Perimeter Screening Tree	40%	Good	70%	\$1,697
16	Italian Cypress	<i>Cupressus sempervirens</i>	50%	12	Screen Tree	Low Impact	High	Retain	Perimeter Screening Tree	40%	Good	70%	\$1,697
17	Italian Cypress	<i>Cupressus sempervirens</i>	50%	12	Screen Tree	Low Impact	High	Retain	Perimeter Screening Tree	40%	Good	70%	\$1,697
18	Italian Cypress	<i>Cupressus sempervirens</i>	50%	12	Screen Tree	Low Impact	High	Retain	Perimeter Screening Tree	40%	Good	70%	\$1,697
19	Italian Cypress	<i>Cupressus sempervirens</i>	50%	12	Screen Tree	Low Impact	High	Retain	Perimeter Screening Tree	40%	Good	70%	\$1,697
20	Italian Cypress	<i>Cupressus sempervirens</i>	50%	12	Screen Tree	Low Impact	High	Retain	Perimeter Screening Tree	40%	Good	70%	\$1,697
21	Italian Cypress	<i>Cupressus sempervirens</i>	50%	12	Screen Tree	Low Impact	High	Retain	Perimeter Screening Tree	40%	Good	70%	\$1,697
22	Italian Cypress	<i>Cupressus sempervirens</i>	50%	12	Screen Tree	Low Impact	High	Retain	Perimeter Screening Tree	40%	Good	70%	\$1,697
23	Italian Cypress	<i>Cupressus sempervirens</i>	50%	12	Screen Tree	High Impact	Low	Remove based on design	Perimeter Screening Tree	40%	Good	70%	\$1,697
24	Italian Cypress	<i>Cupressus sempervirens</i>	50%	12	Screen Tree	High Impact	Low	Remove based on design	Perimeter Screening Tree	40%	Good	70%	\$1,697
25	Italian Cypress	<i>Cupressus sempervirens</i>	50%	12	Screen Tree	High Impact	Low	Remove based on design	Perimeter Screening Tree	40%	Good	70%	\$1,697
26	Italian Cypress	<i>Cupressus sempervirens</i>	50%	12	Screen Tree	High Impact	Low	Remove based on design	Perimeter Screening Tree	40%	Good	70%	\$1,697





Tag #	Common Name	Species	Species Value	DBH	Notes	Impact from Construction	Suitability for Preservation	Action	Location	Location Value	Health	Condition	Value
27	Italian Cypress	<i>Cupressus sempervirens</i>	50%	12	Screen Tree	High Impact	Low	Remove based on design	Perimeter Screening Tree	40%	Good	70%	\$1,697
28	Italian Cypress	<i>Cupressus sempervirens</i>	50%	12	Screen Tree	High Impact	Low	Remove based on design	Perimeter Screening Tree	40%	Good	70%	\$1,697
29	Italian Cypress	<i>Cupressus sempervirens</i>	50%	12	Screen Tree	High Impact	Low	Remove based on design	Perimeter Screening Tree	40%	Good	70%	\$1,697
30	Italian Cypress	<i>Cupressus sempervirens</i>	50%	12	Screen Tree	High Impact	Low	Remove based on design	Perimeter Screening Tree	40%	Good	70%	\$1,697
31	Coast Redwood	<i>Sequoia sempervirens</i>	90%	38		High Impact	Low	Remove based on design	Parking Lot End Cap	50%	Good	70%	\$37,808
32	Coast Redwood	<i>Sequoia sempervirens</i>	90%	24		High Impact	Low	Remove based on design	Parking Lot End Cap	50%	Good	70%	\$15,114
33	Coast Redwood	<i>Sequoia sempervirens</i>	90%	30	Poor Structure	Low Impact	High	Retain	Prominent Location on Commercial Property	60%	Fair	50%	\$20,215
34	Tanyosho Pine	<i>Pinus densiflora</i>	50%	5, 5, 3, 3	Leaning Away From Building, Too Close To Structure	High Impact	Low	Remove based on design	Prominent Location on Commercial Property	60%	Good	70%	\$4,496

231 OLD BERNAL AVENUE

EXHIBIT E



Legend

-  Fire Station
-  School
-  Park
-  Parcels

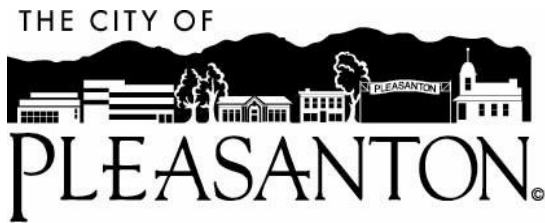
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Planning Commission Agenda Report

August 27, 2025

Item 8

SUBJECT: 2025-2026 Planning Commission Work Plan and Community and Economic Development Department Priorities

EXHIBITS: A. August 19, 2025, City Council Agenda Report, Project Prioritization Process Outcomes

STAFF RECOMMENDATION

Staff recommends that the Planning Commission receive the report on the 2025-2026 Planning Commission Work Plan and Community and Economic Development Department (CEDD) priorities.

EXECUTIVE SUMMARY

This item summarizes the work plan for the Planning Commission (Commission) for the upcoming Fiscal Year 2025-2026, reflecting items expected to be before the Commission in the coming year. The work plan reflects the City Council's recent Work Plan Prioritization Process, the outcomes of which resulted from input at a July 15, 2025, City Council Workshop, and affirmed by City Council on August 19, 2025. Although not necessarily called out among the high-level priorities by City Council, staff has also identified the major development applications currently in process, which are also expected to be before the Planning Commission during the coming months.

