



PLANNING COMMISSION REGULAR MEETING AGENDA

Wednesday, February 25, 2026
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 courtesy 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 Assistant Director of Community and Economic Development Derek Farmer by phone at 925-931-5605 or by email at dfarmer@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 City Council
2. Approve the minutes of February 11, 2026
3. **P25-0671 and P25-0672, Harvest Valley Church, 1252 Quarry Lane, Suite A**- Application for Conditional Use Permit and Design Review approval to operate a religious facility with up to 200 people on-site at any one time, and related site and building improvements. The project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301, Class 1, Existing Facilities.

MEETING OPEN TO THE PUBLIC

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

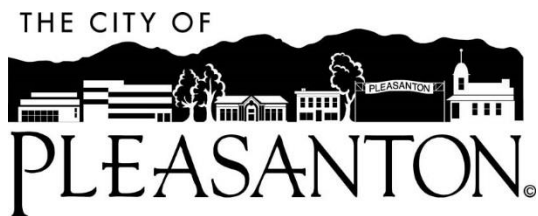
PUBLIC HEARINGS AND OTHER MATTERS

MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

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

MATTERS INITIATED BY COMMISSION MEMBERS

ADJOURNMENT



Planning Commission Agenda Report

February 25, 2026

Item 1

SUBJECT: Actions of the City Council

February 17, 2026

Accept the FY 2025/26 Mid-Year Budget Update report including a presentation on the General Fund forecast, and adopt a resolution approving FY 2025/26 budget amendments.

The Council adopted a resolution approving the amendments.

Receive the financial plan analysis for the 2026 sewer rate study and approve Implementation Scenario 1 – Maintain.

The Council received the analysis and approved Implementation Scenario 1

Wednesday, February 11, 2026

CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

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

Commissioner Jagoe led the Pledge of Allegiance.

Present: Commissioners Dave Jagoe, Ken Morgan, and Chair Anurag Jain

Absent: Commissioners Vivek Mohan, Brandon Pace, Stephanie Wedge

AGENDA AMENDMENTS

None.

CONSENT CALENDAR

1. Actions of the City Council

Recommendation: Receive the report.

2. Approve the meeting minutes of January 28, 2026

Recommendation: Approve the meeting minutes.

3. **P26-0018, Naschmarkt, 310 Main Street**- Application for a Conditional Use Permit (CUP) to operate a bar on Fridays and Saturdays, with hours of operation from 10:30 p.m. to 1:30 a.m. located at 310 Main Street. The project is categorically exempt from CEQA pursuant to Section 15301- Existing Facilities. CEQA's Class 1 exemption applies to the operation, repair, maintenance, permitting, leasing, licensing, and minor alterations of existing facilities, with negligible or no expansion of use (CEQA Guidelines §15301). The subject site is an existing tenant space. The request for a modification of hours does not expand the use of the existing restaurant. The restaurant is a permitted use.

Recommendation: Adopt Resolution PC-2026-01 approving the application.

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

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

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

MEETING OPEN TO THE PUBLIC

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

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

PUBLIC HEARING AND OTHER MATTERS

None.

MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

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

Commissioners reported on local meetings attended.

6. Future Planning Calendar

Assistant Director Derek Farmer provided a brief overview of the items listed in the report.

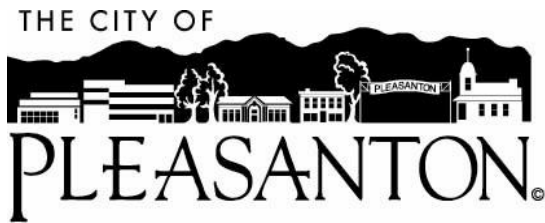
MATTERS INITIATED BY COMMISSION MEMBERS

None.

ADJOURNMENT

Chair Jain adjourned the meeting at 7:07 p.m.

Araceli Garcia, Recording Secretary



Planning Commission Agenda Report

February 25, 2026

Item 3

SUBJECT: P25-0671 and P25-0672

**APPLICANT AND
PROPERTY OWNER:** Harvest Valley Church

PURPOSE: Application for Conditional Use Permit and Design Review approval to operate a religious facility with up to 200 people on site at any one time, and related site and building improvements

LOCATION: 1252 Quarry Lane, Suite A

GENERAL PLAN: General and Limited Industrial

ZONING: PUD-I (Planned Unit Development - Industrial) District

EXHIBITS:

- A. Draft Resolution and Conditions of Approval
- B. Narrative and Project Plans dated "Received December 31, 2025"
- C. Location and Notification Map

STAFF RECOMMENDATION

Approve applications for Conditional Use Permit (CUP) and Design Review (DR), Case Nos. P25-0671 and -0672, based on the findings and subject to the draft conditions of approval in Exhibit A.

EXECUTIVE SUMMARY

The applicant requests CUP and DR approval, pursuant to the requirements of the approved Planned Unit Development (PUD) for Valley Business Park, to operate a religious facility with up to 200 people on site at any one time, along with related site and exterior building improvements. As proposed, staff recommends that the Planning Commission find this use consistent with the objectives of the zoning district and the PUD, and to be compatible with the surrounding uses.

BACKGROUND

Valley Business Park is a commercial/industrial PUD, approved under Ordinance No. 928 (PUD-80) by the City Council on March 11, 1980. The PUD permits or conditionally permits a wide range of uses. In 2015, a PUD Modification (PUD-80-01-15M) modified the permitted and conditionally permitted uses, including conditionally permitting religious facilities. Accordingly, the CUP and DR (for exterior site/building modifications) applications are now before the Planning Commission for consideration and action.

AREA AND SITE DESCRIPTIONS

Area Description

Valley Business Park, shown in Figure 1, includes a mix of uses, including religious facilities, fitness-related facilities, music and/or performing arts schools, tutoring facilities, daycare facilities, membership organizations, professional offices, light manufacturing and industrial uses, and sports and recreational facilities. There are single-family residential uses to the north across Valley Avenue, south across the Union Pacific Railroad tracks, and west immediately adjacent to the Business Park (the Business Park is separated from this neighborhood by a 30-foot-wide landscape easement and a 10-foot-high concrete block wall which runs the entire western edge of the Business Park).

Figure 1: Aerial Photo of Valley Business Park

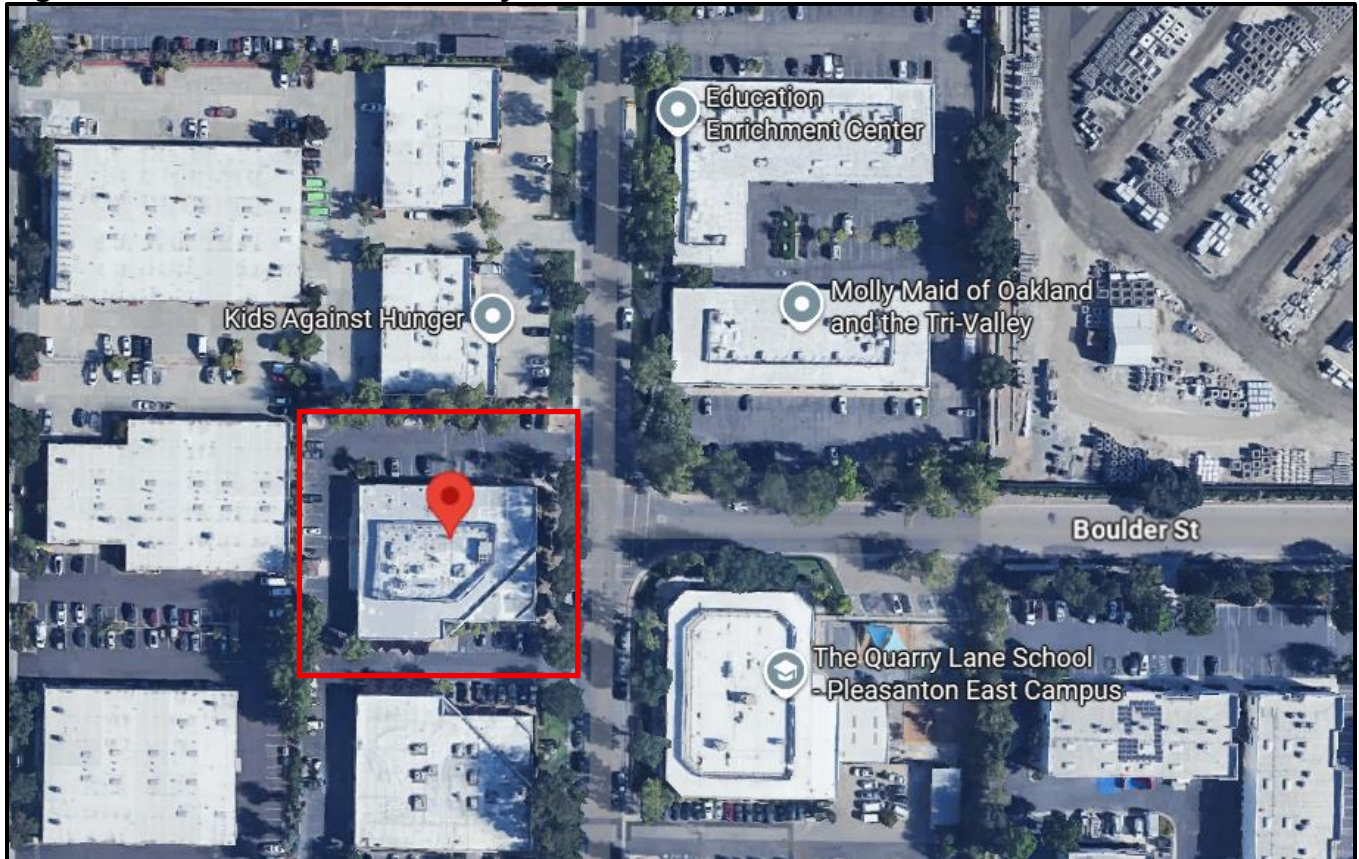


Site Description

The subject site is a flat and fully developed 1.21-acre parcel at the southwest corner of the intersection of Quarry Lane and Boulder Street. There is one, approximately 17,625-square-foot, single-story building and 54 parking spaces constructed on the subject site. The subject Suite A to be occupied by the applicant is approximately 11,120 square feet in total area. Suite B (occupied by an existing office use) is approximately 6,505 square feet in total area. The subject site and building are accessible from two driveways off Quarry Lane: one on the north

side and one on the south side (shared with the adjacent property). There are approximately 35 existing trees on site, varying in size, species, and condition. Please refer to Figure 2 for full site details.

Figure 2: Aerial Photo of the Subject Site



PROPOSED PROJECT

The proposed religious facility would serve as a meeting place for Harvest Valley Church congregants and would operate daily, Monday through Sunday, with the largest gatherings occurring on weekends, primarily Sundays.

The proposed weekly schedule and maximum occupancy are as follows:

- **Weekday Small Groups:** Monday through Friday, 6 p.m. to 9 p.m.; five to 10 staff members and up to 50 congregants
- **Occasional Saturday Events** (e.g., weddings, receptions, community gatherings): Saturdays, 8 a.m. to 2 p.m.; five to 10 staff members and up to 100 congregants
- **Sunday Worship:** Sundays, 7 a.m. to 2 p.m.; five to 10 staff members and up to 200 congregants on site for each service

Associated site improvements are also proposed, including new pavement to add parking spaces on the west side of the building, a patio on the east side, new on-site pedestrian walkways, the removal of 13 existing trees, and new landscaping.

Proposed exterior and interior improvements to the existing building include new light-brown stucco finishes on all elevations, installation of a steel pergola along the north and east sides,

modified exterior lighting, and new signage under a separate permit. Interior improvements include removing most existing interior features and constructing a vestibule/sanctuary, lobbies, offices, classrooms, a mother's room, a nap room, storage areas, and restrooms.

Refer to Exhibit B for project plans and additional details regarding proposed activities, hours of operation, and anticipated attendance.

ANALYSIS

Conditional uses are those uses that, by their nature, require special consideration so they may be located properly with respect to the objectives of the Pleasanton Municipal Code (PMC) and their potential effects on surrounding properties. To achieve these purposes, the Planning Commission is empowered to approve, conditionally approve, or deny CUP applications.

General Plan and Zoning Consistency/Compatibility

The subject site is designated General and Limited Industrial by the Pleasanton General Plan Land Use Element and is zoned Planned Unit Development – Industrial (PUD-I). The General Plan designation allows a range of industrial, commercial, office, and other compatible quasi-public or assembly uses consistent with the Zoning Ordinance. The applicable PUD list of permitted and conditionally permitted uses allows religious or assembly uses subject to approval of a CUP.

The proposed religious facility is considered a quasi-public/institutional assembly use and is consistent with the intent of the General and Limited Industrial designation. The use would occur primarily within an existing building and would not involve manufacturing, outdoor storage, or heavy industrial activity. Operational characteristics—mainly indoor activities, limited weekday daytime intensity, and peak attendance during evenings and weekends—are similar in scale and intensity to office or commercial assembly uses typically anticipated in industrial and business park environments. Industrial areas commonly accommodate religious and other assembly uses due to the availability of adequately sized buildings, sufficient parking, and separation from residential neighborhoods, which reduces the potential for land-use conflicts.

The proposal also supports applicable General Plan policies and programs that encourage the efficient reuse of existing buildings and underutilized sites within the urban area (*Sustainability, Program 2.2*) and the provision of services and community facilities that meet the needs of residents and businesses (*Industrial, Commercial, and Office, Policy 13*). The project would adaptively reuse an existing structure with existing infrastructure and parking, thereby promoting sustainability and efficient land use, while providing an additional place of worship to serve the existing congregation within the City and surrounding area, as well as other Pleasanton residents and nearby community members seeking a religious facility.

The surrounding area consists primarily of industrial, office, and commercial tenants within a multi-tenant business park. The proposed religious facility would operate primarily on weekday evenings and on weekends, when typical business park activity and parking demand are reduced. All activities are proposed to occur indoors, and conditions of approval would address parking management, noise control, and circulation to ensure compatibility with adjacent tenants. Residential uses are located a substantial distance from the site, further limiting the potential for off-site impacts.

Because the use is conditionally permitted within the PUD-I district and its scale, operating characteristics, and parking demand are comparable to other office and religious/quasi-public/assembly uses commonly found in industrial areas, including within the Valley Business Park, the proposed religious facility is consistent with the General Plan land use designation, complies with the Zoning Ordinance and PUD subject to CUP approval, and is compatible with surrounding uses.

Should issues arise in the future, the City retains the ability to return the CUP to the Planning Commission for additional consideration or, if necessary, to modify or revoke the permit. However, staff considers this unlikely, as similar uses operate within Valley Business Park without reported issues. Conditions of approval are included to address noise, traffic, and parking to ensure surrounding uses are not adversely affected.

Parking

The subject site contains 54 on-site parking spaces serving approximately 17,625 square feet of building area, resulting in a parking ratio of roughly one parking space per 326 square feet. At this ratio, the proposed 11,120-square-foot religious facility (Suite A) corresponds to approximately 34 parking spaces, while the 6,505-square-foot office use in Suite B corresponds to about 20 parking spaces.

PMC Section 18.88.030(D)(1) requires one parking space per six fixed seats for religious facilities. With 198 proposed seats, the PMC requires 33 parking spaces. Suite A's proportional allocation of 34 parking spaces, therefore, meets and slightly exceeds the PMC requirement. In addition, the facility's primary weekday activities are anticipated after 6 p.m. and on weekends—periods when office parking demand is minimal—making the full supply of 54 on-site parking spaces generally available. Typical congregation patterns, including family attendance and carpooling, are also expected to reduce vehicle trips and peak demand. Collectively, these factors support the finding that adequate on-site parking would be provided for both the religious facility and office uses.

Based on this analysis and the recommended conditions of approval, staff concludes that the project would not adversely affect on-site or nearby parking supply and that sufficient parking exists to serve the proposed facility. As a safeguard, a condition of approval allows the Director of Community and Economic Development to return the CUP to the Planning Commission if parking issues arise, with potential measures such as reduced attendance or modified activity schedules.

Noise

Conditional uses must be consistent with PMC Chapter 9.04 (Noise Regulations), which are designed to promote stability of existing conforming land uses and protect them from inharmonious or intrusive impacts from new land uses. For industrially zoned properties, PMC Chapter 9.04.050 specifically limits noise to a maximum of 75 dBA¹ at any point outside the property line at any time.

