

PLANNING COMMISSION REGULAR MEETING AGENDA

Wednesday, May 27, 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 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 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 May 13, 2026
3. **P26-0222, 4301 Hacienda Drive, Fusion Academy**- Application for a Conditional Use Permit to expand an existing private school into the adjacent Suite 100, increase the number of students from 40 to 65 on site at any one time, and increase the number of faculty/staff from 20 to 33 on site at any one time. This project is categorically exempt from the California Environmental Quality Act (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

5. **P26-0360 and PUD-152, 231 Old Bernal Avenue**- Applications for: (1) Planned Unit Development (PUD) Rezoning (P26-0360) to rezone the subject parcel from MU-T (Mixed Use-Transitional) District to PUD-MU-T (Planned Unit Development-Mixed Use-Transitional) District; (2) Certificate of Appropriateness to demolish an existing 6,160-square-foot commercial office building in the Downtown Revitalization District; and (3) PUD Development Plan (PUD-152) to construct a three-story, four-unit residential building on a 0.49-acre lot, with units ranging in size from 430 square feet to 13,626 square feet and associated site improvements located at 231 Old Bernal Avenue (APN: 94-156-21). The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270, which statutorily exempt projects that a public agency intends to deny.
6. **P26-0255, City of Pleasanton**- Consider and provide a recommendation to the City Council to rezone two properties for up to 10 residential units each, as implementation of Housing Element Program 7.6.8. This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Government Code Section 65913.5(a)(3), which specifically exempts these rezonings from environmental review.

MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

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

MATTERS INITIATED BY COMMISSION MEMBERS

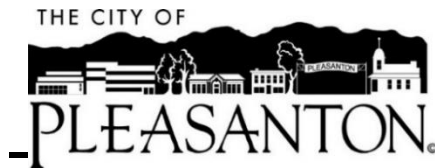
ADJOURNMENT

SUBJECT: Actions of the City Council

May 19, 2026

- A) Adopt a resolution certifying the Final Environmental Impact Report (FEIR); and
- B) Introduce an ordinance approving: (1) Annexations (P18-0078) of parcels totaling 130.98 acres from unincorporated Alameda County to the City of Pleasanton; (2) General Plan Amendments (P18-0079) redesignating residential areas from Open Space–Public Health and Safety to Low Density Residential and open space areas from Low Density Residential to either Open Space–Public Health and Safety or Open Space–Parks and Recreation; (3) Rezoning (P18-0081) parcels from Pre-Zoned PUD–OS-A&G/OS-PH&S/LDR/HOZ (Planned Unit Development–Open Space–Agriculture and Grazing/Open Space–Public Health and Safety/Low Density Residential/Housing Opportunity Zone) Districts to PUD–OS-A&G/OS-PH&S/LDR (Planned Unit Development–Open Space–Agriculture and Grazing/Open Space–Public Health and Safety/Low Density Residential) Districts; (4) A Planned Unit Development (PUD-130) to construct 28 detached single-family residences, demolish and reconstruct two existing single-family residences, and install related on- and off-site improvements and infrastructure; and (5) A Vesting Tentative Tract Map (Tract 8569) to subdivide parcels totaling 128.5 acres into either single-family lots or private and public open space; and
- C) Introduce an Ordinance approving a Pre-Annexation and Development Agreement

The City Council approved the project, as recommended by the Planning Commission.



PLANNING COMMISSION REGULAR MEETING MINUTES

May 27, 2026
Item 2

Wednesday, May 13, 2026

CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

Chair Pace called the regular meeting of the Planning Commission to order at 7:02 p.m. from the City Council Chamber located at 200 Old Bernal Avenue.

Commissioner Jagoe led the Pledge of Allegiance.

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

Absent: Commissioner Ken Morgan

AGENDA AMENDMENTS

None

CONSENT CALENDAR

1. Actions of the City Council

Recommendation: Receive the report.

2. Approve the meeting minutes of April 22, 2026

Recommendation: Approve the meeting minutes.

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

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

MEETING OPEN TO THE PUBLIC

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

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

PUBLIC HEARING AND OTHER MATTERS

4. P26-0136, 2986 Liberty Drive

Appeal of the Zoning Administrator's approval of a Single-Family Design Review application to construct an approximately 816-square-foot single- and two-story addition on the west street-side elevation of the two-story residence located at 2986 Liberty Drive (Assessor Parcel No. 946-4569-91). The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guideline Section 15301, Class 1, Existing Facilities.

Recommendation: Deny the appeal and adopt Resolution No. PC-2026-11 affirming the Zoning Administrator's approval of the application.

Associate Planner Natalie Amos presented the item.

Chair Pace opened the public comment. Public comments were received from: Ekaterina Utova, Appellant; Michelle Tornaghi; Nasrat Alam; Vince Bobba; Shrihari Achayath, Applicant; Kurt Hereld, Architect; Bhanv Adhikari; Ravikumar Dhandivel; Jobin George; and Lucia Lovas

Chair Pace closed the public comment.

Chair Pace reopened the public comment for applicant to answer a question. Chair Pace closed the public comment.

Chair Pace reopened the public comment for applicant to answer a question. Chair Pace closed the public comment.

MOTION: It was m/s by Jagoe/Jain to deny the appeal and adopt Resolution No. PC-2026-11, affirming the Zoning Administrator's approval of the application as recommended. Motion passed by the following roll call vote:

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

Chair Pace called a recess at 8:41 p.m.