BACKGROUND

ONE Pleasanton Strategic Plan

In October 2023, the City Council adopted the [ONE Pleasanton Strategic Plan](#), which establishes a shared vision of Pleasanton's future and guides the City's decision-making and resource allocation over the coming five years (2023-2028). The strategic plan incorporates five multi-year goals and objectives, each with a series of strategies identified, comprising specific initiatives, projects, and programs to implement the goals.

Within the broader range of strategies, the City Council has separately identified its strategic priorities, most recently as part of a Strategic Plan workshop in January 2025, to include the following seven items:

- **Goal A. Funding Our Future Strategy 1.** Develop a long-term strategy for funding operations and maintenance needs of community-owned facilities and infrastructure
- **Goal C. Investing in Our Environment Strategy 2.** Develop an Asset Management Plan to address comprehensive long-term planning for maintenance, renovation, repair, and/or replacement of infrastructure and public facilities

- **Goal C. Investing in Our Environment Strategy 3.** Identify funding and implement the recommendations from the Water Supply Alternative Study to resolve PFAS water quality issues
- **Goal D. Safeguarding Our City Strategy 1.** Assess the City's overall emergency preparedness capabilities, resources, and tools, and implement changes as needed
- **Goal A. Funding Our Future Strategy 2.** Identify expanded and new revenue sources to address significant infrastructure needs
- **Goal E. Building a Community Where Everyone Belongs Strategy 4.** Implement the updated 2024-2028 Economic Development Strategic Plan initiatives
- **Goal E. Building a Community Where Everyone Belongs Strategy 9.** Advance the East Pleasanton Specific Plan

City Council Project Prioritization

Following the January Strategic Planning session, staff developed a comprehensive list, numbering 82 critical, high-priority projects citywide for implementation in fiscal years 2025/26 and 2026/27, which will advance the ONE Pleasanton strategic plan goals and objectives. These projects encompassed a range of priorities across all City departments and functions, prioritized with a focus on meeting regulatory requirements, ensuring community health and safety, and advancing identified City Council priorities.

The 82 total projects were organized into four tiers:

1. **Must Do Projects** protect the City from legal liability, maintain basic services, honor existing commitments, and ensure team safety and effectiveness. (23 Projects, of which CEDD would lead five)
2. **Committed Priorities** represent the fiscally realistic, people-first approach, balancing revenue generation and cost savings with critical investments in organizational success. (21 Projects, of which CEDD would lead five)
3. **Strategic Pipeline** demonstrates vision while acknowledging fiscal constraints, including infrastructure needs and future organizational excellence investments. (24 Projects, of which CEDD would lead nine)
4. **Deferred Projects** are an acknowledgment of what cannot happen under current conditions, allowing focus on critical services and team care during challenging times. (14 Projects, of which CEDD would lead six)

It is noted that Tiers 1 and 2 represent projects already considered high priority since they are mandatory or previously committed initiatives for which funding, at least in part, has been secured. The City Council's exercise, therefore, focused on Tiers 3 and 4, which are new projects or initiatives that can be taken on as resources (staff time and financial resources) allow. In all, 21 Tier 3 or 4 projects received some support in the City Council's "dot voting"

exercise (five, four, three, two, or one dots), meaning one or more Councilmembers identified this item as a priority.

As indicated above, the Community and Economic Development Department will lead a substantial number of the projects prioritized. Of these, many are items with which the Commission will have a role as an advisory, recommending, or approving body.

Please see Exhibit A for the August 19, 2025, City Council agenda report and comprehensive project prioritization list.

DISCUSSION

Community and Economic Development Department Assigned Projects, by Priority

Table 1 summarizes the City Council priority projects for which the Community and Economic Development Department would be the lead, listed under the four prioritization tiers. Projects where the Commission is expected to have a significant role or involvement are indicated with shaded rows.

Table 1

Prioritization Category	Project Name	Project Description	Status/Timeline
Tier 1 – Must Do	BART Station Concept Plan for Housing	Prepare a concept plan for the East Dublin-Pleasanton BART station for future redevelopment as high-density housing, consistent with the Housing Element.	Underway Community, PC, and Commission Workshops in 2025 Concept Plan Approval early 2026
	Bicycle and Pedestrian Master Plan Update	Update to reflect recent developments, community needs, and best practices, including improvements near high-use areas (downtown, regional transit, schools).	Underway, Community Outreach beginning (BPTC as primary review body)
	Housing Element – Additional Residential Rezones	Rezone three commercial properties (with CEQA review) for housing to meet No Net Loss requirements and the terms of the HAC Agreement.	CEQA Review to Begin Fall 2025 Re-Zoning Actions Spring/Summer 2026
	Streamlining Permit Process	Amend the municipal code and improve processes to simplify permitting, reduce delays, streamline design review, and support business and retail attraction.	IBB Complete Additional Code Amendments for Design Review Process Updates, Winter 2025
	East Pleasanton Planning and Policy	Process East Pleasanton applications, adopt an updated General Plan vision and policies, and explore an Infrastructure Financing/Community Facilities District.	East Pleasanton Policy Framework Underway, PC and City Council Meetings Fall 2025; General Plan Amendments Spring 2026 Arroyo Lago application Under Review