Staff finds the proposed use to be compatible with surrounding development and unlikely to result in a substantial increase in ambient noise at nearby sensitive receptors. The site is already influenced by existing background noise from Valley Avenue, Stanley Boulevard, and the Union Pacific rail corridor. All primary activities, including worship services, teaching, and music, would occur entirely within the enclosed building and would be similar in character to other commercial, educational, and assembly-type uses that have operated within the Valley Business Park without reported issues.

The applicant has proposed operational limits and physical sound-attenuation measures to further reduce potential impacts. Amplified speech and music would generally be limited to Sunday mornings, weekday evenings, and occasional Saturday daytime events. The project includes professional acoustical design and installation of interior sound-absorbing wall panels and batt insulation at shared and exterior walls. Newly constructed sanctuary walls are specified to achieve a high Sound Transmission Class (STC) rating, with additional wall assemblies and existing exterior construction providing layered attenuation. Based on the applicant's acoustical specifications, interior sound levels associated with speech and music would be substantially reduced before reaching adjacent suites or the building exterior, supporting compliance with the PMC's 75 dBA exterior standard.

Staff also recommends conditions of approval to ensure ongoing compatibility, including: (1) keeping exterior doors closed during services and events; (2) advising attendees and employees to minimize outdoor noise and loitering; and (3) reserving the City's right to reevaluate the CUP and impose additional conditions if substantiated complaints occur, such as limiting occupancy or hours of operation or requiring additional soundproofing.

With the incorporation of these operational limits, construction measures, and recommended conditions, staff believes the proposed use would not create harmful noise intrusions, would remain within applicable PMC noise standards, and would be compatible with existing and future surrounding uses.

¹ A-weighted decibels, a measurement of sound level that adjusts for the way the human ear perceives different frequencies. Unlike raw decibel (dB) measurements, which capture all sound pressure levels equally, dBA applies a filter that reduces the influence of very low and very high frequencies—where human hearing is less sensitive—while emphasizing mid-range frequencies (around 250–5,000 Hz), where the ear is most responsive. This makes dBA a more accurate representation of perceived loudness and the potential impact of noise on human health and comfort. It is widely used in environmental noise monitoring, occupational safety (e.g., workplace hearing protection requirements), and product ratings (like dishwashers, HVAC units, and vehicles).

Design Review

Architecture, Colors, and Materials

Staff believes the proposed exterior building improvements, as shown in Exhibit B, to be minor, well-integrated, and consistent with the existing architectural character of the structure and the surrounding Business Park. The proposed colors and materials are complementary to the existing palette and finishes and do not introduce highly contrasting or visually dominant elements. The design maintains the established building form, proportions, and façade rhythm while providing modest visual enhancement and modernization. Overall, the exterior improvements are commensurate with the quality and scale of nearby developments and would enhance the site's visual character without creating incompatibilities.

Tree Removal and Landscaping

A total of 36 trees—35 on site and one off site—representing 13 species, were evaluated as part of the project's arborist report assessment. Overall tree health on the site is moderate, with approximately 86 percent of the tree population rated in *fair* condition and none rated in *excellent* condition. No trees were identified in optimal health, and several exhibit structural or age-related limitations that reduce long-term viability or tolerance to construction impacts.

Thirteen trees are proposed for removal due to direct conflicts with the proposed site improvements, including the parking lot reconfiguration, entry and patio construction, grading, and hardscape and landscape renovation. Several of the affected trees are located entirely within proposed construction footprints where grading, excavation, and soil compaction would exceed acceptable tree preservation tolerances. Additional trees proposed for removal exhibit structural defects, advanced age, or declining conditions that limit their suitability for long-term preservation, even in the absence of proposed project construction.

The remaining 22 trees are proposed for retention. While many are in fair condition and include mature specimens with structural characteristics such as trunk lean or codominant branching, the applicant's arborist has identified comprehensive tree-protection measures to reduce construction-related impacts. These measures include installing protective fencing within the tree protection zone (TPZ), trunk wrapping, selective pruning for equipment clearance, coordinating staging and material storage outside TPZs, and on-site monitoring during grading (as part of parking lot improvements) and construction. Implementation of these measures is intended to preserve tree health and stability and maintain the environmental and aesthetic benefits of the existing canopy.

As mitigation for the 13 trees to be removed, the applicant proposes installing 13 replacement trees and new complementary landscaping throughout the site. The replacement planting plan introduces species diversity, updates aging or declining vegetation, and enhances visual screening, shade coverage, and overall site aesthetics. The proposed landscape improvements are expected to offset canopy loss over time while improving long-term tree health, spacing, and compatibility with site circulation and building improvements.

Based on the arborist's evaluation, the limited number of removals tied directly to unavoidable construction conflicts or declining tree conditions, the incorporation of robust tree-protection measures for retained trees, and the one-for-one replacement tree program with additional site landscaping, staff finds the proposed approach balanced and appropriate. The project is expected to maintain and ultimately enhance the site's landscape character, environmental

benefits, and visual quality. Accordingly, staff supports the proposed tree removal and replacement strategy and believes it is consistent with the City's landscaping and tree-protection objectives. Conditions of Approval have been included to ensure all tree-protection measures are incorporated into plans submitted for construction and are implemented in the field.

Signage

No signage would be approved for the project at this time. The signage shown on the project plans in Exhibit B is for illustrative purposes only. Staff has included a condition of approval requiring any proposed signage to be reviewed and approved under a separate staff-level Sign Design Review (SDR) application.

PUBLIC NOTICE

Notice of this application was sent to surrounding property owners and tenants within a 1,000-foot radius of the subject parcel, and it was published in the Valley Times newspaper on February 13, 2026. At the time this report was published, staff had not received any public comments.

ENVIRONMENTAL ASSESSMENT

The project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301, Class 1, Existing Facilities. The proposed use is for the operation of a religious facility within an existing building zoned for the proposed use, with no significant expansion of the existing building. The proposed use does not involve any hazardous substances, all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. Therefore, no additional environmental review is required.

SUMMARY/CONCLUSION

Based on the characteristics of the proposed use and its location, the subject proposal is consistent with the applicable PMC regulations and PUD, and findings for approval of the CUP and DR can be made. As proposed and conditioned, staff concludes that the proposed use would be compatible with the surrounding businesses and would not detrimentally affect them. Conditions of approval have been included to ensure the safety and general welfare of the surrounding area, and the City in general, are maintained.

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

Reviewed/Approved By:

Derek Farmer, Assistant Director of Community and Economic Development and Planning Manager
Julie Harryman, Assistant City Attorney

RESOLUTION NO. PC-2026-02

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLEASANTON APPROVING THE APPLICATION FOR A CONDITIONAL USE PERMIT AND DESIGN REVIEW TO OPERATE A RELIGIOUS FACILITY WITH UP TO 200 PEOPLE ON SITE AT ANY ONE TIME, AND RELATED SITE AND BUILDING IMPROVEMENTS LOCATED AT 1252 QUARRY LANE, SUITE A, AS FILED UNDER CASE NOS. P25-0671 AND P25-0672

WHEREAS, on November 14, 2025, Harvest Valley Church, as the applicant and property owner, applied for Conditional Use Permit (“CUP”) and Design Review (“DR”) approval to operate a religious facility with up to 200 people on site at any one time, and related site and building improvements within an existing building located at 1252 Quarry Lane, Suite A, Assessor Parcel No. 946-4547-095-00, (hereinafter “the Project”); and

WHEREAS, the subject property has a General Plan land use designation of General and Limited Industrial; and

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

WHEREAS, a religious facility is a conditionally permitted use in the subject zoning district and PUD and requires Planning Commission approval of a CUP; the site and exterior building improvements are subject to DR; and

WHEREAS, pursuant to Section 65906 of the Government Code, the Planning Commission held a duly noticed public hearing to consider the Project on February 25, 2026, at which time all interested parties had the opportunity to be heard. The Planning Commission considered the staff report dated February 25, 2026, incorporated herein by reference, and all written and oral testimony; and

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

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

Section 2: The Project is consistent with the adopted General Plan as it aligns with the applicable land use designations and supports the General Plan’s Programs, Policies, and Goals related to sustainability, community development, and industrial, commercial, and office. As such, the Project complies with the requirements of Government Code Section 65860 regarding zoning consistency with the General Plan.

Section 3: Findings for California Environmental Quality Act (CEQA)

With respect to CEQA, the Planning Commission finds the Project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301, Class 1, Existing Facilities. The proposed use is for the operation of a religious facility within an existing building zoned for the proposed use, with no significant expansion of the existing building. The proposed use does not involve any hazardous substances, all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive. Therefore, no additional environmental review is required.

Section 4: Findings for Conditional Use Permit Approval

With respect to the approval of P25-0671, the Planning Commission makes the following findings as required by Section 18.124.070 of the Pleasanton Municipal Code:

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

Some of the objectives of the Zoning Ordinance are to foster a harmonious, convenient, and workable relationship among land uses; protect existing land uses from inharmonious influences and harmful intrusions; and ensure that public and private lands are ultimately used for purposes that are appropriate and beneficial to the City as a whole. The subject site is regulated by Ordinance No. 928 and PUD-80-01-15M and is zoned PUD-I, which permits or conditionally permits a wide range of commercial, office, industrial, and quasi-public or assembly uses. A religious facility is conditionally permitted within the PUD-I District subject to approval of a CUP.

The proposed religious facility is considered a quasi-public institutional assembly use and is consistent with the intent of the General and Limited Industrial General Plan land use designation, which allows a range of industrial, commercial, office, and other compatible assembly or community-serving uses when consistent with the Zoning Ordinance. The activities associated with the use would occur entirely within an existing building and would not involve manufacturing, outdoor storage, or heavy industrial activity. Industrial and business park areas commonly accommodate religious and other assembly uses due to the availability of adequately sized buildings, sufficient on-site parking, and physical separation from residential neighborhoods, thereby reducing the potential for land-use conflicts.

The proposal also supports applicable General Plan policies that encourage the efficient reuse of existing buildings and underutilized sites within the urban area, and that support the provision of community and institutional services that meet the needs of residents and businesses. The Project represents an adaptive reuse of an existing structure utilizing existing infrastructure and parking facilities, thereby promoting sustainability and efficient land use while providing an additional place of worship and community gathering space for residents of the City and the surrounding area.

The surrounding area consists primarily of industrial, office, and commercial tenants within a multi-tenant business park. The proposed religious facility would operate primarily in the evenings and on weekends, when typical business park activity and parking demand are reduced, and all primary activities would occur indoors. Project design features and/or conditions of approval addressing parking management, noise control, hours of operation, and circulation would ensure continued compatibility with adjacent tenants. Residential uses are located a substantial distance from the site, further limiting the potential for off-site impacts.

Accordingly, the Planning Commission finds that the location is suitable for the proposed religious facility to operate without adverse impacts on surrounding uses, is in accordance with the objectives of the zoning ordinance, and the purpose of the applicable zoning district and PUD. Accordingly, the Planning Commission makes this finding.

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

The proposed location of the religious facility and the conditions under which it will be operated and maintained will not be detrimental to the public health, safety, or welfare, nor materially injurious to properties or improvements in the vicinity. The subject site is zoned Planned Unit Development–Industrial (PUD-I), which permits quasi-public and assembly uses such as religious facilities with approval of a Conditional Use Permit, and the proposed use is consistent with the intent of the General and Limited Industrial General Plan land use designation. The facility will operate within an existing building, will not involve manufacturing, outdoor storage, or heavy industrial activity, and will represent an adaptive reuse of an underutilized structure, utilizing existing infrastructure and on-site parking.

The surrounding area is characterized by industrial, office, and commercial tenants within a multi-tenant business park, where assembly and community-serving uses are commonly accommodated due to adequate building sizes, ample parking, and separation from residential neighborhoods. The proposed religious facility will conduct activities primarily indoors and is expected to operate primarily in the evenings and on weekends, when typical business park parking demand and traffic are reduced. Project design features and/or conditions of approval addressing parking management, hours of operation, circulation, and noise control, as well as a provision requiring further review by the Planning Commission to address potential future impacts, will ensure continued compatibility with adjacent tenants and protection of nearby properties. Residential uses are located a substantial distance from the site, further limiting the potential for off-site impacts. Accordingly, the Planning Commission finds that the proposed use will foster a

harmonious relationship among surrounding land uses, will not result in harmful intrusions or adverse effects on the vicinity, and is in the best interests of public health, safety, and general welfare. Accordingly, the Planning Commission makes this finding.

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

The subject site's PUD-I (Planned Unit Development – Industrial) zoning conditionally permits the establishment of a religious facility. In addition, the proposed use complies with all relevant sections of the zoning ordinance. Granting a CUP for the proposed use would be consistent with the City's authority to regulate zoning under Municipal Code Chapter 18.124. Accordingly, the Planning Commission makes this finding.

Section 5: Findings for Design Review Approval

With respect to the approval of P25-0672, the Planning Commission makes the following findings as required by Section 18.20.030 of the Pleasanton Municipal Code:

1. Preservation of the natural beauty of the City and the Project site's relationship to it.
2. Appropriate relationship of the proposed building to its site, including transition with the streetscape, public view of the buildings, and scale of the buildings within its site and adjoining buildings.
3. Appropriate relationship of the proposed building and its site to adjoining areas, including compatibility of architectural styles, harmony in adjoining buildings, attractive landscape transitions, and consistency with neighborhood character.
4. Preservation of views enjoyed by residents, workers within the city, and passersby through the community.
5. Landscaping is designed to enhance architectural features, strengthen vistas, provide shade, and conform to the established streetscape.
6. Relationship of exterior lighting to its surroundings and to the building and adjoining landscape.
7. Architectural style, as a function of its quality of design and relationship to its surroundings; the relationship of building components to one another/the building's colors and materials; and the design attention given to mechanical equipment or other utility hardware on roof, ground, or buildings.
8. Integration of signs as part of the architectural concept; and
9. Architectural concept of miscellaneous structures, street furniture, and public art in relationship to the site and landscape.

The Planning Commission finds that the Project satisfies the applicable design criteria and will preserve and enhance the natural beauty of the City and the Project site's relationship to its surroundings. The proposed site and exterior building improvements are minor in scope, well-integrated with the existing site and structure, and are consistent with the established architectural character of the surrounding Business Park. Building colors, materials, and finishes are complementary to the existing palette and do not introduce highly contrasting or

visually dominant elements. The design maintains the established building form, proportions, and façade rhythm while providing modest visual enhancement and modernization, thereby ensuring compatibility with adjoining buildings and neighborhood character.

The Commission further finds that the exterior building improvements maintain an appropriate relationship to the site and the surrounding area through compatible scale, appropriate streetscape transitions, and the preservation of public views. Landscaping is designed to strengthen views from the public right-of-way, soften building edges, enhance architectural features, and provide shade while remaining in accordance with the established streetscape. Although 13 trees are proposed for removal due to unavoidable construction conflicts or declining conditions, most existing trees will be preserved through comprehensive tree-protection measures during construction. A one-for-one replacement tree program, combined with additional complementary landscaping, will offset canopy loss over time, improve species diversity, and enhance long-term visual quality and environmental benefits. Exterior lighting, signage, and any ancillary site elements are integrated with the architectural concept and surrounding landscape, and mechanical or utility equipment will be appropriately screened or incorporated into the building design. Collectively, these features ensure an appropriate relationship between the building, its site, adjoining development, and the broader community, while preserving views and reinforcing the City's aesthetic standards.

Section 6: The Planning Commission hereby approves Case Nos. P25-0671 and P25-0672, the application of Harvest Valley Church, for CUP and DR approval to operate a religious facility with up to 200 people on site at any one time, and related site and building improvements within an existing building located at 1252 Quarry Lane, Suite A, subject to the Conditions of Approval shown in Exhibit A, attached hereto and incorporated herein by reference.

Section 7: The Planning Commission directs the Planning Manager to file a Notice of Exemption with the Alameda County Clerk.

Section 8: This resolution shall become effective 10 days after its passage and adoption unless appealed before that time.