Chair Pace Reconvened the meeting at 8:47 p.m.

5. P25-0300, 4191 First Street

Appeal of staff's denial of an application for Sign Design Review to rebrand an existing 76 Gas Station and Circle K Market to Shell Gasoline and FastFill Market located at 4191 First Street (Assessor Parcel No. 94-110-12-6). The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270, which statutorily exempt projects that a public agency intends to deny.

Recommendation: Deny the appeal and adopt Resolution No. PC-2026-12, affirming staff's denial of the application.

Associate Planner Emily Carroll presented the item.

Chair Pace opened the public comment. Public comments were received from: Guy Houston, Applicant/Appellant.

Chair Pace closed the public comment.

Chair Pace reopened the public comment for additional comments from the applicant.

Chair Pace closed the public comment.

MOTION: It was m/s by Jagoe/Wedge to affirm the appeal and approve the application, adopting Resolution No. PC-2026-12 with a modification to add a condition of approval that the amount of branded franchise colors on the canopy fascia be no more than 50% of the canopy height. Motion passed by the following roll call vote:

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

MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

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

Commissioner Jagoe reported meeting with the appellant for Item 4.

7. Future Planning Calendar

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

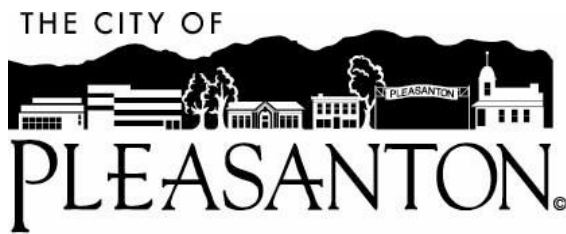
MATTERS INITIATED BY COMMISSION MEMBERS

None.

ADJOURNMENT

Chair Pace adjourned the meeting at 9:40 p.m.

Araceli Garcia, Recording Secretary



Planning Commission Agenda Report

May 27, 2026
Item 3

SUBJECT: P26-0222

APPLICANT: Kristen Deemer for Fusion Academy

PROPERTY OWNER: Spieker Keech Hacienda, LLC

PURPOSE: Application for a Conditional Use Permit to expand and operate an existing private school into the adjacent Suite 100, increase the number of students from 40 to 65 students on site at any one time, and increase the number of faculty/staff from 20 to 33 on site at any one time.

LOCATION: 4301 Hacienda Drive, Suites 100 & 120

GENERAL PLAN: Business Park (Industrial/Commercial and Office)/Mixed Use

ZONING: PUD-I/C-O (Planned Unit Development-Industrial/Commercial-Office) District

EXHIBITS:

- A. Draft Resolution and Conditions of Approval
- B. Narrative, Floor Plan, and Site Plan dated "Received March 18, 2026"
- C. Location and Notification Map

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the attached resolution approving the Conditional Use Permit (CUP), Case No. P26-0222, based on the findings and subject to the draft conditions of approval in Exhibit A.

EXECUTIVE SUMMARY

The applicant requests CUP approval to expand and operate the existing Fusion Academy at 4301 Hacienda Drive, Suites 100 & 120. The expansion would increase the number of students from 40 to 65 on site at any one time, and increase the number of faculty/staff from 20 to 33 on site at any one time.

The project site is in Hacienda, where private schools with more than 20 students at any one time require Planning Commission review and approval of a CUP. As proposed and conditioned, staff believes the proposed private school is consistent with the General Plan, zoning district, and Hacienda's regulations and will be compatible with the surrounding uses. Therefore, staff recommends approval of the CUP application.

BACKGROUND

The applicant, Fusion Academy, currently operates out of this location (Suite 120) with a maximum of 40 students and 20 faculty and staff on site at any one time under (Case No. P20-0992). Fusion Academy now wishes to expand its operations to allow up to 65 students and 33 faculty and staff at the subject site at any one time. Pursuant to the Pleasanton Municipal Codes' (PMC) various use categories, and based on the characteristics of the operations, staff has determined that the subject operations are considered a private school. Private schools are conditionally permitted at this location, subject to CUP approval. Accordingly, the CUP application is before the Planning Commission for consideration and action.

SITE AND AREA DESCRIPTION

The subject site is an approximately 16.4-acre triangular parcel located in the center of Hacienda Drive, Gibraltar Drive, and Stoneridge Drive. The site comprises three five-story, multi-tenant buildings, with ground-level parking. There are approximately 1,350 surface parking spaces around the three buildings (shown in Figures 1 and 2), which are shared among the buildings' tenants. Street access is provided from driveways along all three street frontages.

Adjacent uses to the site include attached townhomes and detached single-family homes to the east along Gibraltar Drive, Roche Molecular Research and Development center to the west along Hacienda Drive, and multi-tenant office buildings to the south along Stoneridge Drive (shown in Figure 1).

Figure 1: Aerial of the Site and Surrounding Area



Figure 2: Perspective View of the Site Looking North



PROPOSED PROJECT

Fusion Academy is a fully accredited school and tutoring facility providing one-on-one and small-group instruction for students in grades 6 through 12, and currently operates at this location within Suite 120, with approval for up to 40 students on site at any one time. As part of this application, they propose to expand and remodel their existing school to accommodate up to 65 students on site at any one time by joining suites 120 (4,266 square feet) and 100 (2,075 square feet) to create a new space with 6,341 square feet of gross floor area (see Exhibit B).