Prioritization Category	Project Name	Project Description	Status/Timeline
Tier 2 - Committed Priority	Stoneridge Mall Master Plan	Continue collaborative efforts with Stoneridge Mall owners to advance a Master Plan or similar comprehensive land use plan for the mall.	Awaiting Property Owner Group Action; scope and schedule TBD
	Update Development Services Fees (CEDD and Engineering)	Analyze and update development services fees for Planning, Building, and Public Works Engineering to improve cost recovery for development applications/review.	Work to be undertaken Winter 2025-2026
	Retail Attraction Strategy	This strategy focuses on attracting and retaining desirable retail businesses to strengthen the local economy. It includes providing a business concierge service to navigate City processes and streamlining permits to ensure an efficient and business-friendly environment.	Underway. Completed evaluation of City's retail landscape/opportunities, identifying target sectors. Created business attraction brochure and website content. In addition to continuing and expanding retail business touchpoints, staff will evaluate opportunities for permit streamlining and process improvements to support retail attraction/retention. (If PMC Amendments are needed, PC would review/recommend)
	Staples Ranch and Zahari Site Activation/Use	Explore public-private partnerships for regional sports facility at Staples Ranch Community Park site and rezone of Zahari property.	Initial analysis of opportunities and constraints underway; project timing TBD
	Transportation Safety Action Plan	The plan will evaluate city roadways and collisions to create a safety-based action plan to address improvements needed along the high-incident corridors to improve safety.	Study Underway
	Railroad Quiet Zone Feasibility Assessment	Study the feasibility and cost of creating a Railroad Quiet Zone in Downtown Pleasanton	City Council approved funding, August 19, 2025; concludes in 2027

Other Projects Identified as Tier 3 or 4, meaning they are in the “Strategic Pipeline” or “Deferred” – without adequate staff capacity or other resources currently identified, but potentially to be undertaken as resources allow in future years, are listed below. Items shown in bold text are those where staff expects the Commission to have a more significant role in providing input and/or recommendations as part of the project. Some of these projects could be initiated within the next two fiscal years, but they are not yet underway, and work will likely be part of future years’ work plans.

- Climate Action Plan (CAP) 2.0 Implementation
- **Affordable Housing Project Program**
- **General Plan Update***
- **Downtown Specific Plan Updates***
- **Land Use Planning and Amendments for Stoneridge Mall Periphery***
- Study for Strategic Disposition of City Assets/Land
- **Downtown Parking Strategy Update/ Downtown Parking Garage**
- **Sign Ordinance Update**
- **Historic Preservation Strategies**
- **Investigate New Allowable Land Uses**
- **Annexation of Various Areas**

Other Long-Range Planning Projects

In addition to the above Council-directed major applications, the CEDD has the following projects and initiatives that will be brought to the Commission in the next several months. These include:

- Updates to the Objective Design Standards (ODS) for Housing Sites, and ODS for the City's Multi-Family Residential (R-M) and Mixed-Use Districts (MU, CC)
- Update to the Hacienda Design Standards and Guidelines to Align with the ODS

Current Planning - Development Applications

Finally, the CEDD continues to receive a high volume of project applications, many of which will be subject to the recommendation of the Planning Commission or approval. Some of the significant applications in process are listed below, noting that additional applications may be received in the coming months.

Lester/Hidden Valley PUD (10807, 11033, and the two western parcels on Dublin Canyon Road)

Applications for: (1) annexation of four parcels totaling approximately 128.5-acres; (2) amend General Plan Land Use designations to correspond to proposed residential and open space areas; (3) rezone the property from unincorporated and pre-zoned Agriculture to Low Density Residential and Open Space; (4) a PUD development plan to construct 33 single-family homes, including demolition and replacement of two existing homes, with private open space, and dedication of approximately 72.1-acres of land to the East Bay Regional Park District (EBRPD), and construct an EBRPD staging area with trail connections to the Pleasanton Ridge. (Housing Element Site)

Status: Plan revisions and CEQA underway.

4400 Black Avenue

Application for Housing Site Compliance Review under SB330 for a housing development consisting of demolition of an existing commercial building and construction of 59 multi-family residential units and seven accessory dwelling units with associated site improvements located at 4400 Black Avenue.

Status: Applicant has requested streamlined review as an infill project under SB 131 (2025), meaning the project would be approved ministerially

3000 Busch Road (Amazon)

Applications for Conditional Use Permit and Design Review approval to construct an approximately 638,400-square-foot flexible shell industrial building and related site improvements.

Status: Application Under Review, Currently Incomplete

Steelwave “Parcel H”

Annexation of an approximately 20.4-acre site identified by APN 946-1128-4-4 into Pleasanton for a rezoning of I-G-40,000 for the development of the following: 1) an approximately 131,055-square-foot, one-story industrial building with a mezzanine; 2) an approximately 156,600-square-foot, one-story industrial building with a mezzanine; 3) an approximately 12,000-square-foot, two-story retail/office; and 4) on-site parking area of 145 parking stalls and 16 trailer parking stalls.

Status: Under Review

SUMMARY AND CONCLUSIONS

The City Council’s priorities include a significant number of items that will be led by the Community and Economic Development Department, and for which the Planning Commission will have a role in reviewing and providing recommendations.

Staff has not attempted to provide a comprehensive calendar. These and other larger-scale items will be reported as part of the Future Planning Calendar at each meeting, in which staff will include an approximately 2-3 month look-ahead for the Commission’s information.

Primary Authors: Ellen Clark, Director of Community and Economic Development



CITY COUNCIL AGENDA REPORT

Item #3

August 19, 2025
City Manager

TITLE: RECEIVE A REPORT ON THE OUTCOME OF THE PROJECT PRIORITIZATION FRAMEWORK FOR FISCAL YEARS 2025/26 AND 2026/27 WORKSHOP

SUMMARY

During the recent City Council workshop on July 15, 2025, staff facilitated a comprehensive dot voting exercise to prioritize 82 proposed projects across four categories for fiscal years 2025/26 and 2026/27. This process resulted in direction on strategic priorities, with strong consensus emerging around land use planning, infrastructure development, and revenue generation initiatives in alignment with the ONE Pleasanton Strategic Plan. Three projects received unanimous support (5 dots each): Downtown Specific Plan Updates, Land Use Planning and Amendments for Stoneridge Mall Periphery, and Cellular Lease Revenue Program Development. An additional three projects received a high level of support (4 dots each): Analyze Railroad Quiet Zone, General Plan Update, and Urban Growth Boundary Amendments for East Pleasanton. In total, 21 of the 82 projects received varying ranges of City Council support. This report summarizes the outcome of that workshop and outlines next steps for project implementation.