PASSED, APPROVED, AND ADOPTED by the Planning Commission of the City of Pleasanton at a regular meeting held on February 25, 2026, by the following vote:

Ayes:

Noes:

Absent:

Abstain:

ATTEST:

Derek Farmer
Secretary, Planning Commission

Brandon Pace
Chair

APPROVED AS TO FORM:

Julie Harryman
Assistant City Attorney

EXHIBIT A
CONDITIONS OF APPROVAL

P25-0671 and P25-0672
Religious Facility – Harvest Valley Church
1252 Quarry Lane, Suite A
February 25, 2026

The applicant is hereby notified, as part of this approval, that (s)he is required to satisfy and maintain compliance with the conditions of approval below. Where approval by the Director of Community and Economic Development, Planning Division, Director of Public Works/City Engineer, City Attorney, Chief Building and Safety Official, Fire Department or other City staff is required, review shall be for compliance with all applicable conditions of approval, adopted policies and guidelines, ordinances, laws and regulations, and accepted practices related to the approval. In addition to complying with the conditions below, the applicant is required to comply with all applicable federal, state, and local laws that pertain to this Project, whether specifically noted herein.

This approval is granted for Conditional Use Permit and Design Review approval to operate a religious facility with up to 200 people on site at any one time, and related site and building improvements, on Assessor Parcel No. 946-4547-095-00, located at 1252 Quarry Lane, Suite A. Development shall be substantially as shown on the Project materials listed below:

- a. Narrative and Project Plans, Exhibit B, prepared by LCA Architects on behalf of Harvest Valley Church, dated “Received” on December 31, 2025, and kept on file in the Planning Division of the Community and Economic Development Department.

The Project materials listed above are collectively the “Approved Plans.”

THIS APPROVAL IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. **APPROVAL AND REVISIONS:** The proposed development shall be in substantial conformance with the “Approved Plans”, except as modified by the following conditions. Minor changes to the plans may be allowed, subject to the approval of the Director of Community and Economic Development, provided they are found to be in substantial conformance with the approved exhibits. Planning Division approval is required before any changes are implemented in site design, grading, architectural design, building colors or materials, green building measures, landscape material, etc.
2. **EXPIRATION – CONDITIONAL USE PERMIT:** This Conditional Use Permit (CUP) approval will lapse and shall become void one year following the date on which the CUP became effective, unless prior to the expiration of one year a building permit is issued and construction is commenced and diligently pursued toward completion on the site which was the subject of the CUP application; or a certificate of occupancy is issued for the structure which was the subject of the CUP application; or the site is occupied if no building permit or certificate of occupancy is required; or the applicant or his/her

successor has filed a request for extension with the Zoning Administrator pursuant to the provisions of the Pleasanton Municipal Code.

3. **CONDITIONS OF APPROVAL CHECKLIST:** The applicant shall submit a “Conditions of Approval Checklist” indicating all conditions in Exhibit A have been satisfied, incorporated into the building permit plans or improvement plans, and/or addressed. Said checklist shall be incorporated as one of the first four plan sheets of all building permit and engineering permit plan submittals for review by the City prior to issuance of permits.
4. **APPEAL PERIOD:** The building permit submittal will only be accepted after completion of the appeal period provided in the Municipal Code, unless the applicant submits a signed statement acknowledging that the plan check fees may be forfeited in the event the approval is overturned on appeal, or the design is significantly changed as a result of the appeal. In no case will a building permit be issued prior to the expiration of the appeal period.
5. **LIABILITY AND INDEMNIFICATION:** To the extent permitted by law, the Project applicant shall hold harmless, defend (with counsel acceptable to the City), and indemnify the City, its City Council, its officers, commissions, employee and agents from and against any claim, action, or proceeding brought by a third party against the indemnified parties and/or the applicant to attack, set aside, or void the approval of the Project or any permit authorized hereby for the Project, including without limitation, reimbursing the City its attorneys’ fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.

PLANNING DIVISION – 925-931-5600

Conditional Use Permits

6. **OCCUPANCY:** No more than 200 congregants shall be on site at any one time. No more than 10 staff members shall be on site at any one time. **(Project Specific Condition)**
7. **INDOOR ENTERTAINMENT, MUSIC, AND SPEECH:** Indoor entertainment, amplified music, and amplified speech shall be permitted pursuant to compliance with the City’s Noise Ordinance. **(Project Specific Condition)**
8. **GOOD NEIGHBOR POLICY:** To the satisfaction of the Director of Community and Economic Development, the approved use shall adhere to a "good neighbor" policy, meaning the approved use must respect the rights of neighboring businesses/properties and be aware of the impact of customers leaving late at night and their potential disturbance of any neighboring businesses/properties and/or adjacent/nearby residential neighbors. The approved use shall:

- a. Ensure the patrons comply with the noise, parking, and outdoor smoking area requirements; and
 - b. Pick up litter created by the approved use and the patrons on a regular basis in front of the business and by any adjacent neighboring businesses/properties and/or adjacent/nearby residential neighbors, and, if needed, request City staff's assistance with enforcement on neighboring private properties; and
 - c. Ensure the patrons do not loiter in front of the business and by any adjacent neighboring businesses/properties and/or adjacent/nearby residential neighbors, especially after operating hours, and, if needed, work with City staff regarding the installation of enforceable no loitering signage; and
 - d. Post signage near exit doors alerting patrons to any adjacent/nearby residential neighbors. **(Project Specific Condition)**
9. MAINTENANCE: The applicant shall maintain the subject property or, if applicable, the area surrounding the building/tenant space, in a clean and orderly manner at all times.
 10. MODIFICATIONS: If additional hours of operation or activities beyond what is stated in the "Approved Plans" are desired, prior City review and approval is required. The Director of Community and Economic Development may approve the modification or refer the matter to the Planning Commission if the modification is deemed substantial.
 11. CONDITIONAL USE PERMIT REVIEW: If the operation of this use results in conflicts pertaining to parking, noise, traffic/circulation, or other factors, at the discretion of the Director of Community and Economic Development, this conditional use permit may be submitted to the Planning Commission for their subsequent review at a public hearing. If necessary, the Planning Commission may modify or add conditions of approval to mitigate such impacts or may revoke said conditional use permit.
 12. OUTDOOR STORAGE: There is to be no outdoor storage without prior approval by the City.
 13. EXTERIOR CHANGES: Except as allowed by the associated Design Review approval herein and as shown on the "Approved Plans", additional improvements to the exterior of the building shall not be made without prior approval from the Planning Division. **(Project Specific Condition)**
 14. RELOCATION: If the applicant wishes to relocate the use to a new address or tenant suite, the applicant shall secure a new conditional use permit prior to occupying the new building or tenant space.
 15. BUILDING PERMIT: Any tenant improvement plans shall be submitted to the Building and Safety Division for review and approval prior to operation. The applicant shall obtain a building permit prior to commencement of any work.

Site Development and Building Design

16. **BUILDING MATERIALS AND COLORS:** The building materials and colors in the “Approved Plans” shall be stated on the building permit plans.
17. **SIGN PROGRAM:** Site and building signage shall be reviewed under a comprehensive sign program submitted to the Planning Division under a separate application.
18. **FENCE/WALL:** All fencing and walls shall be shown on the construction plans with the building permit submittal. The design and location must be approved by the Planning Division and comply with all setback requirements.
19. **LIGHTING PLAN:** The applicant shall submit a lighting plan with the building permit submittal. The plan shall include photometric contours, manufacturer’s specifications on the fixtures, and mounting heights. All exterior lighting including landscape lighting shall be directed downward and designed or shielded so as to not shine onto neighboring properties or streets. The photometrics shall be reviewed and approved by the City Traffic Engineer and Director of Community Development prior to building permit issuance. The type and location of all exterior light fixtures shall be reviewed and approved by the Director of Community Development prior to building permit issuance.
20. **FINAL INSPECTION:** Final inspection by the Planning Division is required prior to occupancy.
21. **MECHANICAL EQUIPMENT – SCREENING:** The applicant shall effectively screen from view all ducts, meters, air conditioning equipment, and any other mechanical equipment, whether on the structure, on the ground, or on the roof, with materials architecturally compatible with the building. Screening details shall be shown on the plans submitted for building permit, the adequacy of which shall be determined by the Director of Community Development. All required screening shall be installed prior to final occupancy.
22. **TRASH ENCLOSURE:** All trash, refuse, and recycling shall be contained completely within enclosures. Containers shall be stored within the enclosures at all times except when being unloaded. The enclosures shall be sized to accommodate trash, recycling, and green waste containers in compliance with the Alameda County Mandatory Recycling Ordinance. The materials and colors of any new enclosures shall match or be compatible with the primary building on site and the gates shall be metal or solid wood unless otherwise approved by the Director of Community Development. Elevation drawings and plan details, including color and material of the enclosures noted, shall be included in the building permit submittal and shall be subject to the review and approval of the Director of Community Development prior to building permit issuance.
23. **RECYCLING AND COMPOSTING PROGRAMS:** The Project shall comply with the current City/Pleasanton Garbage Service recycling and composting programs.

Construction Practices and Noticing

24. **WORK HOURS:** All demolition and construction activities, inspections, plan checking, material delivery, staff assignment or coordination, etc., shall be limited to the hours of 8 a.m. to 5 p.m., Monday through Saturday. No construction shall be allowed on State or Federal Holidays or Sundays. The Director of Community Development may allow earlier “start times” or later “stop times” for specific construction activities, e.g., concrete pouring. All construction equipment shall meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices. Prior to construction, the hours of construction shall be posted on site.
25. **CONSTRUCTION PARKING:** Campers, trailers, motor homes, or any other similar vehicle are not allowed on the construction site except when needed as sleeping quarters for a security guard subject to receipt of a temporary conditional use permit (per PMC 18.116.010.E).
26. **CONSTRUCTION TRAILERS:** A construction trailer shall be allowed to be placed on the Project site for daily administration/coordination purposes during the construction period.
27. **CONSTRUCTION AND PARKING MANAGEMENT PLAN:** The applicant shall prepare a construction and parking management plan to address impacts and parking demands during the construction phase of the Project. The construction and parking management plan shall be subject to review and approval by the City Traffic Engineer and Director of Community Development prior to issuance of a demolition permit, or the first building permit, whichever comes first. The following items shall be incorporated into the construction and parking management plan:
 - a. Show truck route for construction and delivery trucks that does not include neighborhood residential streets, unless approved by the City Traffic Engineer;
 - b. Show construction vehicles and equipment parking area, materials storage, temporary fencing, construction trailer location, and construction contractors/workers parking area.
 - c. Sidewalk closure or narrowing is not allowed during on site construction activities without prior approval by the City.
28. **DUST CONTROL:** The applicant shall submit a written dust control plan or procedure as part of the building permit plans. *(delete condition if Project requires Improvements Plans – duplicate condition with Engineering)*
29. **PORTABLE TOILETS:** Portable toilets used during construction shall be kept on the Project site and as far as possible from existing residences and shall be emptied to prevent odor.

30. NOTICE OF CONSTRUCTION: Prior to construction, the applicant shall notify neighbors within 300 feet of the Project site of the construction schedule in writing. Such notice shall include contact names and numbers for property owner, agent or contractor.
31. DISTURBANCE COORDINATOR: The applicant shall designate a “disturbance coordinator” who shall be responsible for responding to any complaints regarding construction noise, dust, construction parking, etc. The coordinator (who may be an employee of the general contractor) shall determine the cause of the complaint and shall require the implementation of reasonable measures warranted to correct the problem. A telephone number of the disturbance coordinator shall be posted on the construction site fence and on the notification sent to neighbors adjacent to the site. The sign shall also list an emergency after-hours contact number for the disturbance coordinator, or designee.
32. CULTURAL RESOURCES/HUMAN REMAINS: If any prehistoric or historic artifacts, or other indication of cultural resources are found once the Project construction is underway, all work shall stop within 20 meters (66 feet) of the find. A qualified archaeologist shall be consulted for an immediate evaluation of the find prior to resuming groundbreaking construction activities within 20 meters of the find. If the find is determined to be an important archaeological resource, the resource shall be either avoided, if feasible, or recovered consistent with the requirements of the State California Environmental Quality Act (CEQA) Guidelines. In the event that human remains are discovered during grading and construction of the Project, work shall stop immediately. There shall be no disposition of such human remains, other than in accordance with the procedures and requirements set forth in California Health and Safety Code Section 7050.5, Public Resources Section 5097.98, and Title 14 California Code of Regulations Section 15064.5. These code provisions require notification of the County Coroner, who may then notify the Native American Heritage Commission, who in turn must notify the persons believed to be most likely descended from the deceased Native American for appropriate disposition of the remains. A similar note shall appear on the building permit and/or improvement plans.

Fees

33. FEES: The applicant shall pay any and all fees to which the property may be subject, prior to issuance of grading and/or building permits, or prior to recordation of the final map, whichever is applicable. The type and amount of the fees shall be those in effect at the time the permit is issued.
34. WATER FEES AND WATER METER CONNECTION FEES: The applicant shall pay the applicable Zone 7 and City connection fees and water meter cost for any water meters and irrigation meters, if applicable, prior to building permit issuance.
35. SEWER FEES: The applicant shall pay the applicable Dublin-San Ramon Services District (DSRSD) and City sewer permit fees prior to building permit issuance.

36. SCHOOL IMPACT FEES – COMMERCIAL: Prior to building permit issuance, the applicant shall pay the required commercial development school impact fee as prescribed by State law and as adopted by the Pleasanton Unified School District (PUSD).

BUILDING AND SAFETY DIVISION – 925-931-5300

37. DIGITAL PLAN SUBMITTAL REQUIREMENT – COMMERCIAL, MULTI-FAMILY RESIDENTIAL AND CONDOMINIUM PROJECTS: The applicant shall submit site plan and building information to the City’s Geographic Information Services (GIS) Division in a digital format prior to issuance of the building permit. All changes or revisions to the approved plans during construction which affect the digital submittal, shall be resubmitted for GIS review no later than 1 month prior to scheduling a final inspection. The updated digital submittal will be checked and approved before the building permit will be finalized and certificate of occupancy granted (if applicable). For phased Project, the digital submittal must be approved prior to the first occupancy of any phase. The information will be used for public safety and emergency response planning by the Police and Fire Departments. Refer to the “Digital Plan Submittal Requirements” for necessary data and file formatting requirements.

LANDSCAPE ARCHITECTURE DIVISION – 925-931-5672

Landscaping

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

40. CERTIFICATE OF COMPLETION: Upon completion of construction and prior to final inspection by the Building and Safety Division, the applicant's landscape architect shall submit a Certificate of Completion Package in PDF format to the Landscape Architecture Division for review and approval. The Certificate of Completion Package shall include:
- a. Project information sheet;
 - b. Certificate of installation according to the landscape documentation package;
 - c. Irrigation scheduling;
 - d. Schedule of irrigation, landscape and irrigation maintenance;
 - e. Landscape irrigation audit report; and
 - f. Soil management report (if not previously submitted).
41. LANDSCAPING INSTALLATION: Prior to building permit final all landscaping shall be installed as shown on the approved building permit set and shall be inspected and approved by the Landscape Architecture Division.
42. CONCRETE CURBS: 6-inch vertical concrete curbs, with curb cuts or flush curbs with wheel stops, if determined to be acceptable by the Director of Engineering/City Engineer and Director of Community Development, shall be installed between all paved and landscape areas, in conformance with the City's Standard Specifications and Details.
43. MAINTENANCE: The applicant and all future owners of the property shall, at no expense to the City, maintain all the landscaped areas related to the Project in a healthful, attractive and reasonably weed-free manner consistent with the approved landscape plan, for the duration of the existence of the Project.