Fusion Academy differs from the typical school system. Instruction is primarily one-on-one and in small group settings, allowing individualized schedules while offering state-certified courses and electives that meet high school graduation requirements. As stated in the narrative, each student's class schedule is developed on an individual basis, so every student's school day is unique to his or her needs, with no two students having the same schedule. The space would be divided into multiple one-on-one classrooms, independent study rooms, and a large central study area. This allows guided as well as instructed independent study.

Fusion Academy offers a flexible, year-round academic schedule designed to meet the demands of students whose needs don't conform to a "traditional" semester calendar. Typical school hours would be Monday through Friday, 7:30 a.m. – 8:00 p.m., with only occasional evening use to accommodate a small number of students who may have difficult schedules, and Saturday uses for SAT and ACT preparation and testing. There would be approximately 33 faculty/staff on site at any one time, helping to facilitate instruction and guided independent study.

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 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 Business Park (Industrial/Commercial and Office)/Mixed Use by the Pleasanton General Plan Land Use Element. 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 subject site, which is within Hacienda, is zoned PUD-I/C-O (Planned Unit Development-Industrial/Commercial-Office) District and is located in the OMPD (Mid-rise Planning District) of Hacienda, which conditionally allows private schools with more than 20 students on the site at any one time. If the CUP is granted, the proposed private school expansion would be consistent with the applicable land use regulations.

The proposed private school expansion is consistent with the intent of the General Plan and PUD-I/C-O designations. The use would not involve manufacturing, outdoor storage, or heavy industrial activity and would be similar in scale and intensity to office uses typically anticipated in industrial and business park environments. Industrial areas commonly accommodate private schools because they offer adequately sized buildings, sufficient parking, and separation from residential neighborhoods, which reduces the potential for land-use conflicts. Operationally, the proposed use characteristics would not adversely impact the surrounding uses, as it would operate entirely within the building, mostly within standard business weekday hours of 7 a.m. to 5 p.m. In addition, all students would have unique schedules, staggered throughout the day and week, and therefore would not generate traffic detrimental to the surrounding uses. Staff has included conditions of approval to address parking management, noise control, and circulation, ensuring compatibility with adjacent tenants.

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*), the provision of services and community facilities that meet the needs of residents and businesses (*Industrial, Commercial, and Office, Policy 13*), and the policy encouraging and supporting high-quality public and private educational facilities in Pleasanton and facilitate lifelong educational opportunities for all ages (*Public Facilities and Community Programs: Schools and Education, Policy 7*). The project would adaptively reuse an existing structure with existing infrastructure and parking, thereby promoting sustainability and efficient land use, while expanding a high-quality private school to serve Pleasanton residents and the surrounding area, as they seek such an educational option.

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 this use and other similar educational uses operate within Hacienda without reported issues.

Parking

The subject site has approximately 1,350 parking spaces for the three buildings, totaling 299,710 square feet. As part of their lease agreement, Fusion Academy has the right to lease 41 parking spaces. The PMC requires private schools to provide one space for each employee, including teachers and administrators, and one additional space for every four students aged 16 or older. Using this parking requirement, the proposed private school expansion requires eight parking spaces for its 32 driving-age students, and 33 spaces for its 33 faculty/staff members, totaling 41 parking spaces.

Based on this analysis and recommended conditions of approval, staff believes the proposed use would not adversely affect parking at the subject site or surrounding properties, and adequate parking exists on site to accommodate all existing and proposed uses. However, should parking problems occur, staff has recommended a condition of approval that allows the Director of Community & Economic Development to refer the use permit back to the Planning Commission for possible additional mitigation measures, which could include a reduction in the number of students/employees on site at any one time or alternative hours of operation.

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 surrounding streets and uses. All activities would occur entirely within the enclosed building and would be similar in character to other commercial, office, educational, and assembly-type uses that have operated within Hacienda without reported issues.

Staff also recommends conditions of approval to ensure ongoing compatibility, including: (1) keeping exterior doors closed during hours of operation; (2) advising students, parents/guardians, and faculty/staff 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 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.

PUBLIC NOTICE

Pursuant to PMC Section 18.12.040 C(2), a display ad was published in the Valley Times newspaper on May 15, 2026. At the time this report was published, staff had not received any public comments.

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).

ENVIRONMENTAL ASSESSMENT

This project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15301, Class 1, Existing Facilities. The proposed use is for the operation of a private school within an existing building zoned for the proposed use, with no 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 expansion and its location, the subject proposal is consistent with the applicable PMC regulations and Hacienda PUD, and findings for approval of the CUP 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.