RECOMMENDATION

Receive a report on the outcome of the Project Prioritization Framework for Fiscal Years 2025/26 and 2026/27 workshop

BACKGROUND

Following the City Council retreat and strategic planning session on January 29, 2025, staff developed a comprehensive list of critical high-priority projects citywide for implementation in fiscal years 2025/26 and 2026/27 to advance the ONE Pleasanton strategic plan goals and objectives. These project encompass a range of priorities across all City departments and functions, prioritized with a focus on meeting regulatory requirements, ensuring community health and safety, and advancing identified City Council priorities. The project prioritization process aligns with the seven City Council priority strategies identified during the January retreat and utilizes a four-tiered framework developed during a subsequent May 28, 2025 Executive Team workshop:

Seven City Council Priorities

1. *Goal A. Funding Our Future Strategy 1.* Develop a long-term strategy for funding operations and maintenance needs of community-owned facilities and infrastructure
2. *Goal C. Investing in Our Environment Strategy 2.* Develop an Asset Management Plan to address comprehensive long-term planning for maintenance, renovation, repair and/or replacement of infrastructure and public facilities
3. *Goal C. Investing in Our Environment Strategy 3.* Identify funding and implement the recommendations from the Water Supply Alternative Study to resolve PFAS water

quality issues

4. *Goal D. Safeguarding Our City Strategy 1.* Assess the City's overall emergency preparedness capabilities, resources, and tools and implement changes as needed
5. *Goal A. Funding Our Future Strategy 2.* Identify expanded and new revenue sources to address significant infrastructure needs
6. *Goal E. Building a Community Where Everyone Belongs Strategy 4.* Implement the updated 2024-2028 Economic Development Strategic Plan initiatives
7. *Goal E. Building a Community Where Everyone Belongs Strategy 9.* Advance the East Pleasanton Specific Plan

Four-Tiered Project Prioritization Framework

1. *Must Do Projects* protect the City from legal liability, maintain basic services, honor existing commitments, and ensure team safety and effectiveness.
2. *Committed Priorities* represent the fiscally reality meets people first approach, balancing revenue generation and cost savings with critical investments in organizational success.
3. *Strategic Pipeline* demonstrates vision while acknowledging fiscal constraints, including both infrastructure needs and future organizational excellence investments.
4. *Deferred Projects* are an acknowledgment of what cannot happen under current conditions, allowing focus on critical services and team care during challenging times.

During the July 15, 2025 workshop, staff provided a presentation on the four-tiered project prioritization framework and departmental core services. The City Council was asked to review the current project inventory, organized by priority category. This included discussion of specific projects, their resource requirements, and strategic alignment. The session concluded with a prioritization exercise using dot voting methodology. Each City Council member received 10 dots to distribute across all four priority categories, with a maximum of one dot per project per City Council member, providing input to staff on Council preferences and priorities for project implementation. The City Council focused their dot voting primarily on Strategic Pipeline (Category 3) and Deferred (Category 4) projects, since Categories 1 (Must Do) and 2 (Committed Priority) represent mandatory or previously committed initiatives.

While most Category 1 and 2 projects have secured appropriate resources, staff continues to address any remaining funding or staffing gaps through strategic budget planning. The City Council's newly prioritized projects from Categories 3 and 4 will require phased implementation based on available resources and organizational capacity. Staff will develop detailed cost estimates and implementation strategies for these priority projects to guide future resource allocation decisions.

DISCUSSION

The workshop prioritization exercise identified City Council preferences among projects, with consensus emerging around initiatives that balance revenue generation, strategic planning, and community development objectives. The following workshop results are organized by support level: unanimous support (5 dots), high level of support (4 dots), medium support (3 dots), and additional considerations (1-2 dots).

Workshop Results

The dot voting exercise encompassed all 82 proposed projects across four priority categories: 23 Category 1 - Must Do projects (mandatory regulatory and operational requirements), 21 Category 2 - Committed Priority projects (previously approved initiatives), 24 Category 3 - Strategic Pipeline projects (discretionary strategic initiatives), and 14 Category 4 - Deferred projects (lower priority or resource-constrained items). As stated above, the City Council focused their dot voting on Category 3 and 4 projects, with the understanding that these would be considered first to be moved up in priority as resources become available.

Unanimous Support (5 Dots Each)

The following three projects received the strongest support and should be advanced when resources are available:

Downtown Specific Plan Updates (#51)

This comprehensive planning initiative will guide downtown development and revitalization efforts, addressing current zoning challenges and establishing a clear vision for the city's core commercial district.

Land Use Planning and Amendments for Stoneridge Mall Periphery (#52)

Critical planning work to maximize development opportunities around the Stoneridge Mall area, potentially generating significant economic development and revenue opportunities for the City.

Cellular Lease Revenue Program Development (#57)

A strategic revenue generation initiative that will establish a comprehensive program for managing cellular tower leases on City property, creating a sustainable income stream for municipal operations.

High Level of Support (4 Dots Each)

Three additional projects received strong support and should be scheduled for implementation following the unanimously supported items: Analyze Railroad Quiet Zone (#47) A feasibility study to establish quiet zones along railroad corridors, addressing ongoing community concerns about train noise impacts on residential areas and quality of life. Staff have moved this item up in priority through the CIP process and a separate agenda report is scheduled for the Council meeting of August 19, 2025.

General Plan Update (#50)

A fundamental planning document update that will guide the city's long-term development patterns, land use policies, and growth management strategies through 2040.