Trees

44. ROOT CONTROL BARRIER: The applicant shall provide root control barriers and 4-inch perforated pipe for all trees located within 8 feet of pavement or other hardscape, determined by the City Landscape Architect. Root barriers shall be located along the edge of the pavement wherever the tree is within 8 feet of pavement or hardscape. Information and details shall be included in the landscape plan submittal for review and approval by the Landscape Architecture Division.
45. PARKING LOT TREES/SHADE TREE CALCULATIONS: Shade tree calculations shall meet the minimum requirements of and follow the format of the City of Pleasanton's Shade Tree Guidelines for Non-Residential Properties. **(Project Specific Condition)**
46. REPLACEMENT TREES: All trees to be removed shall be replaced at a minimum ratio of 1:1. Credits shall be given for new planted trees, while removed trees shall require a payment to the City's urban forestry fund. Additional planted trees may be shown on the plans submitted for building permits to offset any required payment. **(Project Specific Condition)**

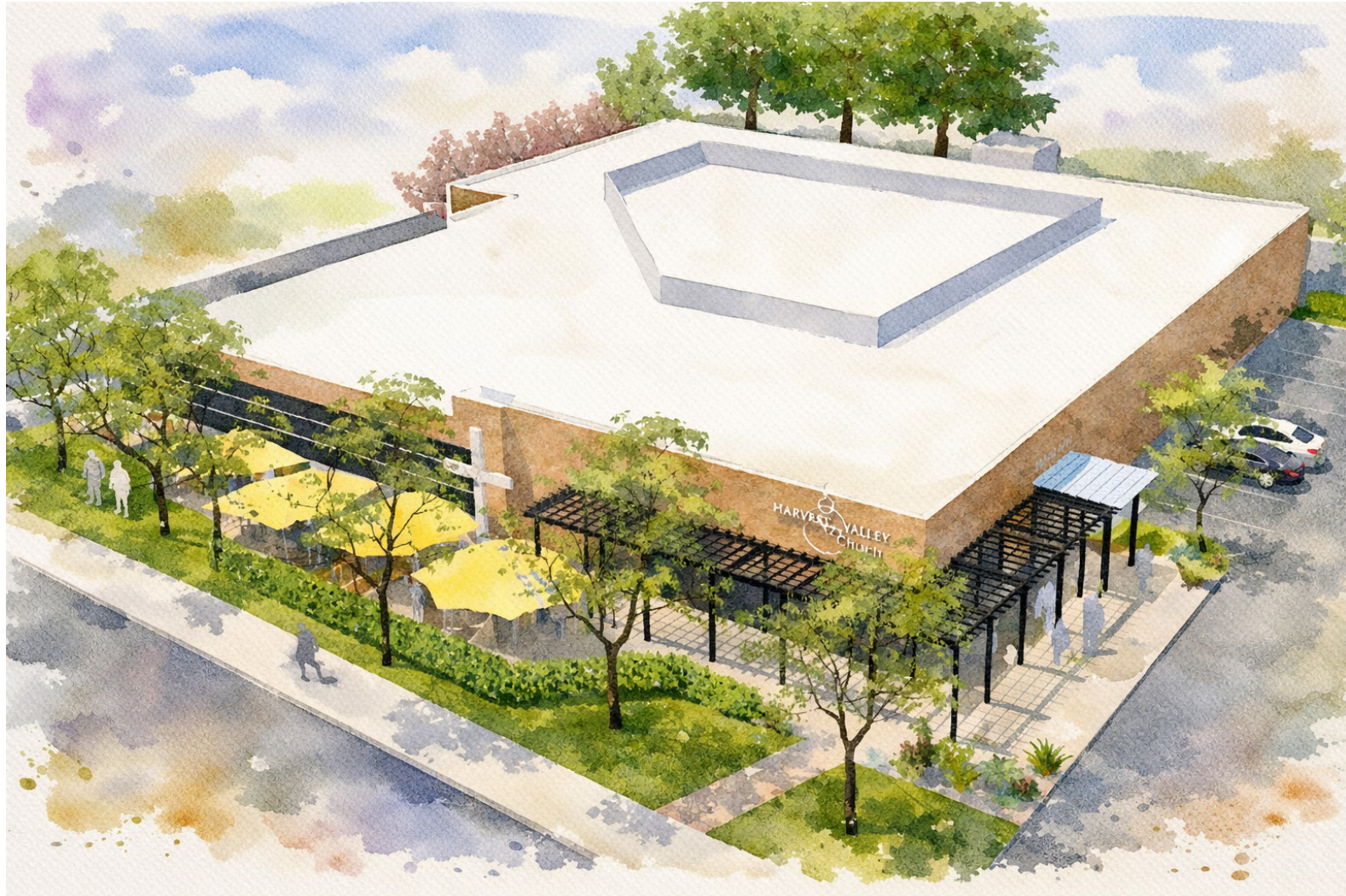
TRAFFIC ENGINEERING DIVISION – 925-931-5677

47. TRAFFIC IMPACT FEES: Based on the Approved Plans, no traffic impact fees are required at this time. However, Traffic Engineering may monitor the site throughout the Conditional Use Permit, as warranted. Should Traffic Engineering observe additional trips during its observations in the PM peak hours that are above and beyond the scope of the Approved Plans, the City Traffic Engineer shall require the applicant to pay for a trip generation "after study" to be completed by the City's on-call transportation consultant. If the trip generation "after study" is reflective of the Approved Plans, no further action shall be needed. If the trip generation is greater than the Approved Plans, the applicant shall be required to pay the City's Traffic Impact Fees associated with the additional trips and/or have their Conditional Use Permit brought back to the Planning Commission for subsequent review. **(Project Specific Condition)**
48. PARKING MONITORING. Monitoring of circulation and parking during operational hours may be conducted by Traffic Engineering staff. If parking exceeds the allowed allotment and/or circulation problems arise once the religious facility is in operation, as determined by the City's Traffic Engineer, this Conditional Use Permit may be submitted to the Planning Commission for their subsequent review at a public hearing. If necessary, the Planning Commission may modify or add conditions of approval to mitigate such impacts or may revoke said Conditional Use Permit. **(Project Specific Condition)**
49. PARKING STALL DIMENSIONS: 9 feet by 19 feet standard stall (9 feet by 17 feet with 2-foot overhang over planted areas or curbs) and 8 feet by 16 feet compact stall (8 feet by 15 feet with 1-foot overhang over planted areas or curbs). If adjacent to a sidewalk in a residential site then the adjacent sidewalk shall be 6-foot minimum. If adjacent to a sidewalk in a commercial development then the adjacent sidewalk shall be 8 feet minimum.
 - a. CORNER STALL DIMENSIONS: Stalls that are perpendicular to one another at a corner location shall provide a 2-foot buffer for each stall at the corner location.
50. DRIVE AISLES: 24-foot minimum in residential developments and 25-foot minimum in commercial developments.

<End>

Harvest Church

1252 Quarry Ln, Pleasanton, CA 94566



RECEIVED

12/31/25

P25-0671, -0672

CITY OF PLEASANTON
PLANNING DIVISION

EXHIBIT B

Conditional Use Permit Set

12/31/2025

#25053



590 Ygnacio Valley Road, Suite 310, Walnut Creek, California 94596 | (925) 944-1626 | www.lca-architects.com

RESTRICTED ARCHITECTURAL DRAWINGS | © 2025 LCA Architects

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EXHIBIT B

Project narrative



Harvest Valley Church is a non-denominational Christian Church in the City of Pleasanton. The church has been in the community since 1971, and is known for its Christ centered teachings, engaging worship and a heart to reach its local community. It is a place where people can worship Jesus, enjoy fellowship with one another and build their faith.

For the last 50 years Harvest Valley Church has been located at 3200 Hopyard Rd Pleasanton. In 2021, the church which had a thriving preschool called “Adventures in Learning” had to close due to the impacts of COVID 19. Harvest Valley Church as well as it’s preschool, were a staple within the community. At this time a decision & transition had to be made.

That transition came in the form of an offer from a developer interested in the purchase of our 2-acre campus. With much prayer and consideration with the church board, we accepted an offer. In January of 2024 we sold our property and paid our debt. We began to set our sights on building a new home in the Pleasanton community; all without having to carry a note. It was not long before we set our eyes on a property that would meet both our needs and our desire to be a place of encouragement, a resource for families and its residents.

1252 Quarry Ln Pleasanton is that place! A wonderful building located in Pleasanton and its surrounding neighborhoods. Harvest Valley Church’s new location will continue its legacy of creating a space where people from within our surrounding communities can come together and worship Christ Jesus and build a strong faith-based community.



Business operations - Parking

Conforming w/CUP PMC 18.124.070

The proposed use of the Church building would facilitate faith-based teaching, gatherings and worship experience that would meet the City's requirements regarding all health, safety and welfare of the public. The existing building that is being proposed for a church, currently is in alignment with all required municipal systems. Such as on-site drainage, utilities and connections to serve the proposed Church.

The proposed Church agrees and in tune with the general plan and zoning for the site. Conditions will be included that meet the required mitigations for any future nuisances for the proposed use and will meet the CUP's required interests of the public health, safety and general welfare.

Midweek Small Groups (Monday-Friday):

- Staff members consisting of 1-5 will arrive 6:00pm
- Start time 6:30pm
- Attendance between 30-50
- Departure time 9:00pm

Occasional Saturday Events:

- 8:00am -2:00pm with average attendance of 50-100 people and is outside of City of Pleasanton peak hours.
- All parking throughout property will be accessible and does not conflict with Leasing Tenants hours of operation along with parking on Quarry Ln
- No vehicles will be stored on Church property

Sunday morning worship gatherings:

- 150-198 attendees
- Arrival time of staff 7:00am-9:30am
- Congregant arrival times 9:30am-10:00am
- Service time 10:00am
- Departure time 2:00pm
- All parking throughout the property will be accessible and does not conflict with Leasing Tenants hours of operation as well as the street parking on Quarry Ln.
- Worship gatherings will consist of singing, instrumental playing, bible reading, teaching & preaching. As well as occasional Sunday afternoon luncheons.

Business operations - Acoustics

Amplified Music/Speech:

Any & all sound amplification will be consistent with Sunday morning worship gatherings, midweek small groups and occasional Saturday events.

Times:

- Sunday mornings 10:00am -12:30pm
- Midweek – Mon-Fri 7:00pm-8:30pm
- Occasional Saturdays 10:00am-2:00pm

Harvest Valley Church has contracted with the following **design/contractors for all its acoustical & sound requirements for the proposed build.**

- Acoustech**- Acoustical design company
- MGA** – Audio/video/lighting

Below are the Harvest Valley Church's proposed applications to meet all sound/decibel levels as requested per City of Pleasanton.

Sound Mitigation:

- Installation of 2, 4 or 6" Acoustical core absorbcency panels or an R15 or R21 batt insulation at all walls adjacent to Suite B for sound. As well as exterior wall insulation according to title 24 calculations that would mitigate sound to adjacent parcels and property line.

Decibel Levels:

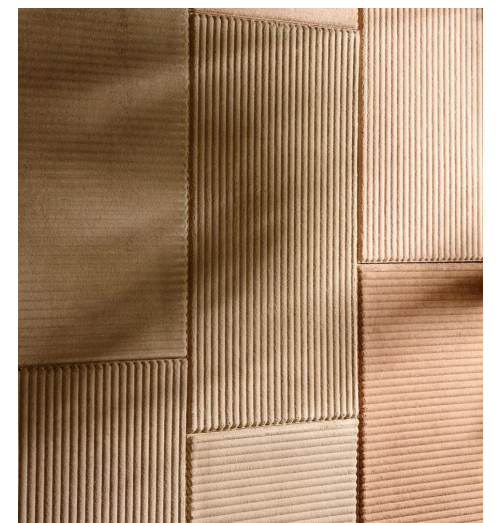
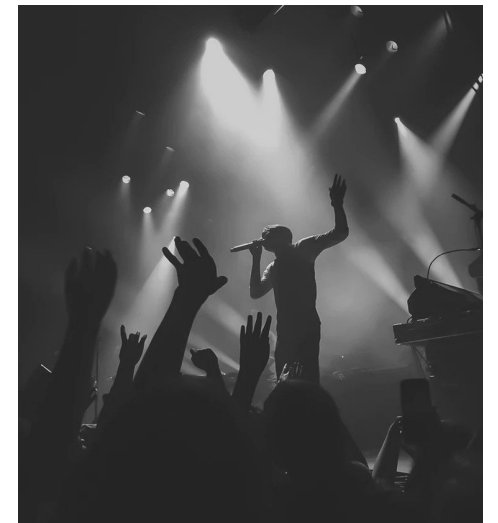
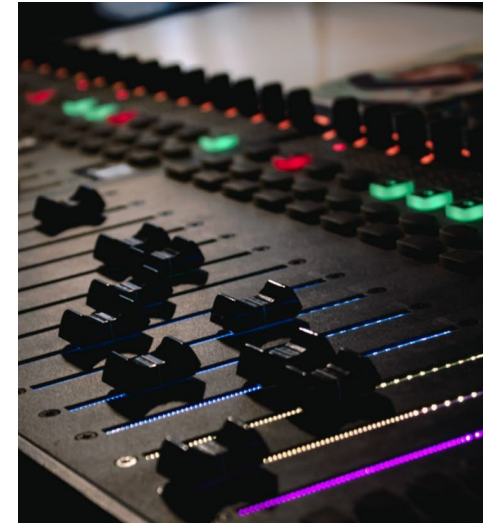
- Normal speech conversation level for a small group of people is 60 dB-SPL
- Typical teaching levels through a reinforcement system are 60-70 dB-SPL
- Strong preaching levels through a reinforcement system are 70-80+ dB-SPL
- Typical contemporary worship music levels are 85-105 dB-SPL
- Typical contemporary Christian concert levels are 100-115 dB-SPL

We have specified an STC 62 (Sound Transmission Class) for the newly constructed interior walls around the Sanctuary. Sound levels generated in the Sanctuary will be attenuated ≈ 62 dB (assuming all the doors in those walls are closed. For the backstage areas, that will be one additional wall - the exterior walls we have specified an STC 52 for the newly constructed walls beyond the Sanctuary walls. So, any sound levels generated in the Sanctuary will be attenuated ≈ 62 db + ≈ 52 dB (a total of 112 dB) before reaching at least one more wall.

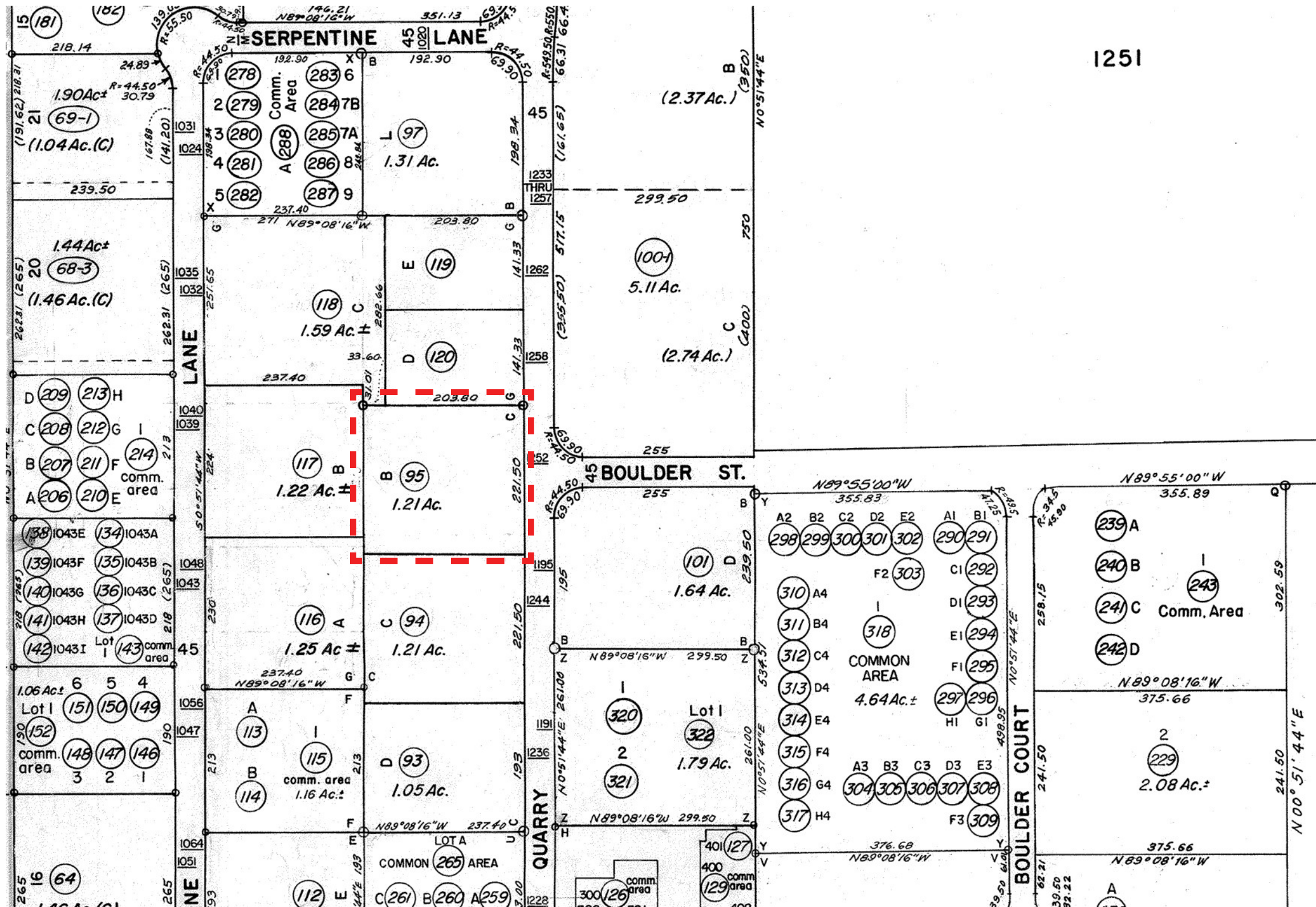
The existing exterior wall construction should achieve at least an STC 62, then the maximum level escaping the Sanctuary to the exterior of the House Right wall would be ≤ 43 dB which should be acceptable.