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

Reviewed/ Approved By:

Derek Farmer Assistant Director of Community and Economic Development and Planning Manager
Eric Luchini, Senior Planner
Katherine Wisinski, Assistant City Attorney

RESOLUTION NO. PC-2026-13

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLEASANTON
APPROVING A CONDITIONAL USE PERMIT TO EXPAND AND OPERATE AN EXISTING
PRIVATE SCHOOL WITH A MAXIMUM OF 65 STUDENTS AND 33 FACULTY/STAFF
MEMBERS ON SITE AT ANY ONE TIME, LOCATED AT 4301 HACIENDA DRIVE, SUITES
100 & 120, AS FILED UNDER CASE NO. P26-0222**

WHEREAS, on January 27, 2021, the Planning Commission approved a Conditional Use Permit (“CUP”), filed as Case No. P20-0992, for Fusion Academy, as the applicant, on behalf of the property owner, Spieker Keech Hacienda, LLC, to operate a private school with a maximum of 40 students and 20 faculty/staff members on site at any one time within an existing location at 4301 Hacienda Drive, Suite 120, on Assessor Parcel No. 941-2761-4-3; and

WHEREAS, on March 18, 2026, Fusion Academy, as the applicant, applied for Conditional Use Permit (“CUP”) approval, on behalf of the property owner, Spieker Keech Hacienda, LLC, to expand and operate an existing private school with a maximum of 65 students and 33 staff members on site at any one time within an existing location at 4301 Hacienda Drive, Suites 100 & 120 (hereinafter “the Property”), on Assessor Parcel No. 941-2761-4-3 (hereinafter “the Project”); and

WHEREAS, the subject property has a General Plan land use designation of Mixed Use and Business Park; and

WHEREAS, zoning for the property is PUD-I/C-O (Planned Unit Development - Industrial/Commercial and Office) District; and

WHEREAS, a private school with more than 20 students is a conditionally permitted use in the subject District, and requires Planning Commission approval of a CUP; and

WHEREAS, pursuant to Section 65905 of the Government Code, the Planning Commission held a duly noticed public hearing to consider the Project on May 27, 2026, at which time all interested parties had the opportunity to be heard. The Planning Commission considered the agenda report dated May 27, 2026, incorporated herein by reference, and all written and oral testimony.

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 agenda 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 private school within an existing building zoned for the proposed use, with no 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 P26-0222, the Planning Commission makes the following findings as required by Section 18.124.070 of the Pleasanton Municipal Code:

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

Some of the objectives of the zoning ordinance are to: foster a harmonious, convenient, workable relationship among land uses, protect existing land uses from inharmonious influences and harmful intrusions, and ensure public and private lands ultimately are used for the purposes that are most appropriate and beneficial to the City as a whole. As conditioned, the Planning Commission finds the proposed private school would be consistent with these objectives and would create more educational facilities within the City. The facility would be operated so as not to impact or interfere with the surrounding uses, in that the activities, number of students and staff, and hours of operation would not generate substantial noise, parking demand, or traffic.

The subject site is zoned PUD-I/C-O (Planned Unit Development-Industrial/Commercial-Office) district, and is located in the OMPD (Mid-rise Planning District) of Hacienda, which permits a variety of commercial, and office uses. Establishing a private school at this location would be in accordance with one of the purposes of the Commercial zoning district to provide locations to offer commodities and services to the residents of Pleasanton and surrounding areas and with one of the purposes of the Office zoning district to protect offices from the noise, disturbance, traffic hazards, safety hazards, and other objectionable influences incidental to certain commercial uses. The Planning Commission finds that the conditions of approval for the project give

the City the appropriate controls to ensure that the use does not have any negative impacts on the surrounding businesses and properties.

Accordingly, the Planning Commission finds that the location is suitable for the proposed private school 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.

As conditioned, the Planning Commission finds the proposed private school will not have a detrimental impact on the public health, safety, or welfare, or be materially injurious to the properties or improvements in the vicinity. Private schools generally do not subject surrounding uses to heavy truck traffic, hazardous odors, high noise levels, or other objectionable influences. The use is entirely within a multi-tenant building and would generate noise levels similar to those of the existing professional and medical office uses. There will be adequate parking to accommodate the proposed use and the existing uses in the building. All streets around the subject site are designed per City standards to provide safe ingress and egress to and from the site. Furthermore, if the operation of the business results in conflicts regarding parking, noise, traffic/circulation, or other factors, a condition of approval allows the Planning Commission to determine whether the proposal needs to return to the Planning Commission for further consideration or additional mitigation measures. 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 zoning conditionally permits a private school with more than 20 students through a CUP process. Granting a CUP for a private school with more than 20 students would be consistent with the City's authority to regulate zoning, as set forth in Chapter 18.124 of the Municipal Code. In addition, the Planning Commission finds, as conditioned, the proposed use will comply with all provisions and requirements of the City's zoning ordinance. Accordingly, the Planning Commission makes this finding.

Section 5: The Planning Commission hereby approves Case No. P26-0222, the application Fusion Academy, on behalf of the property owner, Spieker Keech Hacienda, LLC, for CUP approval to expand and operate an existing private school with a maximum of 65 students and 33 faculty/staff members on site at any one time within an existing building located at 4301 Hacienda Drive, Suites 100 & 120, subject to the Conditions of Approval shown in Exhibit A, attached hereto and incorporated herein by reference.

Section 6: The Planning Commission directs the Planning Manager to file a Notice of Exemption with the Alameda County Clerk.