Urban Growth Boundary Amendments - East Pleasanton (#53)

Strategic boundary adjustments to accommodate planned development in East Pleasanton while maintaining the City's commitment to controlled growth and agricultural preservation.

Medium Support (3 Dots Each)

Two projects received moderate support and should be considered for future implementation as resources become available:

Annexation of Various Areas (#74) Evaluation of strategic annexation opportunities to

expand city boundaries and services to underserved areas while generating additional tax revenue.

Fiber Master Plan (#79)

Development of a comprehensive telecommunications infrastructure plan to enhance City services, support economic development, and potentially generate revenue through public-private partnerships.

Additional Considerations (1-2 Dots Each)

Thirteen (13) projects received 1-2 dots each, indicating City Council interest but at a lower level of support.

Projects with 2 dots:

- Affordable Housing Project Program (#48)
- Bernal Community Park - Specific Plan Amendment (#54)
- Grant Strategy & Pursuit Program Development (#61)
- Downtown Parking Strategy Update/Downtown Parking Garage (#70)
-

Projects with 1 dot:

- Pension Strategy (#34)
- Climate Action Plan (CAP) 2.0 Implementation (#46)
- Finance Policy Update - Fee Policy (#62)
- LPFD JPA Shared Services Transfer (#65)
- Funding for Dolores Bengtson Aquatic Center (#66)
- Study for Strategic Disposition of City Assets/Land (#69)
- Sign Ordinance Update (#71)
- Historic Preservation Strategies (#72)
- Investigate New Allowable Land Uses (#73)

Next Steps

Staff will monitor lower-priority initiatives for future consideration and will update departmental work plans to incorporate the six most highly-supported projects as resources allow.

EQUITY AND SUSTAINABILITY

The project prioritization framework aligns with the City's inclusion and sustainability values by addressing fiscal and staffing constraints while ensuring that planning projects reflect broader community needs and advances equitable outcomes.

OUTREACH

No outreach was conducted as this item is a routine matter of internal City business.

STRATEGIC PLAN ALIGNMENT

This item aligns with the ONE Pleasanton Strategic Plan Goal B. *Optimizing Our Organization: Organizational Effectiveness.*

FISCAL IMPACT

This is an informational report only; there is no fiscal impact from receiving this report.

Prepared by:



Sharon Petrehn, Principal Analyst

Submitted by:



Alexa Jeffress, Assistant City Manager

Approved by:



Gerry Beaudin, City Manager

Attachments:

1. Project Prioritization Spreadsheet - Dot Voting Results

FY 2025/26 and 2026/27 Project Prioritization List

No.	Prioritization Category	Project Name	Project Description	Lead Dept	Dots
1	1 - Must Do	BART Station Concept Plan for Housing	Prepare a concept plan for the East Dublin-Pleasanton BART station for future redevelopment as high density housing, consistent with the Housing Element.	CEDD	
2	1 - Must Do	Bicycle and Pedestrian Master Plan Update	Update to reflect recent developments, community needs, and best practices, including improvements near high-use areas (downtown, regional transit, schools).	CEDD	
3	1 - Must Do	Housing Element – Additional Residential Rezones	Rezone three commercial properties (with CEQA review) for housing to meet No Net Loss requirements and the terms of the HAC Agreement.	CEDD	
4	1 - Must Do	Streamlining Permit Process	Amend the municipal code and improve processes to simplify permitting, reduce delays, streamline design review and support business and retail attraction.	CEDD	
5	1 - Must Do	East Pleasanton Planning and Policy	Process East Pleasanton applications, adopt an updated General Plan vision and policies, and explore an Infrastructure Financing/Community Facilities District.	CEDD	
6	1 - Must Do	LFPD/ State Water Resources Control Board Investigation	Continue to coordinate with State Water Board on PFAS source investigation at LFPD sites in Pleasanton.	CMO	
7	1 - Must Do	Organizational Assessment	Evaluate operational effectiveness, resource allocation, and strategic alignment of critical municipal departments.	CMO	
8	1 - Must Do	Eliminate Central Services Division (Budget Implementation)	Remove centralized delivery of office supplies and on-site print shop services previously provided by Central Services.	CMO	
9	1 - Must Do	Explore Potential Ballot/Revenue Measure Options	Explore revenue options to address the City's structural deficit and fund aging infrastructure needs , including potential revenue-generating ballot measures..	FIN	
10	1 - Must Do	Implementation and Financing for Water Infrastructure	Debt financing is needed to support the capital projects identified in the Water System Management Plan (WSMP). The 2025 water rate study identified the need for debt financing along with rate increases (WSMP - 20-year Water CIP - \$35M bond).	FIN	
11	1 - Must Do	Labor Negotiations	Complete negotiation of current and upcoming labor agreements over the next two fiscal years.	HR	
12	1 - Must Do	Library and Recreation Restructure (Budget Implementation)	Implement budgetary decisions, including reduce library hours and programs, restructure recreation divisions, develop rental model for adult sports leagues, and modify contracts with vendors.	LR	
13	1 - Must Do	Commission and Committee Restructure	Create a City Council Ad-Hoc Subcommittee to review the City's Commission/Committee structure based on the recently adopted budget, which includes reductions to staffing, programs, and services.	LR	
14	1 - Must Do	Complete Asset Management Plan	Complete the plan to inform capital improvement projects (CIP), repair and replacement (R&R) programs, and operational needs.	PW	
15	1 - Must Do	Implement Next Phase of Garbage Franchise Agreement	Manage the next phase of the City's waste and recycling franchise agreement, scheduled to expire on June 30, 2029 to meet the city's solids waste needs.	PW	
16	1 - Must Do	Sewer System Plan and Rate Update	The State Water Resources Control Board requiring agencies to prevent sewage spills, comply with federal and state discharge prohibitions, follow monitoring and reporting requirements, and implement a Sewer System Management Plan (SSMP).	PW	
17	1 - Must Do	Implementation and Enforcement of State Required Lead and Copper Regulations	This is a federal mandated program designed to minimize lead and copper in drinking water by the Environmental Protection Agency (EPA).	PW	
18	1 - Must Do	Development of Sewer Pipe Blockage Control Program	The Sewer Pipe Blockage Control Program is responsible for preventing fats, oils, and grease (FOG)related sanitary sewer overflows. Sanitary Sewer Overflow (SSOs) as required by the State Water Resources Control Board (State Water Board).	PW	