The frequency range included in the Rating is 125-4000 Hz, which encompasses human speech and most common indoor residential/commercial sounds (television and/or music).

NOTE: See attached documents.



Parcel map

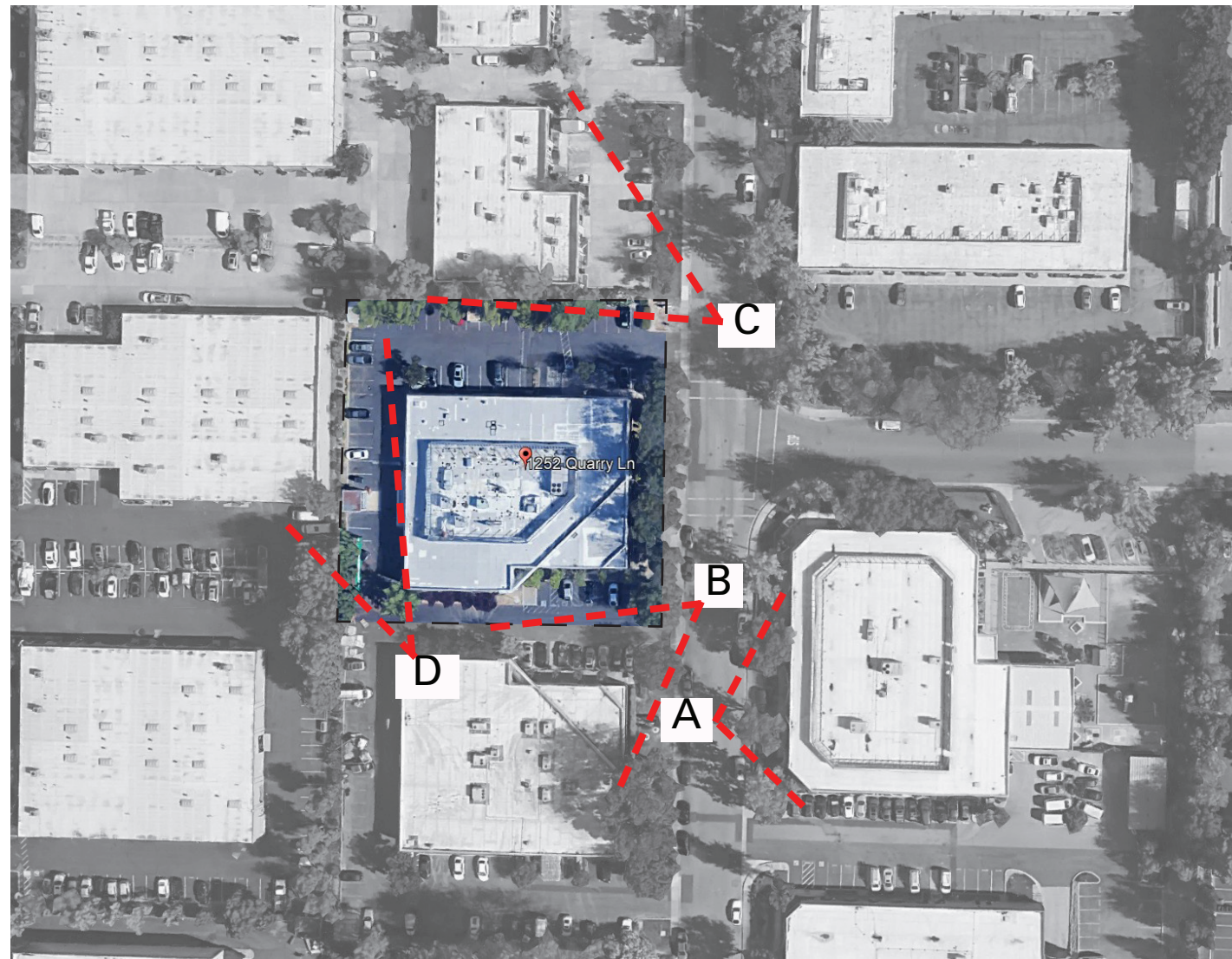


1251

Photos of the Existing Condition



Neighborhood Context



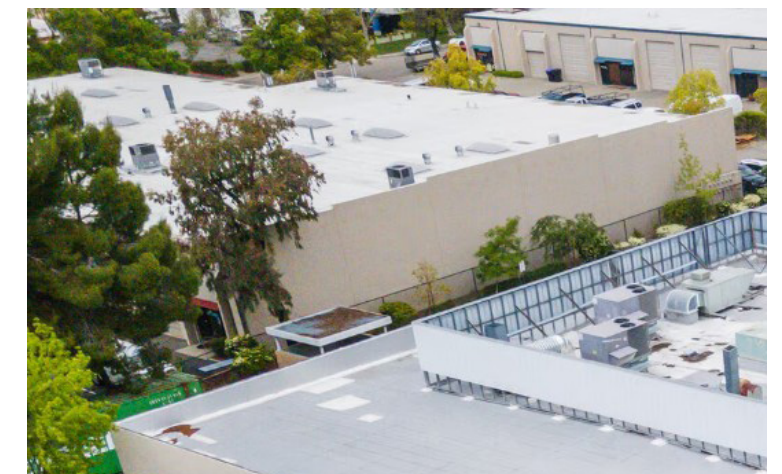
View A - The Quarry Lane School



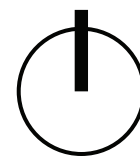
View B - IT Company



View C - Kids Against Hunger



View D - Bransky Fitness



Project Data



Client:

Harvest Valley Church

Client Address:

3200 Hopyard, Pleasanton, CA 94588

Phone: (925)-484-2482

Architect:

LCA Architects INC.

ATTN: David Bogstad

dbogstad@lca-architects.com

APN:

946-4547-95

Use Code: 4201 - Industrial

Zoning code: PUD-I

Proposed Use Code: 6600 - Church

Property Area: 1.20 acre lot

Existing Building Gross Area - 1st floor:

Suite A 11,120 sqft

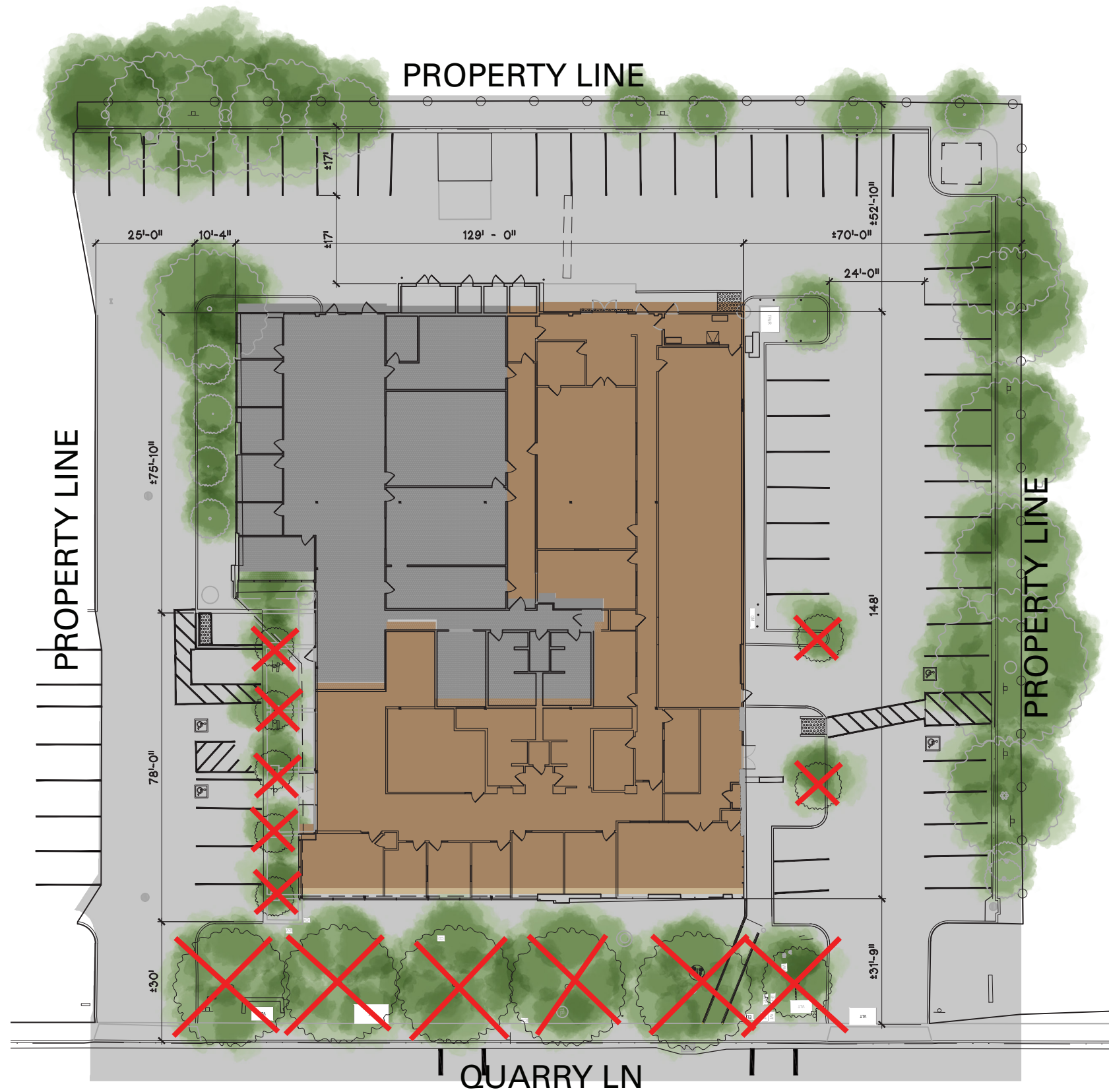
Suite B 6,505 sqft

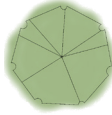



Proposed building gross area will no change.

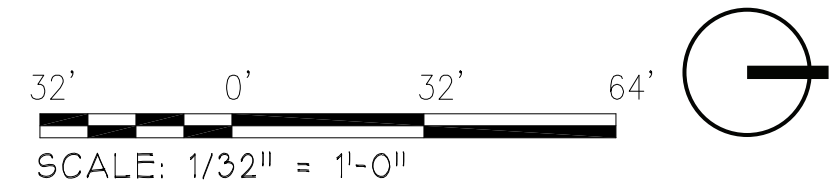
Sprinkles:

Yes

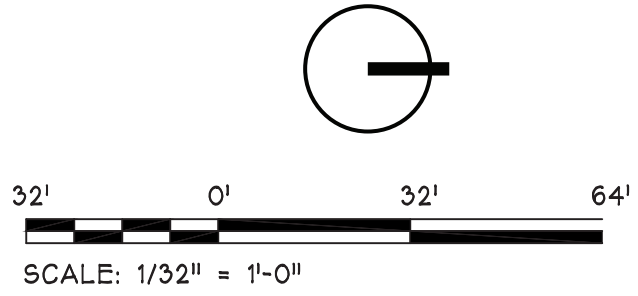
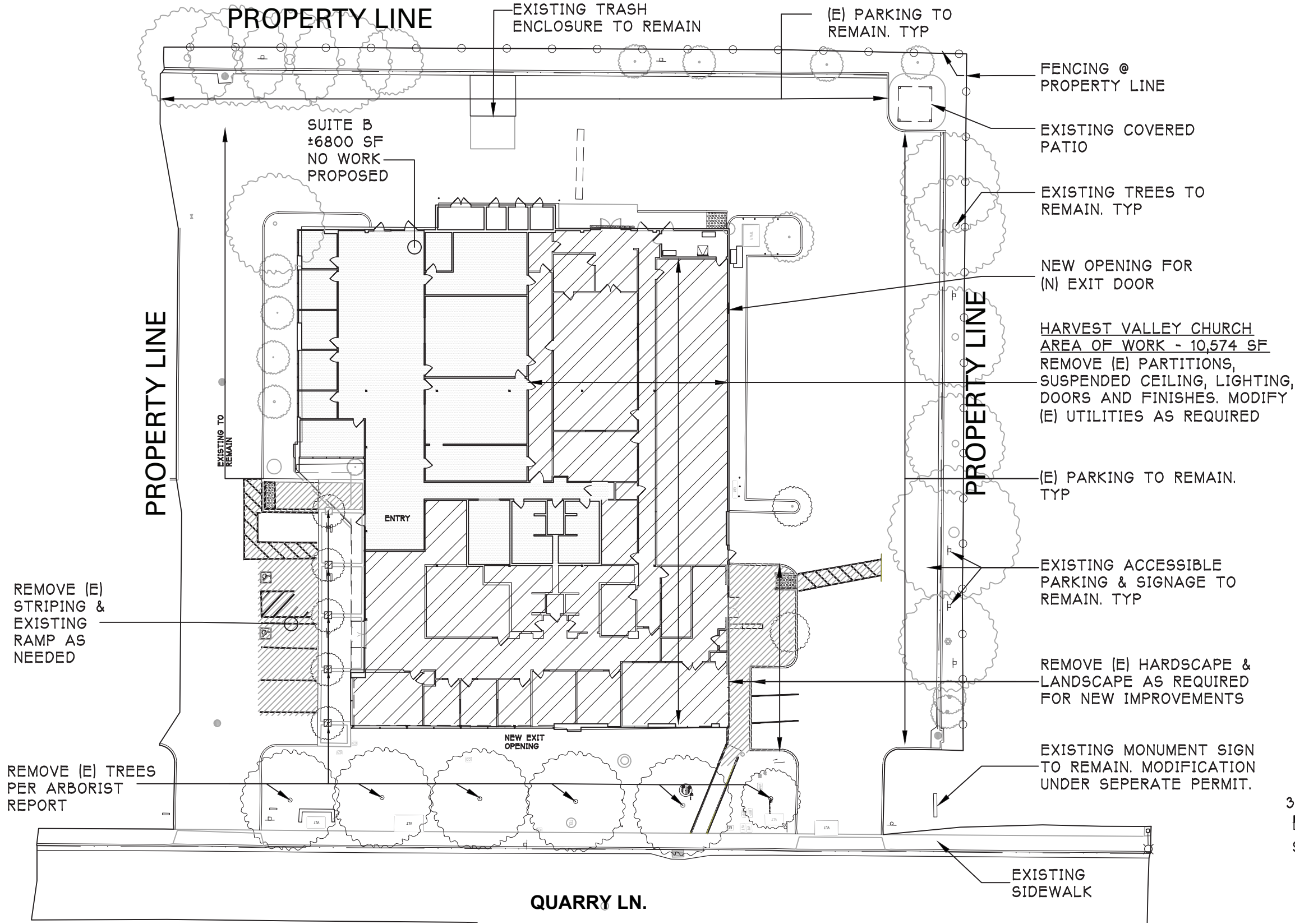
Existing site plan