Section 7: 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 May 27, 2026, by the following vote:

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

ATTEST:

Derek Farmer
Secretary, Planning Commission

Brandon Pace
Chair

APPROVED AS TO FORM:

Katherine Wisinski
Assistant City Attorney

EXHIBIT A
CONDITIONS OF APPROVAL

P26-0222
Private School – Fusion Academy
4301 Hacienda Drive, Suites 100 & 120
May 27, 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 approval to expand and operate an existing private school into the adjacent Suite 100, increase the students from 40 to 65 students on site at any one time in the facility, and increase from 20 to 33 faculty/staff on site at any one time within the five-story office building located at 4301 Hacienda Drive, Suites 100 and 120, on Assessor Parcel No. 941-2761-4-3. Development shall be substantially as shown on the Project materials listed below:

- a. Narrative and Project Plans, Exhibit B, prepared by Fusion Academy, dated “Received” on March 18, 2026, 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 65 students and 33 faculty/staff members shall be on site at any one time. **(Project Specific Condition)**
7. **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)**
- 8. 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.
- 9. 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.
- 10. 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.
- 11. OUTDOOR STORAGE: There is to be no outdoor storage without prior approval by the City.
- 12. EXTERIOR CHANGES: Exterior improvement of the building shall not be made without prior approval from the Planning Division.
- 13. 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.
- 14. 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.
- 15. SIGN PROGRAM: Site and building signage shall be reviewed under a comprehensive sign program submitted to the Planning Division under a separate application.

Fees

16. 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.
17. 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.
18. SEWER FEES: The applicant shall pay the applicable Dublin-San Ramon Services District (DSRSD) and City sewer permit fees prior to building permit issuance.
19. 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).

TRAFFIC ENGINEERING DIVISION – 925-931-5677

20. TRAFFIC IMPACT FEES: The applicant shall be responsible for Traffic Development Fees above the existing fees already paid. The site is office use that will be used as a tutoring facility, which the city classifies as retail. The applicant shall pay the difference between office use (\$10.27/sf) and retail use (\$16.06/sf) for the total square footage of the new site. The fee shall be paid in full prior to operation. **(Project Specific Condition)**
21. 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)**

<End>

CUP APPLICATION ATTACHMENT

Letter Sections

- I. Project Overview
- II. Project Goals
- III. Suggested Operational Conditions
- IV. CUP Findings
- V. Visual Study

I. Project Overview

1. **Project Applicant:** Fusion Academy (“Fusion” or “Applicant”) is an innovative, fully accredited private school and tutoring educational land use providing simultaneous one-on-one and small group instruction for upper elementary (4th-5th grade only), middle, and high school (“ES,” “MS,” “HS”) students in grades 4-12. For many students, the traditional institutional school model does not fit how they learn best. Fusion Academy was created to provide each student with the ideal student/teacher ratio and educational model to thrive.
 - a. **Nationwide Model:** Fusion’s model nationwide and here in California includes instruction primarily taught one-to-one, one student and one teacher/tutor per workstation. Occasionally there may be up to four students and one teacher in art or science rooms. These students would otherwise be in individual one-to-one educational sessions but are brought together from those individual sessions to participate in small group art and science instruction. Fusion has been operating a private school and tutoring facility on the first-floor suite 120 for eight years and the entitlement history is detailed below. City Planning Staff are aware that Fusion operates in Suite 120 with discretionary entitlement for a “private school a maximum of 40 students in the suite at any one time” (Personal Communication, Jennifer Hagen, Assoc. Planner, 4-29-19; CUP No. P20-0992).
 - b. **Flexible Schedules:** Fusion provides flexible schedules for students *and* staff; unlike a traditional school model, Fusion provides classes where students can begin and end their day on a tailor-made personalized schedule. Few matriculating students are in the tenant suite after 3:00 pm. On occasion when needed, guided study or tutoring for non-matriculating students and those taking classes for credit occurs between 3:00 to 8:00 pm, but rarely later and generally not after 6:00 pm.
 - c. **Office Suite Use:** Fusion’s educational instruction in an office suite is most similar to tutoring for upper ES through HS subjects, and therefore, commercial office suites work well for this and > 20 Fusion Academies throughout California.
2. **Zoning:** The subject office building is controlled by the following:
 - a. **General Plan Land Use Designation:** Mixed Use/Business Park.
 - b. **Zoning Designation:** PUD-I/C-O (“Planned Unit Development-Industrial/Commercial-Office”).
 - c. **Hacienda Business Park (“HBP”) Planned Unit Development (“PUD”):** An approximately 855 ac PUD with a maximum buildout of 9,900,000 sq ft of mixed-use development.
 - d. **Midrise Office Planning District (“OMPD”):** This is the underlying zoning district within the PUD in which the 16.37 ac Hacienda Terrace campus and the subject five-story office building are located.
 - e. **Office (“O”) Zoning:** In the OMPD, uses are governed as specified in the Office District, which conditionally allows private schools with more than 20 students in the facility at any one time.
3. **Entitlement History:** In 2018, Suite 120 was entitled “by-right” as a “Private School” use with a maximum occupancy of 20 students and 8 staff onsite at any one time. In 2021, the same land use with a maximum occupancy of 40 students and 15 staff was entitled by a Conditional Use Permit (“CUP”) processed through Planning Commission with no appeal and support of the Hacienda Business Park Owner’s Association (“HBPOA”; CUP No. P20-0992).
4. **Nationwide Governance:** Fusion Education Group (“FEG”), the parent company to Fusion Academy, purchased all Futures Academies in Spring 2019, added Futures to its portfolio, and changed those added from Futures to Fusion Academy. This resulted in operation by FEG of 80 nationally located alternative schools, operating as tutoring facilities with MS and

HS degree matriculation. The Pleasanton location is one of the Futures Academies that FEG purchased and changed its name to Fusion Academy in 2024. Fusion operates in many Bay Area jurisdictions including San Francisco, San Mateo, Cupertino, Berkeley, Los Gatos, Marin, Palo Alto and Walnut Creek.