FY 2025/26 and 2026/27 Project Prioritization List

No.	Prioritization Category	Project Name	Project Description	Lead Dept	Dots
19	1 - Must Do	Implementation of Cross-Connection Control Program	The state-mandated Cross Connections and Water Pollution Control Program is responsible for inspecting industrial, commercial, and medical facilities to ensure that no hazardous conditions exist between plant equipment, process waters, plumbing fixtures and the potable water system.	PW	
20	1 - Must Do	State Required SB1383 Waste and Recycling Regulations - Implementation	This is a state-mandated program that requires the City to implement and enforce SB 1383 regulations aimed at reducing organic waste disposal in landfills. The program focuses on diverting food waste and other organics from the waste stream to reduce greenhouse gas emissions.	PW	
21	1 - Must Do	Water Supply Alternative /Wells/PFAS	The City partnered with Zone 7 water agency on a joint groundwater facilities project in the Bernal subbasin. This effort aims to lower wholesale water costs, improve water supply reliability, and reduce future regulatory compliance risks.	PW	
22	1 - Must Do	Update Special District Rates for Landscape Maintenance District	As required by the Landscaping and Lighting Act of 1972, the City must levy an annual assessment on all parcels benefited by its Landscape Maintenance District.	PW	
23	1 - Must Do	Fire Alarm System Upgrade at All City Facilities	This project involves upgrading the fire alarm systems at City facilities to meet code requirements during power outages.	PW	
24	2 - Committed Priority	Stoneridge Mall Master Plan	Continue collaborative efforts with Stoneridge Mall owners to advance a Master Plan or similar comprehensive land use plan for the Mall.	CEDD	
25	2 - Committed Priority	Update Development Services Fees (CEDD and Engineering)	Analyze and update development services fees for Planning, Building and Public Works Engineering to improve cost recovery for development applications/review.	CEDD	
26	2 - Committed Priority	Retail Attraction Strategy	This strategy focuses on attracting and retaining desirable retail businesses to strengthen the local economy. It includes providing a business concierge service to navigating city processes, streamlining permits to ensure an efficient and business-friendly environment.	CEDD	
27	2 - Committed Priority	Staples Ranch and Zahari Site Activation/Use	Explore public-private partnerships for regional sports facility at Staples Ranch Community Park site and rezone of Zahari property.	CEDD	
28	2 - Committed Priority	Transportation Safety Action Plan	The Plan will evaluate the City roadways and collisions to create a safety based action plan to address improvements needed along the high incident corridors to improve safety.	CEDD	
29	2 - Committed Priority	Implement BELONG Pleasanton - Employer of Choice	Advance organizational culture through BELONG (Building Equity, Leadership, Opportunity, Nurturing, and Growth) initiative by implementing training, support protocols, and inclusion strategies. Focus on workforce engagement, retention, and positioning Pleasanton as a top Bay Area employer.	CMO	
30	2 - Committed Priority	Update Citywide Records Retention and Disposition Policy	Update the citywide records retention schedule for citywide records to align with current law.	CMO	
31	2 - Committed Priority	Develop Communications Foundation Documents	Create foundational documents that help staff maintain a consistent voice; streamline requests for communications and align work with Council priorities	CMO	
32	2 - Committed Priority	Final Phase of Website Migration	Coordinate with City departments to update and finalize remaining webpages from new site development to effectively and efficiently keep the community informed about City projects	CMO	
33	2 - Committed Priority	Master Fee Study and Master Fee Schedule Updates/User Fees	Conduct a citywide fee study to adjust fees where necessary.	FIN	
34	2 - Committed Priority	Pension Strategy	Develop a funding policy reflecting strategies to pay down unfunded liability and achieve long-term savings.	FIN	1
35	2 - Committed Priority	Develop and Implement Citywide Employee Safety Program	Develop and implement comprehensive employee safety program including regular safety drills, emergency procedures, safety training protocols, and communication systems.	HR	