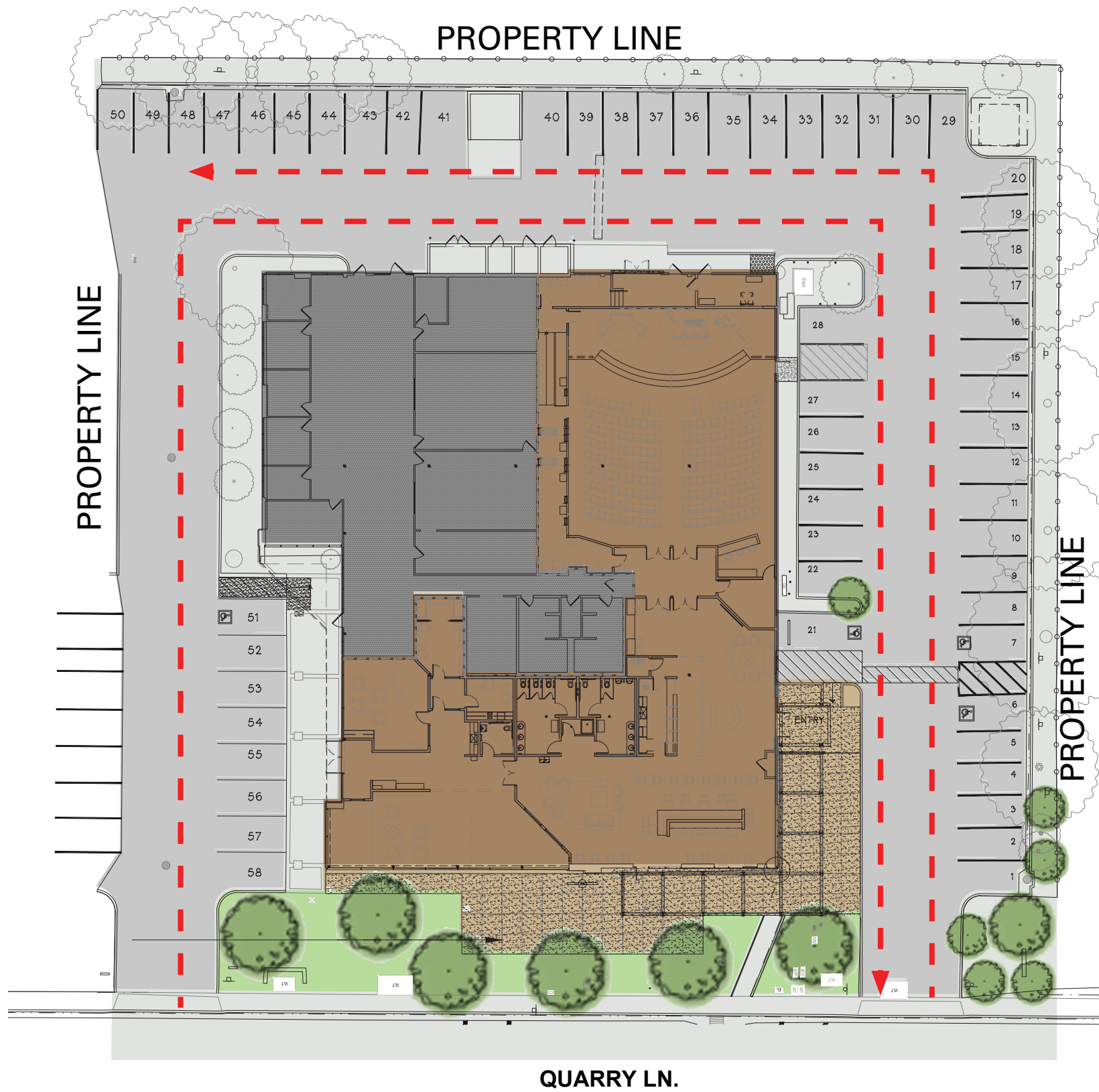
-  Existing trees (35)
-  Trees to be removed (13)
-  Suite A - (N) Layout
-  Suite B - No work










Demo Site Plan



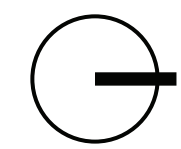
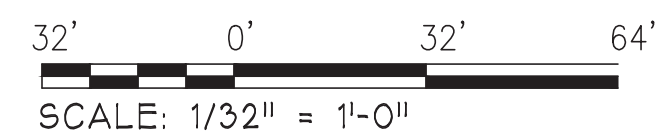
Parking layout and circulation



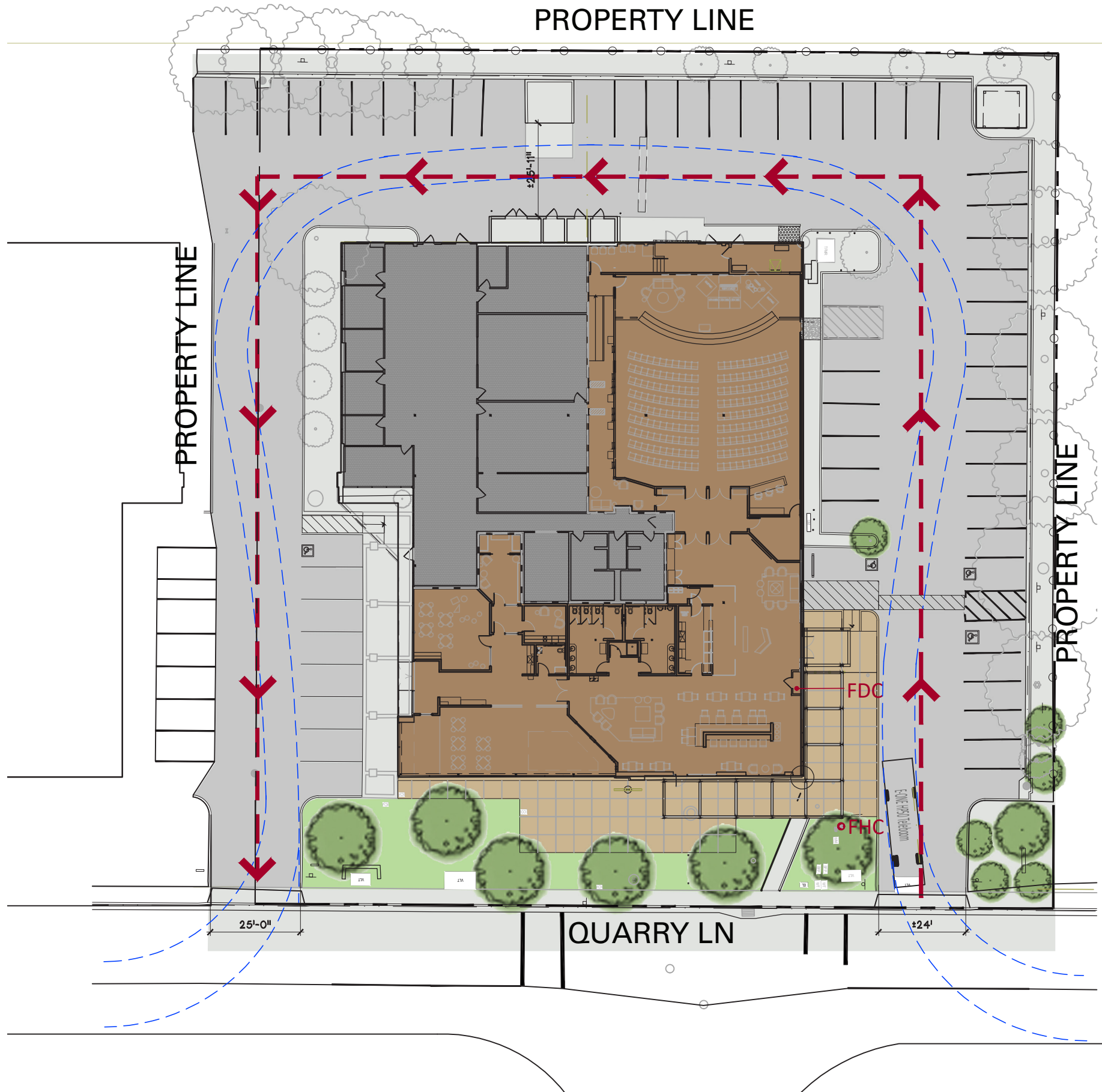
PARKING ANALYSIS
 198 proposed seats
 1 space for each 6 seats*
33 Parking spaces required
54 Parking spaces provided on site ✓







-  Existing trees
-  Proposed trees
-  Circulation
-  Suite A - No work
-  Suite B - (N) Layout
-  (N) Outdoor layout
-  (N) Landscape

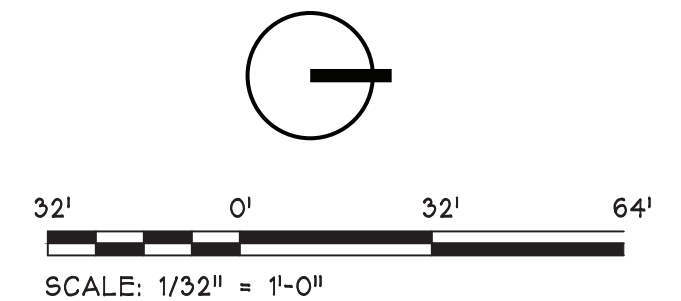
*Pleasanton, Code of Ordinances, 18.88030D1
 *The new church will not overlap schedules with the existing lab in Suite A.



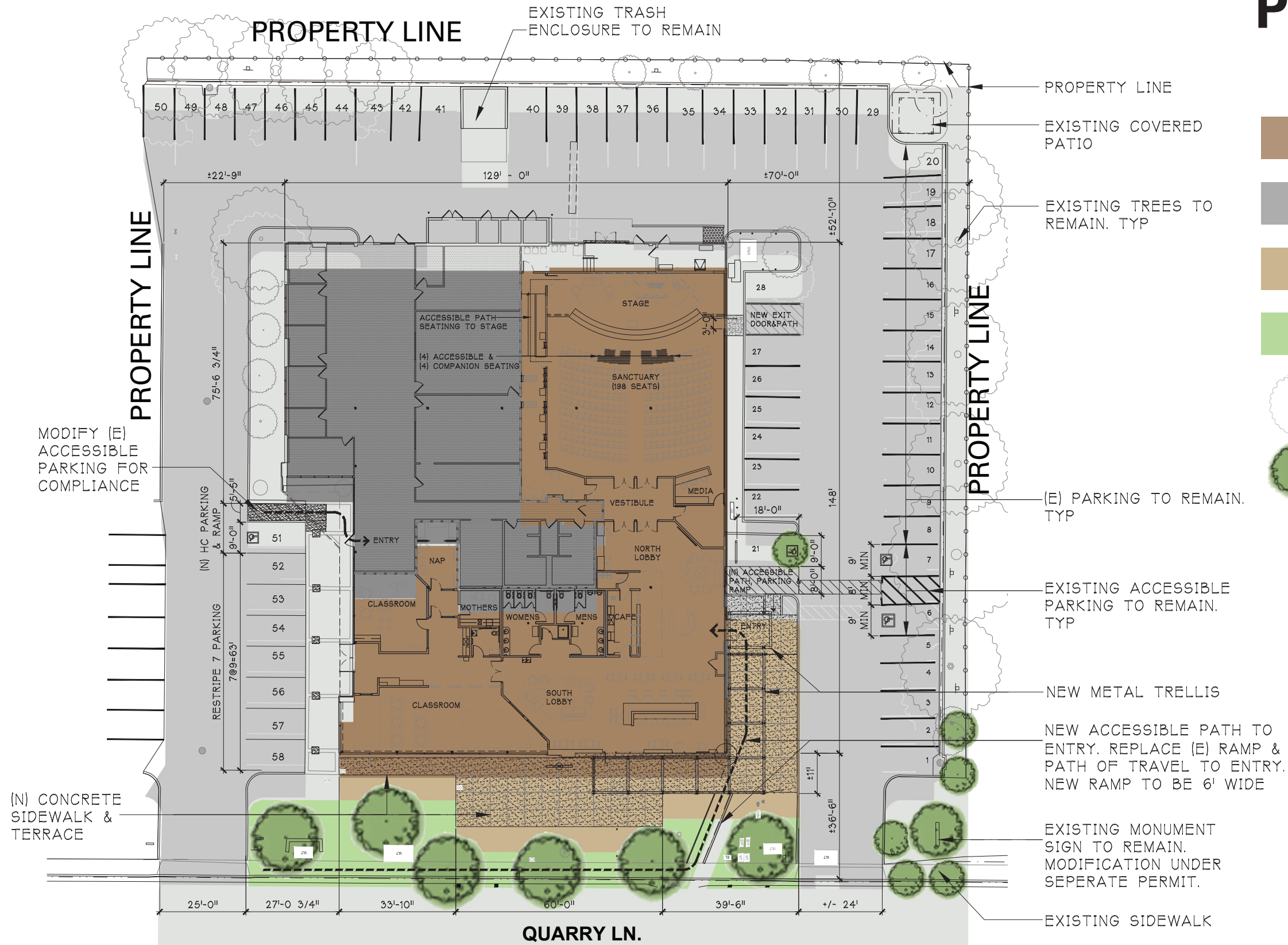
Existing Emergency Vehicle Access Plan



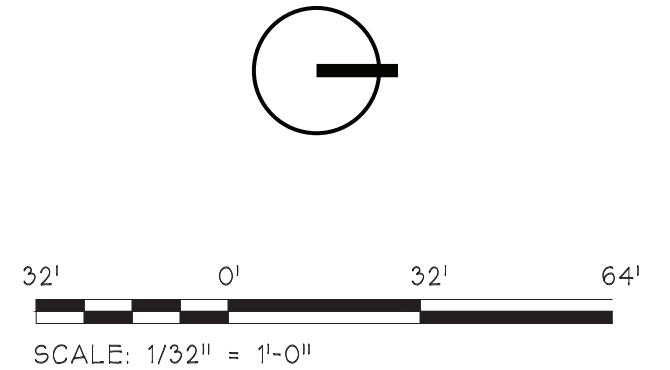
- PROPERTY LINE 
- EMERGENCY VEHICLE 
- EMERGENCY VEHICLE TRAVEL PATH 
- 20'-0" WIDE FIRE LANE ACCESS 
- EXISTING FIRE DEPARTMENT CONNECTION  FDC
- EXISTING FIRE HYDRANT CONNECTION  FHC



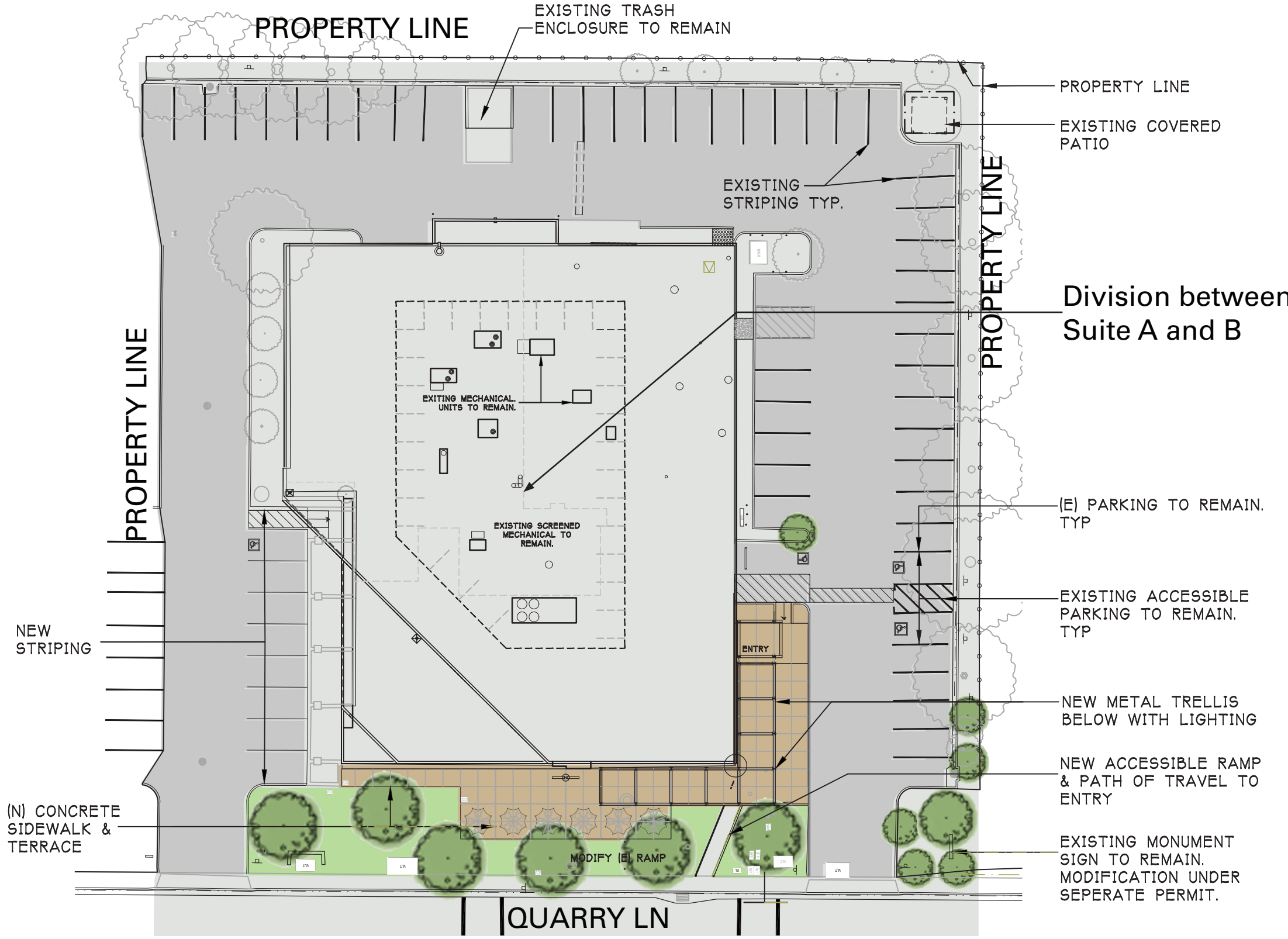
Proposed floor plan



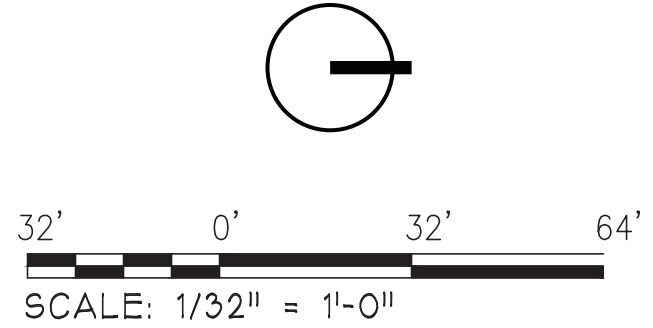
- Suite A - (N) Layout
- Suite B - No work
- (N) Outdoor layout
- (N) Landscape
- Existing trees
- Proposed trees