5. **CUP Entitlement Requested:** Fusion requests a CUP to expand the existing private school and tutoring facility (as defined by PMC S. 18.08.440) into the adjacent first floor tenant suite 100 within 4301 Hacienda Dr. The requested CUP entitlement will permit Fusion to operate at an increased maximum onsite capacity that meets local demand for non-traditional education where ES through HS students matriculate for degrees.
 - a. **Occupancy:** A maximum of 65 4th-12th grade students and 33 staff (30 teachers and 3 administrators) will be onsite at any one time in the 6,341 sq ft gross floor area created by joining suite 120 (4,266 sq ft) and suite 100 (2,075 sq ft). The combined first floor suite will be configured as follows: 18 tutor rooms, 3 admin offices, 4 unisex restrooms, 1 social homework room, 1 silent homework room, 1 teacher workroom, 1 art studio, 1 science lab, 1 reception area, 1 storage room, and 1 small closet. Only staff will use the common restrooms on the first floor; students will only use the ensuite restrooms.
 - b. **Limited Improvements:** Proposed improvements are limited to interior TI to connect the two suites, continued use of the Suite 120 entrance from Lobby C, and change of occupancy for suite 100 from office (“B”) to education (“E”). Suite 120 is already E occupancy. Three additional single-use unisex restrooms will be added for a total of four ensuite.
 - i. The occupancy change will include upgrades where required to fire life safety systems and fire ratings. The building is Type IA construction, and no additional fire separation will be required. No exterior modifications to parking, pedestrian, or other public area improvements are proposed. Hacienda Terrace is a fully developed multi-building campus with mature landscaping and well-maintained amenities.
 - ii. The proposed 2,075 sq ft change of use will remain below the threshold to trigger improvements required by the PUD for new construction had there been additional habitable area or exterior modifications. The Applicant understands there may be traffic mitigation fees for increased peak hour trips.
 - c. **Project Site:** Suites 100 and 120 are in a 103,927 sq ft portion of the three-building commercial office complex, within the 16.37 ac business campus known as Hacienda Terrace (“HT”). Hacienda Terrace is an amenity-rich office campus within the 855 ac HBP featuring campus-specific wellness amenities, a fitness center, café, and on-site monitored and manned security.
 - d. **HBP – A Renowned Mixed-Use Development:** At the end of the fourth quarter of 2025, HBP accommodated 13,324 employees across 683 companies. This number is anticipated to grow as new developments unfold, and occupancy rates approach pre-pandemic levels. HBP’s residential communities currently have approximately 5,844 residents, a figure that is expected to increase to 6,400 with ongoing housing developments.
6. **Arrivals/Departures - Parking Demand Mitigation:**
 - a. **Parking Demand Overview:** Fusion does not have uniform start/end times where all students or staff arrive and depart at the same time. Arrivals and departures also do not coincide with “standard” business-tenant hours of 8:00 am to 6:00 pm. Most students are driven by parents/caregivers and only a small number of HS students self-drive and park. Instructions will continue to be provided at orientation at the beginning of each semester regarding drop-off, pick-up, and circulation to prevent queuing back-ups in the parking lot. Hacienda is served by local public transportation options including BART.

- i. The first class is offered at 7:30 am; however, many students are scheduled later in the morning and end classes by 3:00 pm before the pm peak departure hours of business tenants or have staggered departures after 3:00 pm related to after-school tutoring, or offsite academic, personal fitness, work, and family commitments.
 - ii. Site visits by architectural, land use consultants, and Fusion staff verified that the subject office building has ample available parking. Very few spaces are restricted out of the 1,335 total spaces that serve Hacienda Terrace. There is no history that existing parking demand exceeds availability or creates impacts on other tenants or public rights of way.
- b. **Required Parking:** Parking for a Private School is one space for each employee and one space for each four students in grades 10 and above (PMC S. 18.88.030). For 65 students (32 students grades 10-12) and 33 staff, required parking is 41 spaces.
- c. **Parking Demand and Provided Parking:** Maximum parking demand has been calculated as 40 spaces based on observations at other California Fusion Academies, and assumes all 33 staff and up to seven HS students will park at one time. (: Garland Associates, Parking Demand Memorandum, 3-10-26). Fusion will have lease rights to 41 parking spaces located within the surface parking lots to the east and west of the subject building with access from Hacienda, Stoneridge, and Gibraltar Drives.
7. **Drop-Off/Pickup Area:** Student drop-off and pick-up will continue to occur in either the wide drive aisles or non-reserved parking spaces on the east and west sides of the building. Pedestrian access into the subject building will continue to be from the east and west entrances into Lobby C. All ES and MS students must be escorted to and from parked cars and because no caregiver may enter the suite, parking takes place for a very short time period (Garland Associates, Parking Demand Memorandum, 3-10-26) . HS students may enter and exit without escorts so the parking by their caregivers is even shorter.
8. **Arrivals/Departures - Access and Circulation Mitigation:** The closest driveway access is either Gibraltar Dr or Stoneridge Dr. Ingress and egress continue to be recommended as right turn in or out. Caregivers and HS students that drive have multiple options and self-select the path of least resistance and less turning movements to enter the parking areas. The staggered schedules and spread-out duration of arrival/departure times are already part of the project description that effectively mitigates queuing, circulation, and access impacts to a level of insignificance.
9. **Surrounding Land Use:** The existing office building is isolated and buffered from residential and all other potentially sensitive receptors due to its central location within the 16.37 ac lot. Surrounding land uses are compliant with the HBP PUD, as is the Hacienda Terrace campus. There is no potential for incompatibility or unmitigated impacts of expanding Fusion Academy into a 6,341 sq ft combined tenant suite.
10. **Ideal Tenant Space – On-Site Use Vs. Enrollment Numbers:** Expansion will enable Fusion to meet increased demand for both matriculating, classes for credit and tutoring students :
 - a. The combined Suite 100 and Suite 120 floor plan easily accommodates 65 students and 33 staff at any one time.
 - b. Due to Fusion’s unique education model, Fusion can have more than 65 students enrolled, as not all students are onsite at the same time.
 - c. Student and teacher/tutor schedules are staggered throughout the day. Each student has a personalized schedule that is tailored around their needs and schedules outside of school. No two students or staff members have the same schedule, which mitigates potential traffic circulation, and parking impacts to a level of insignificance.