No.	Prioritization Category	Project Name	Project Description	Lead Dept	Dots
36	2 - Committed Priority	LFPD Strategic Planning	Update Strategic Plan for FY26-FY31. Update with significant input from LFPD's Community Risk Assessment (CRA).	LFPD	
37	2 - Committed Priority	LFPD/County Ambulance/Emergency Medical Service (EMS) Delivery Model	Alameda County has authority over EMS transport in Pleasanton and intends to make significant changes to the current model that will include changes that impact the LFPD requiring implementation.	LFPD	
38	2 - Committed Priority	Electrical Fleet Replacement Programs	This is a state mandated program. By January 1, 2027, 100% of all City vehicle purchases must be zero-emissions.	PW	
39	2 - Committed Priority	Americans with Disabilities Act (ADA) Transition Plan	This state mandated program required by the Americans with Disabilities Act (ADA) that outlines how a public entity make facilities and programs accessible to people with disabilities. It details the process of identifying barriers to accessibility and developing a plan to remove those barriers.	PW	
40	2 - Committed Priority	Non-functional Turf Ban Implementation and Non-functional Turf Conversion	This project aims to assist private property owners to comply with this regulation by converting non-functional turf to mulch or drought-tolerant plantings. Convert 2.4 acres of non-functional turf across 11 locations within the City to mulch or drought-tolerant plantings.	PW	
41	2 - Committed Priority	State Water Regulations/Conservation as a Way of Life	This state-mandated program sets long-term water efficiency goals to promote sustainable water use across communities. It supports ongoing conservation practices to help California adapt to water challenges and reduce reliance on emergency drought measures.	PW	
42	2 - Committed Priority	Storm Water Master Plan	This project will develop a management plan in December 2026, that includes short and long-term recommended projects, programs, and actions to ensure the storm drain system continues to meet desired service levels.	PW	
43	2 - Committed Priority	Facilities Master Plan	This is a comprehensive plan that evaluate option for future space planning, as well as siting and feasibility analysis associated with certain major facilities needed for City operations.	PW	
44	2 - Committed Priority	Comprehensive Facility and Infrastructure Upgrades - Energy Upgrades	Plan an engery upgrade to facilities and infrastructure to achieve long-term cost savings, reduce greenhouse gas emissions, increase facility resilience and upgrade/modernize facilities and replace assets at end of life.	PW	
45	3 - Strategic Pipeline	Pleasanton Community Academy (PCA)	The Pleasanton Community Academy is a free 6 month program that educates residents about City operations and services across all departments. PCA has been in operation for two years and has graduated over 50 community members.	CMO	
46	3 - Strategic Pipeline	Climate Action Plan (CAP) 2.0 Implementation	Implementation to include supporting facility upgrades, fleet electrification, and EV charger installation. Launch a Sustainability Awards program and update the Municipal Code to require bicycle amenities for certain new developments.	CEDD	1
47	3 - Strategic Pipeline	Analyze Railroad Quiet Zone	Evaluate the feasibility and requirements for establishing a Railroad Quiet Zone in Pleasanton, including all four of the City's at-grade rail crossings.	CEDD	4
48	3 - Strategic Pipeline	Affordable Housing Project Program	Advance a program to develop City-supported affordable housing.	CEDD	2
49	3 - Strategic Pipeline	Community Benefit Program	Adopt a process to evaluate discretionary requests for residential re-zoning/up-zoning and develop structured menu of community benefits available in exchange for discretionary land use modification/upzoning, to replace negotiated benefits approach.	CEDD	
50	3 - Strategic Pipeline	General Plan Update	A comprehensively update the 2005 General Plan.	CEDD	4

No.	Prioritization Category	Project Name	Project Description	Lead Dept	Dots
51	3 - Strategic Pipeline	Downtown Specific Plan Updates	Identify strategic updates to the Downtown Specific Plan to reduce permitting barriers and encourage new investment with focused amendments and permit streamlining.	CEDD	5
52	3 - Strategic Pipeline	Land Use Planning and Amendments for Stoneridge Mall Periphery	Expand planning for Stoneridge Mall core to encompass all properties in mall periphery, including consideration of new locations for Fire Station 2.	CEDD	5
53	3 - Strategic Pipeline	Urban Growth Boundary Amendments - East Pleasanton	Initiate City Council or Voter-Approved Amendments to the Urban Growth Boundary (UGB) if determined appropriate based on East Pleasanton Policy Framework process.	CEDD	4
54	3 - Strategic Pipeline	Bernal Community Park - Specific Plan Amendment	Study alternative land uses for Bernal Community Park, and initiate Specific Plan Amendment, including voter approval of alternatives if needed.	CEDD	2
55	3 - Strategic Pipeline	Enhance Internal Coordination on Communications (#YourCityAtWork)	Build stronger internal awareness around what makes a good story and how to share it. Work with departments to identify and elevate stories that demonstrate the value of City services and the positive impact of staff efforts.	CMO	
56	3 - Strategic Pipeline	Develop Organizational Key Performance Indicators (KPIs)	Develop and implement a comprehensive performance management system to track KPIs citywide. Provide ongoing performance monitoring that drives organizational effectiveness.	CMO	
57	3 - Strategic Pipeline	Cellular Lease Revenue Program Development	Develop a framework to generate revenue from cellular installations on city-owned properties, reversing the previous policy of declining all carrier requests. Initial focus at water facilities and city properties, with potential to generate \$200,000-\$500,000 annually within 2-3 years.	CMO	5
58	3 - Strategic Pipeline	Develop Communications Strategic Plan	Develop a Strategic Communication Plan to enhance community engagement and build public trust. Provide a unified framework to ensure delivery of consistent, transparent, and effective communication with residents, businesses, and stakeholders.	CMO	
59	3 - Strategic Pipeline	Human Services Program Reorganization and Unhoused Services Framework Development	Conduct an assessment of human services and unhoused services programs to determine optimal organizational structure and staffing needs. Develop a unhoused services framework.	CMO	
60	3 - Strategic Pipeline	Strategic Initiatives & Innovation Pilot Program	Establish a strategic initiatives function within the City Manager's Office to identify and implement cost-saving innovations, revenue enhancements, and service improvements like cross-departmental innovation projects, pursue grant opportunities, and pilot data-driven solutions.	CMO	
61	3 - Strategic Pipeline	Grant Strategy & Pursuit Program Development	Develop and implement a comprehensive grant strategy including establishing on-call grant writing services through RFQ process. Create internal grant coordination structure, tracking systems, and match funding protocols.	CMO	2
62	3 - Strategic Pipeline	Finance Policy Update - Fee Policy	Update the fee policy to ensure that fees are fair and equitable and meet the City's cost recovery goals.	FIN	1
63	3 - Strategic Pipeline	Organizational Training & Development	Develop training programs to support staff development, deliver on-going training on topics such as supervisory skills, leadership development, communications, etc.	HR	
64	3 - Strategic Pipeline	Technology Strategic Plan	Draft a three to five year IT plan to set guiding principles, governance structures, funding strategies, and measurable KPIs for cybersecurity, digital services, data analytics, and infrastructure modernization, and staff resources evaluation.	IT	
65	3 - Strategic Pipeline	LPGD JPA Shared Services Transfer	Transition finance and payroll services to Pleasanton. Currently, Livermore provides payroll and finance services. Pleasanton would be providing all services to LPGD with these transfers.	LPGD	1
66	3 - Strategic Pipeline	Funding for Dolores Bengtson Aquatic Center (DBAC)	Begin funding discussions for the 50 meter pool at Dolores Bengtson Aquatic Center.	LR	1