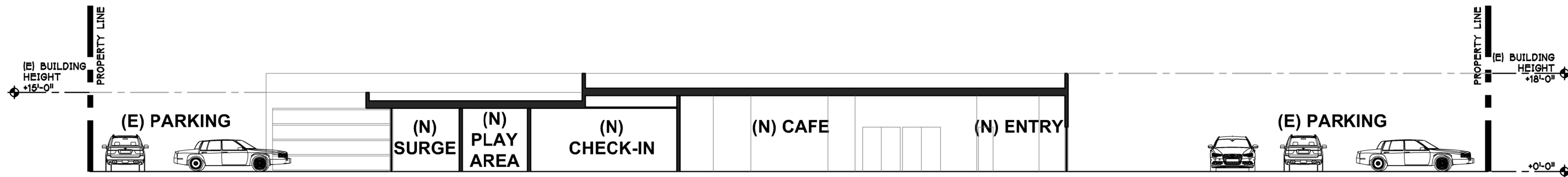
Proposed Roof plan



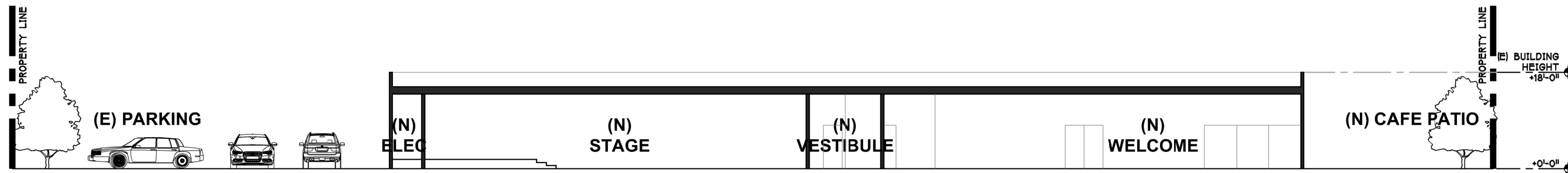
- (N) Outdoor layout
- (N) Landscape
- Existing trees
- Proposed trees
- Parking



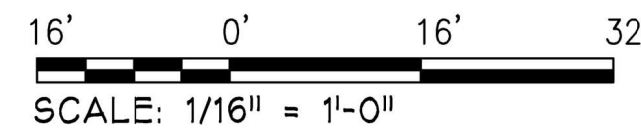
Sections



Section 1



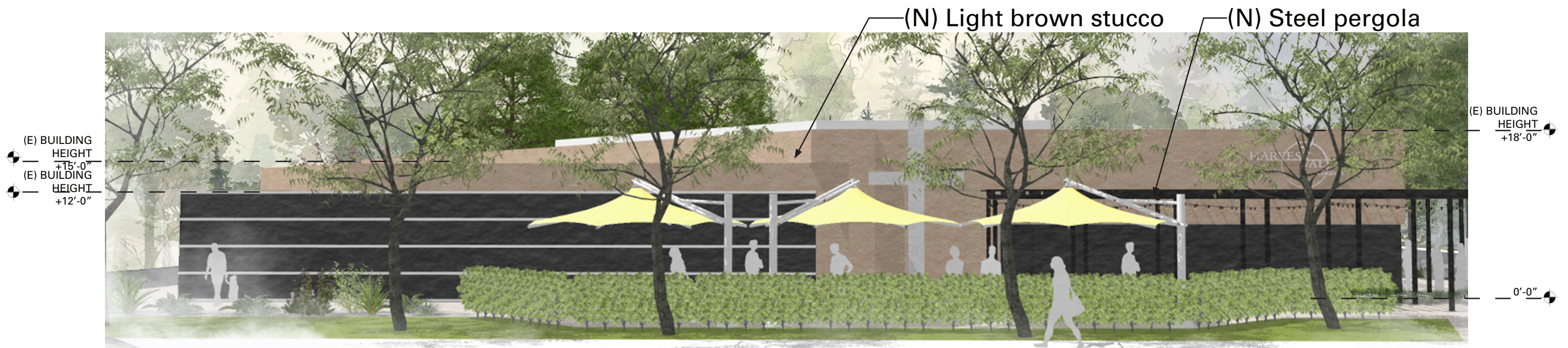
Section 2



Existing elevation & Proposed Elevation



EXISTING FRONT (EAST) ELEVATION



PROPOSED FRONT (EAST) ELEVATION

Existing Elevation & Proposed Elevation



EXISTING BACK (WEST) ELEVATION



PROPOSED BACK (WEST) ELEVATION

(N) Light brown-stucco

Existing elevation & Proposed Elevation



EXISTING REAR (NORTH) ELEVATION

(N) Steel pergola

(N) Light brown stucco



PROPOSED REAR (NORTH) ELEVATION

Existing Elevation & Proposed Elevation



EXISTING REAR (SOUTH) ELEVATION



PROPOSED REAR (SOUTH) ELEVATION

Renders



Renders



Renders



Renders



Solar Access



EXISTING



PROPOSED

Worst case shade and shadow:
Day: Summer solstice (June 20)
Time: Noon

Colors and Materials Board

Steel post & beam + Lighting integration



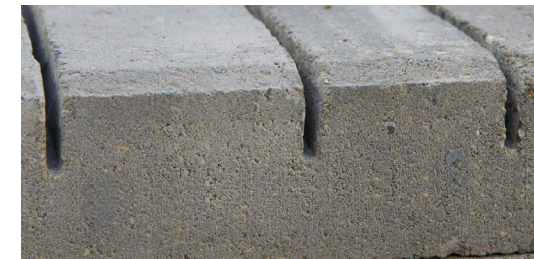
Shrubs + gravel beds



Stucco



Standard concrete with sawcut patterns



Lighting



LED Light waterproof outdoor in-ground

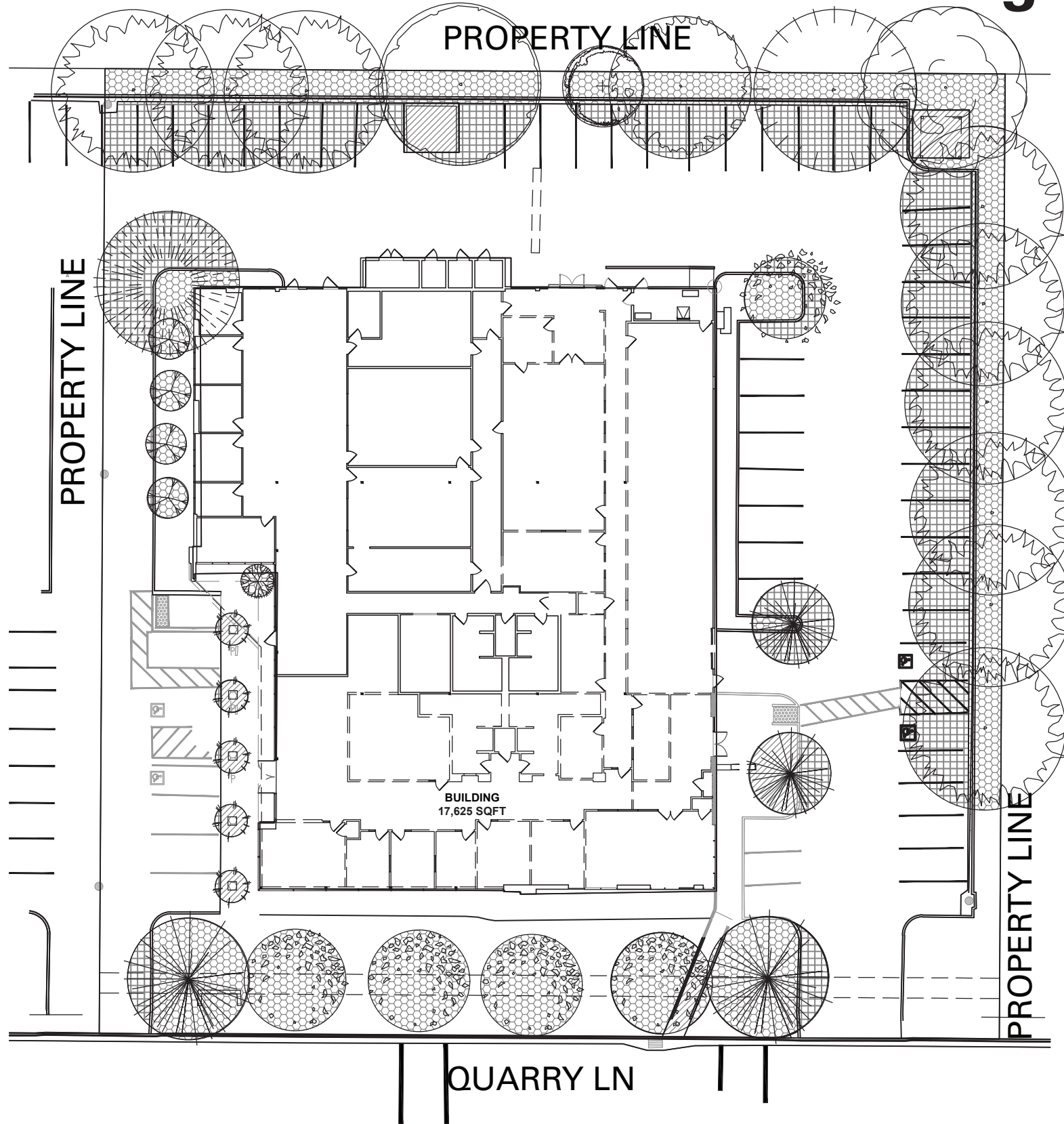





LED light sign

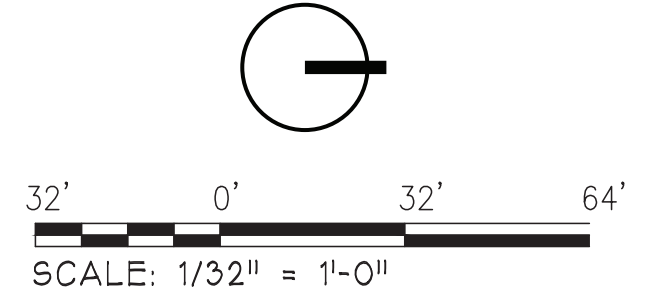














Metal motion sensing LED bollard

Existing Shade Tree Calculations and Plan



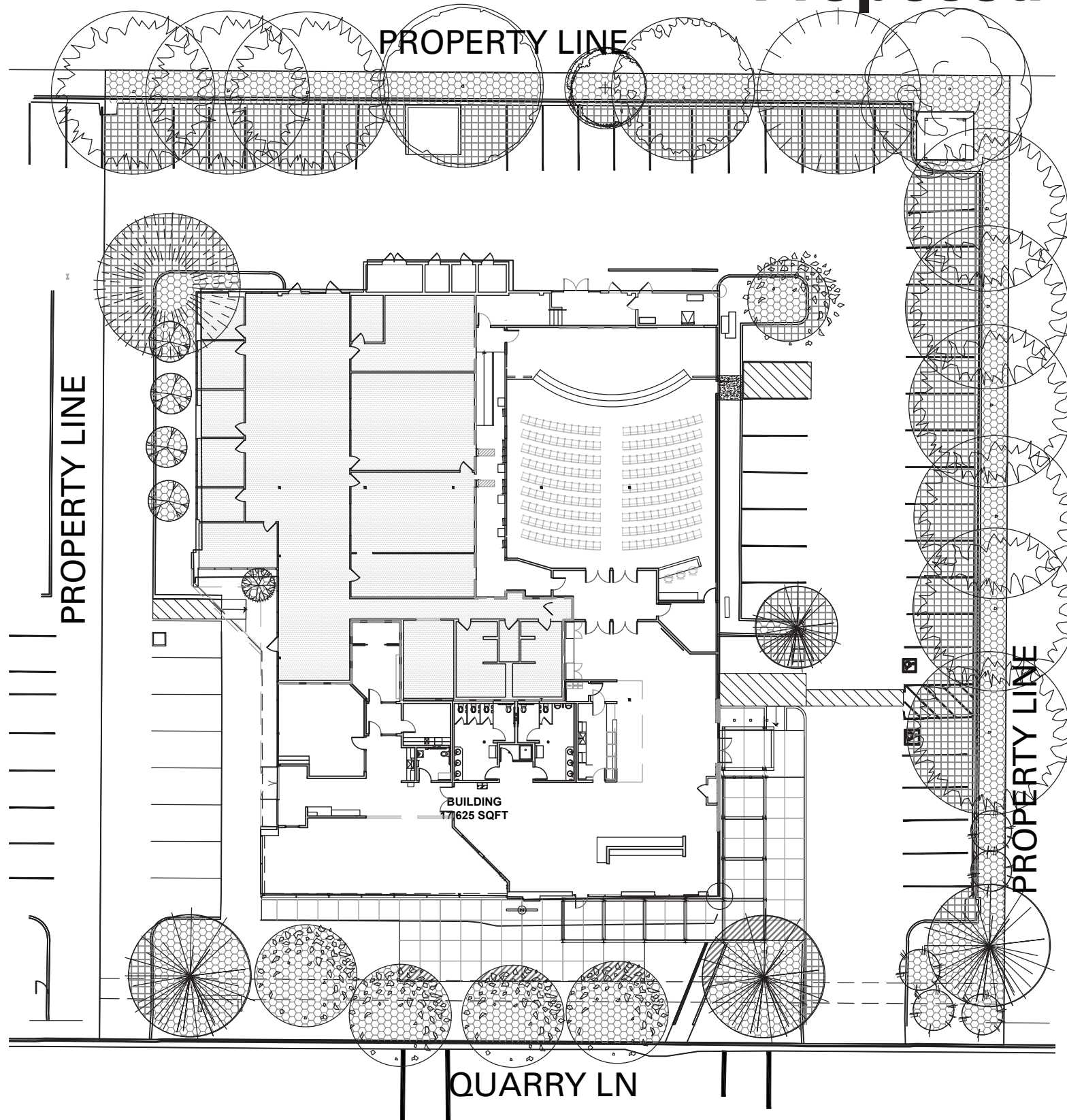
EXISTING AREAS	
(E) SURFACE PARKING AREA	21,507 SFQT
 SHADE	5,826 SFQT
(E) HARDSCAPE AREA	1,890 SFQT
 SHADE	825 SFQT
(E) LANDSCAPE AREA	10,916 SFQT
 SHADE	96,965 SFQT



SHADE TREE LEGEND			
SYMBOL	BOTANICAL/COMMON NAME	PROJECTED CANOPY*	QTY
	PINUS PINEA / ITALIAN STONE PINE	40	9
	FRAXINUS ANGUSTIFOLIA / RAYWOOD ASH	20 / 25	5
	QUERCUS CHRYSOLEPIS / CANYON LIVE OAK	20 / 30	4
	CERCIS OCCIDENTAL / WESTERN REDBUD	8	5
	PRUNUS CERASIFERA 'KRAUTER VESUVIUS' / PURPLE LEAF CHERRY PLUM	10	4
	ACER PALMATUM / JAPANESE MAPLE	10	1
	LIQUIDAMBAR STYRACIFULA / SWEETGUM	35	1
	EUCALYOTUS SIDEROXYLON / RED IRONBARK	40	1
	LOPHOSTEMOM CONFERTUS / BRISBANE BOX	20	1
	PISTACIA CHINENSIS / CHINESE PISTACHE	35	1
	QUERCUS RUBRA / RED OAK	40	1
	SEQUOIA SEMPERVIRENS / COAST REDWOOD	40	1

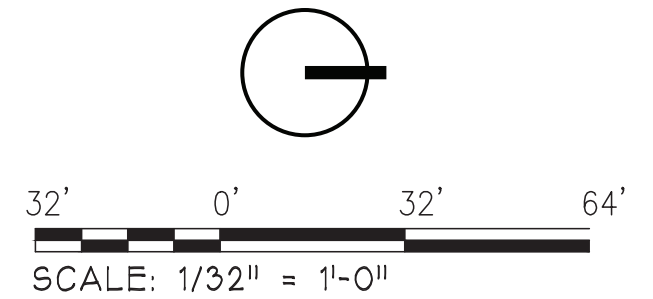
*DIAMETER OF TREE CANOPY PROJECTED AT 15 YEARS GROWTH, FOR APPROVED CANOPY SIZES REFER TO THE CITY OF PLEASANTON SHADE TREE GUIDELINES FOR COMMERCIAL PROPERTY.