- d. Evening events such as parent-teacher conferences, open houses or presentations occur after general business hours where parking is even more abundant.
11. **Micro-Learning Design:** Fusion will continue to provide a micro-learning environment – an intentionally small learning community – where its point of difference is that “every student is known, seen, and belongs.” Belonging has been linked to superior education outcomes and to eliminating the negative social consequences of larger populations, such as bullying and isolation. Students do not attend sessions all day, every day, but rather will continue staggered schedules, so the population inside the suite does not exceed the maximum proposed, and parking demand is reduced.
12. **Premium, Personalized Learning:** Fusion expansion will continue to look like an office floorplan for its learning space, which does not look like a traditional school. All the California Fusion Academies teach in Class A or B office buildings which for upper MS and all HS students create a college-like experience. Classes will continue to be taught in a highly personalized format, a model that was pioneered by its founder, Dr. Karen Bishop after she studied the effects of personalized education at Oxford University. In the Fusion model, and for the expansion, every student receives individualized instruction for each subject.
- a. In this format, Fusion resembles a tutoring facility and is tutoring-like in use of space, layout, and furniture. Fusion staff are experts at presenting the material, so students will continue to be taught to the individual's learning pace, style, and preferences.
 - b. One-to-one and small group instruction paced to a specific type and speed of learning have been shown to improve learning outcomes by up to 80%. Demand for more capacity here in Pleasanton is the driving force behind the entitlement request.
 - c. Each session will continue to run for 50 minutes, although some ES classes are organized differently than MS and HS, and no two schedules are the same. Session schedules are personalized to fit each individual students' needs and out-of-school schedules, which is important to students who are committed to extra-curricular activities, such as competition, training, sports, acting, music, or family needs such as extended travel.
13. **Flexible Schedules – Various Reasons:** Students and their parents are attracted to the flexible scheduling options. Flexible scheduling options are especially appealing for two types of students: (i) highly academic students seeking top-tier schools that take honors and AP courses and leave the school suite to focus on homework or writing assignments at home, and (ii) students pursuing outside interests such as sports and training, health, and wellness, acting and music, family businesses or travel that makes matriculating at a traditional school impossible. Fusion is proud of its students who are actively involved in equestrian sports, golf, tennis, and acting. And, families benefit from compressing school and completing homework during the school day to maximize family activities, play and rest in the evening.
14. **Students:** Fusion students learn better with a non-traditional classroom setting and schedule for a variety of reasons. These typically fall into one of four categories of students. While the needs of each student type are different, they all share the fact that learning in a large, crowded setting is not how they learn best:
- a. Students who learn faster than the class move. They often become bored, unchallenged and over time, even unmotivated in large classrooms.
 - b. Students who learn at a slower pace than in a traditional classroom. These students often have good intellect yet need to ask more questions to understand material. When that time is not allowed, and they do not understand the ‘why’ behind something, they become frustrated and fall behind in classroom settings.