FY 2025/26 and 2026/27 Project Prioritization List

No.	Prioritization Category	Project Name	Project Description	Lead Dept	Dots
67	3 - Strategic Pipeline	Update Special District Rates - Geologic Hazard Abatement Districts (GHAD)	Geologic Hazard Abatement Districts (GHADs) are property tax assessment districts formed to fund monitoring, maintenance, and repair of open space hillsides and related storm drainage infrastructure within neighborhoods subject to landslides or other unexpected geologic movement.	PW	
68	3 - Strategic Pipeline	PUSD Maintenance Operations and Transportation (MOT) Discussion	Continue discussions around a co-location with Pleasanton Unified School District (PUSD) for maintenance facilities.	PW	
69	4 - Deferred	Study for Strategic Disposition of City Assets/Land	Identify surplus City land, facilities and assets, and develop strategy for their disposition.	CEDD	1
70	4 - Deferred	Downtown Parking Strategy Update/ Downtown Parking Garage	Update baseline data in 2017 Downtown Parking Strategy and re-assess the menu of parking supply strategies, including a City parking garage with expert support.	CEDD	2
71	4 - Deferred	Sign Ordinance Update	Comprehensively update the Signs Chapter of the Pleasanton Municipal Code (PMC).	CEDD	1
72	4 - Deferred	Historic Preservation Strategies	Study options and implement code amendments and other strategies (e.g. PMC Amendments, Historic District Designation, Mills Act) as appropriate.	CEDD	1
73	4 - Deferred	Investigate New Allowable Land Uses	Study potential Pleasanton Municipal Code (PMC) amendments to allow for potential business and revenue enhancing uses, currently not allowed, to establish in Pleasanton (e.g. Card rooms, cannabis-related businesses, short-term rentals).	CEDD	1
74	4 - Deferred	Annexation of Various Areas	Determining if annexation of areas like the Remen Tract, Happy Valley, Castlewood, Lester should be brought into the City's official boundaries.	CEDD	3
75	4 - Deferred	New Emergency Operations Center (EOC)/Department Operations Center (DOC) Training Center	Plan, design, and construct a dedicated Emergency Operations Center with integrated Department Operations Center and training facilities. Includes site selection analysis and facility design to support emergency response and training activities.	CMO	
76	4 - Deferred	Community Survey	The community survey is a comprehensive, statistically valid data collection tool designed to gather resident feedback on municipal services, priorities, and overall satisfaction with city operations.	CMO	
77	4 - Deferred	2026 Semi-Quincentennial Celebration	Coordination of Pleasanton's 250th anniversary celebration in 2026 through partnerships with local service organizations.	CMO	
78	4 - Deferred	Short-term Rental Ordinance (TOT)	Explore the possibility of developing a short-term rental ordinance to collect transient occupancy tax (hotel tax).	FIN	
79	4 - Deferred	Fiber Master Plan	Develop a city-wide fiber-optic blueprint that pinpoints current gaps, forecasts future bandwidth demand, and outlines phased build-out options.	IT	3
80	4 - Deferred	First Responder Fees	Exploration of revenue opportunities for Livermore Pleasanton Fire Department (LPPFD) services including paramedic first responder fees, insurance coverage of some fire response costs and/or a property tax.	LPPFD	
81	4 - Deferred	City-Wide Access Control System/ Replacement and Security Integration	Replace legacy door-access and alarm systems across all municipal facilities with a single, centrally managed access-control and physical-security platform.	PW	
82	4 - Deferred	Relocation of Firearm Training Range and Other Training Centers - 3333 Busch Road	The Police Department firearm training range facility and the Livermore-Pleasanton Fire Department training center need renovation. With housing developments planned in the area relocation is needed to meet state regulations that will better meet operational needs.	PW	

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: Commissioner Jagoe
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

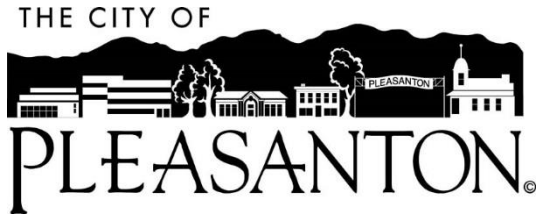
Advise the City Council, City Manager, and Parks and Community Services Department on matters related to the development and provision of services pertaining to parks and recreation facilities, programs and services.

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

August 27, 2025
Item 10

SUBJECT: Future Planning Calendar

Appeal of the Zoning Administrator's approval for an Administrative Design Review application (P25-0236) to install six approximately 15-foot-tall tennis court lights in the rear yard of an existing property located at 2207 Martin Avenue

Receive an update on the Dublin/Pleasanton BART Station Concept Plan Project and Consider Conceptual Development Scenarios

Review proposed amendments to PMC Chapter 18.20 Design Review and provide a recommendation to City Council

East Pleasanton Policy Framework Workshop: Workshop to Review Background Information and Provide Input on Key Policy Questions for Future Consideration