Proposed Shade Tree Calculations and Plan



PROPOSED AREAS

(N) SURFACE PARKING AREA	21,152 SFQT
SHADE	5,913 SFQT
(N) HARDSCAPE AREA	3,973 SFQT
SHADE	275 SFQT
(N) LANDSCAPE AREA	9,253 SFQT
SHADE	7,076 SFQT



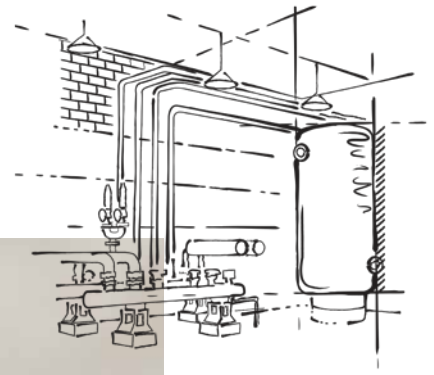
SHADE TREE LEGEND

SYMBOL	BOTANICAL/COMMON NAME	PROJECTED CANOPY*	QTY
	PINUS PINEA / ITALIAN STONE PINE	40	9
	FRAXINUS ANGUSTIFOLIA / RAYWOOD ASH	20 / 25	5
	QUERCUS CHRYSOLEPIS / CANYON LIVE OAK	20 / 30	4
	CERCIS OCCIDENTAL / WESTERN REDBUD	10	5
	PRUNUS CERASIFERA 'KRAUTER VESUVIUS' / PURPLE LEAF CHERRY PLUM	10	4
	ACER PALMATUM / JAPANESE MAPLE	10	1
	LIQUIDAMBAR STYRACIFULA / SWEETGUM	35	1
	EUCALYOTUS SIDEROXYLON / RED IRONBARK	40	1
	LOPHOSTEMOM CONFERTUS / BRISBANE BOX	20	1
	PISTACIA CHINENSIS / CHINESE PISTACHE	35	1
	QUERCUS RUBRA / RED OAK	40	1
	SEQUOIA SEMPERVIRENS / COAST REDWOOD	40	1

*DIAMETER OF TREE CANOPY PROJECTED AT 15 YEARS GROWTH, FOR APPROVED CANOPY SIZES REFER TO THE CITY OF PLEASANTON SHADE TREE GUIDELINES FOR COMMERCIAL PROPERTY.

ROCKBOARD® 60

Multipurpose Board Insulation



ROCKWOOL ROCKBOARD® 60 is a premium, multi-purpose stone wool insulation board used in walls, ceilings and floors for acoustic and thermal applications.

ROCKBOARD® 60 is non-combustible and fire resistant, and will not produce toxic smoke or promote flame spread, even when exposed directly to a fire. This can add an extra degree of fire resistance and contribute to occupant protection.

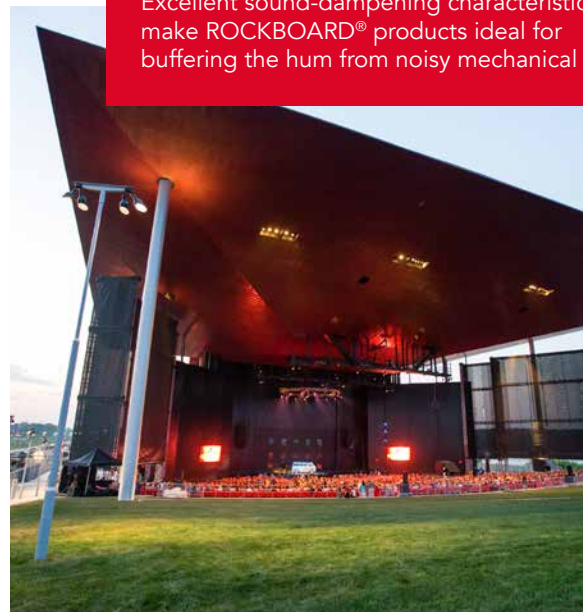
ROCKBOARD® products also maintain dimensional integrity under all conditions and, as a result, will not slump, shrink or expand with temperature.

ROCKBOARD® products can be surfaced with different facings to achieve optimal performance results. From mechanical rooms to sound studios to utility rooms, these products add a high-performance barrier to noise and fire.

Learn more at rockwool.com

Superior Acoustic Properties

Excellent sound-dampening characteristics make ROCKBOARD® products ideal for buffering the hum from noisy mechanical rooms.



ROCKBOARD® 60

Multipurpose Board Insulation

Technical Data Sheet

Board Insulation 07210* • Board Insulation 07 21 13**
Acoustic Board Insulation 09 81 13**

ROCKWOOL ROCKBOARD® 60 is a rigid, multi-purpose mineral wool insulation board.

	Performance	Test Standard							
Compliance	Mineral Fiber Block and Board Thermal Insulation - Type IVB Compliant	ASTM C612							
Reaction to Fire	Flame spread index = 0; Smoke development index = 0 Flame spread index = 0; Smoke development index = 0 Behaviour of materials at 750°C - Non Combustible Hot Surface Performance - 1200°F	ASTM E84 (UL 723) CAN/ULC S102 CAN/ULC S114 ASTM C411							
Density	Actual Density - 6 lbs/ft ³ (96 kg/m ³)	ASTM C303							
Dimensional Stability	Linear Shrinkage - <1% @ 1200°F	ASTM C356							
Corrosion Resistance	Stress Corrosion Cracking Tendency of Austenitic Stainless Steel - Passed Corrosion of Steel - Passed	ASTM C795 ASTM C665							
Thermal Resistance	R-Value / inch @ 75°F 4.3 hr.ft ² .F/Btu RSI value / 25.4 mm @ 24°C 0.75 m ² K/W	ASTM C518 (C177)							
Reaction to Moisture	Moisture Sorption by weight - 0.07% Determination of Fungi Resistance - Passed	ASTM C1104 ASTM C1338							
Compressive Strength	355psf (17kPa) @ 10% compression 585psf (28kPa) @ 25% compression	ASTM C165							
Thickness Dimensions	Product is available in 2" through 4" offerings (50.8 mm - 101.6 mm) 24" x 48" (610 mm x 1219 mm)								
Acoustical Performance	Thickness	125 Hz	250 Hz	500 Hz	1000 Hz	2000Hz	4000 Hz	NRC	ASTM C423
	2"	0.32	0.81	1.06	1.02	0.99	1.04	0.95	
	3"	0.78	0.89	1.04	0.98	1.01	1.02	1	

Issued 01-01-18
Supersedes 08-23-17

NOTE: *Master Format 1995 Edition **Master Format 2004 Edition. As ROCKWOOL has no control over installation design and workmanship, accessory materials or application conditions, ROCKWOOL does not warranty the performance or results of any installation containing ROCKWOOL's products. ROCKWOOL's overall liability and the remedies available are limited by the general terms and conditions of sale. This warranty is in lieu of all other warranties and conditions expressed or implied, including the warranties of merchantability and fitness for a particular purpose.



8024 Esquesing Line, Milton, ON L9T 6W3
Tel: 800-265-6878 • Fax: 800-991-0110
rockwool.com



ACOUSTECH

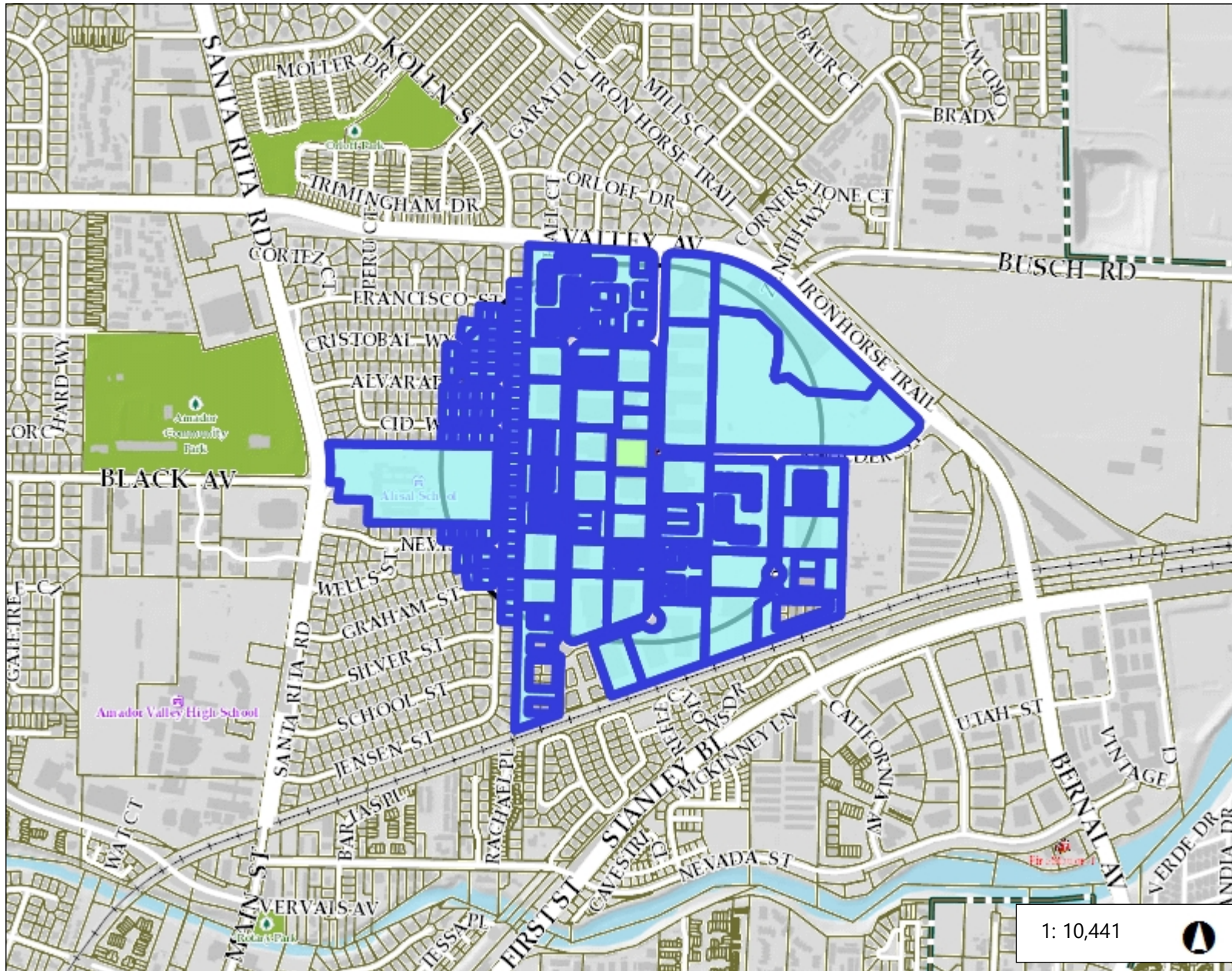
Acoustical Performance

Mineral Wool Core w/ FR701 Fabric	Thickness	125 Hz	250 Hz	500 Hz	1000 Hz	2000 Hz	4000 Hz	NRC
	2"	0.19	0.84	1.11	1.15	1.08	1.08	1.05
	4"	0.76	1.03	1.10	1.11	1.04	1.08	1.05





	Performance	Test Standard
Compliance	Mineral Fiber Block and Board Thermal Insulation - Type IVA Compliant	ASTM C612
Reaction to Fire	Flame spread index = 0 ; Smoke development index = 0 Test for Non-Combustibility - Non Combustible Hot Surface Performance - 1200°F	ASTM E84 (UL 723) ASTM E136 ASTM C411
Density	Actual Density - 6 lbs/ft ³ (64 kgs/m ³)	ASTM C303
Dimensional Stability	Linear Shrinkage - <1% @ 1200°F	ASTM C356
Corrosion Resistance	Stress Corrosion Cracking Tendency of Austenitic Stainless Steel - Passed Corrosion of Steel - Passed	ASTM C795 ASTM C665
Thermal Resistance	R-Value / inch @ 75oF RSI value / 25.4mm @ 24oC	4.2 hr.ft ² .F/Btu 0.74 m ² K/W ASTM C518 (C177)
Reaction to Moisture	Moisture Sorption - 0.03% Determination of Fungi Resistance - Passed	ASTM C1104 ASTM C1338
Compressive Strength	90psf (4.3kPa) @ 10% compression 225psf (10.8kPa) @ 25% compression	ASTC C165
Air Erosion	Maximum Air Velocity 1000 fpm (5.08 m/s)	UL 181
Thickness	Product is available in 2", 4" and 6"	

1252 QUARRY LANE

EXHIBIT C



Legend

-  Fire Station
-  School
-  Park
-  Parcels

Notes

Notes

1,740.2 0 870.08 1,740.2 Feet

SUBJECT: Planning Commission Subcommittee 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 Jagoe
Staff Contacts: Matt Nelson, Traffic Engineer, 931-5671; Matt Gruber, Landscape Architect, 931-5672

Protected Tree Board

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

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

SUBJECT: Future Planning Calendar

Recommendation to the City Council on repeal and replace of Pleasanton Municipal Code Chapter 18.110 Personal Wireless Service Facilities. The new ordinance will refer to three new policies covering wireless applications for:

1. New macro towers;
2. New small cells;
3. Modifications to existing towers (aka 6409 applications)

P23-0480 & Tract 8680, 3300 Busch Road, Seefried Industrial Properties - Street Names for P23-0480 and Amendment to Vesting Tentative Subdivision Map 8680 located at 3300 Busch Road (APNs 946-1251-7-4, 946-1251-33 and 946-1251-8-9).

Tract 8616, 1000 Minnie Drive (APN 949-16-6), John Spotorno/AVS Ranch, LLC - Request for Time Extension of the approved Vesting Tentative Subdivision Map 8616, a subdivision of an existing approximately 112-acre site into 25 parcels, including 22 single-family residential parcels, two common parcels, and one agriculture/open space parcel, known as Spotorno Ranch, located at 1000 Minnie Drive.