- c. Students who face social anxiety with large school environments and/or have experienced bullying and need a safe space.
 - d. Students who need flexible schedules that are not offered in a traditional school.
15. **Types of Sessions Offered:** Fusion offers 170 academic courses that are “common core aligned” and many are UC, Cal-State, and NCAA approved. All courses are academic in nature and taught in a tutoring-like setting, primarily with one teacher and one student. There are no sports or music performance classes; music appreciation instrumental training is taught with laptop and headphones only, so there is no audible sound that can disturb other students or adjacent tenants.
- a. HS courses are set at the college-prep, honors, and advanced placement levels. Students grow into well-rounded members of the academic and local community with courses in health, psychology, college compass, and *Mindshift: The Science of Learning/Science of Happiness - a two-part course*. Fusion enables students to take a variety of elective courses in diverse subjects such as photography, game design, foreign languages, finance, and journalism.
 - b. Students use electronic textbooks, eliminating transport of heavy materials and cutting back on wasted paper. Fusion does teach via video conferencing for students with travel conflicts. The course catalog and full program offerings are available on the Fusion website.
16. **Physical Education:** Fusion Academy will continue to offer students the option of limited physical education inside the expanded space, such as yoga and Pilates. However, most students receive their physical education credits through independent means, such as private sports teams or fitness clubs, and verified to the school by a coach or trainer. As discussed above, Fusion is not required to utilize exterior locations for physical education to maintain its CA DE or WASC accreditations.
17. **Hours and Days of Operations:** Fusion is open from 7:30 am to 8:00 pm, Monday through Friday. The first classes are offered at 7:30 am; however, most students are scheduled later in the morning and end classes by 3:00 pm.
- a. **Staff:** Administrative staff arrive by 7:30 am and depending on student schedules leave by 5:00 pm five days a week. Teacher-tutor schedules are flexible and align when students are scheduled, therefore most of the teachers arrive between 7:30 and 8:00 am and leave between 3:30 and 4:00 pm five days a week. Fusion is open weekends by appointment only, for ACT and SAT testing about one weekend per month on average.
 - b. **Parent Teacher Conferences:** Formal parent-teacher conferences occur once per semester over the course of 1-2 weeks. Conferences can take place during daytime hours or later in the day to end by 8:00 pm. They occur staggered over a two-week period, to further mitigate and reduce parking demand despite the abundance of available unreserved parking onsite as described herein.
 - c. **Summer:** Fusion Academy is open year-round providing summer classes; however, the student population is significantly smaller during the summer period – usually half to two thirds of the fall/spring on-site enrollment levels.
 - d. **Staggered Schedules:** Students take classes on staggered schedules (some attend Mon-Wed-Fri; some Tues-Thurs; some mornings only, some every day).
 - e. **Non-Matriculation Tutoring:** Fusion Academy does provide tutoring and “class-for-credit” for students who are not enrolled. Most tutoring and class-for-credit classes occur after 3:00 pm.
18. **Lunch, Snacks and Breaks:** Fusion provides a lunch break from 11:30 am-12:00 pm daily. Most students bring lunch to this location or have lunch delivered from the down-the-

hall café or digital delivery. However, some HS students who have been granted off campus privileges will either walk to the in-building café or drive to local establishments. No student is allowed to leave the suite without prior parental approval on file and must notify staff they are leaving or be escorted.

19. **Safety and Emergency Procedures:** Safety is a top priority at this and every Fusion location. There continue to be two sets of safety protocols, one for daily check in and out and one for emergency drills. For daily check-in and check-out, Fusion issues student IDs to all students upon enrollment. Students are required to sign in and out at the front desk when coming and going from the suite. This sign in/out sheet is used as the student roster and during emergency drills to account for all students.
 - a. During new student orientation, all students, caregivers, and staff are required to read and sign policy forms detailing appropriate behaviors while on campus, including, but not limited to, a code of conduct policy and an anti-bullying policy. Fusion reviews its emergency procedures and the drills that are scheduled for these procedures. These procedures include earthquakes, fire, shelter in place, evacuation, and other emergency situations. Procedures are reviewed and approved by its accreditor and safety drills are kept on file for both internal and external accreditation purposes.
 - b. Fusion conducts emergency drills at a minimum of once per Fall, Spring, and Summer semesters to ensure that students and staff are familiar with the appropriate procedure in an emergency. This Fusion location has an assigned Emergency Response Team responsible for conducting drills, maintaining, and collecting the emergency contact information for each student and staff on site, and accounting for all students and staff in the case of evacuation. All entrances and exits to the suite are monitored by a closed-circuit camera system. Fusion holds student seminars during the year to encourage students to 'See Something, Say Something' regarding their surroundings.
20. **Environmental Compliance:** Pursuant to Article 19 of the State California Environmental Quality Act ("CEQA") Guidelines, the proposed use is categorically exempt (CEQA, S. 15301, Class 1 – Existing Facilities).

II. Project Goals:

The following are the goals for expanding private school and tutoring.

1. Satisfy local demand for non-traditional ES through HS education based on the Micro-Learning Design model.
2. Expand the existing private school and tutoring land use into the contiguous 6,341 sq ft area created by joining suites 100 and 120.
3. Expand the private school and tutoring options in this centrally located, mixed-use business park serving Pleasanton and surrounding areas.
4. Expand the existing educational land use in Hacienda Terrace because it contains ample unreserved parking, public bus transportation proximate to the two pedestrian paths of travel into the east and west sides of the subject building, and is adjacent to a café, and has attractive exterior and lobby improvements.

III. Suggested Operational Conditions:

Fusion agrees to adopt all the existing CUP conditions applicable to Suite 120 (Res. No. PC-2021-02).

The following additional measures are either already part of the project description or proposed to ensure operations do not disrupt the quiet enjoyment of the adjacent and surrounding office land uses:

1. Access/Traffic/Circulation/Parking:
 - a. Ensure that Fusion staff, caregivers, and HS students that drive are fully versed at the start of each semester of all parking and access policies for safe ingress, egress, parking, and pedestrian paths of travel.
 - b. Schedule open house or parent/teacher conferences during periods of reduced parking demand.
2. Tenant and Office Park Compatibility:
 - a. Post an emergency contact telephone number on the entry and exit doors leading to the Fusion tenant space.
 - b. Prohibit amplified sound inside the suite that can extend outside the suite perimeter.
 - c. Establish rules, regulations, and policies for required student behavior when outside the suite in any common area or onsite.
 - d. Prohibit loitering outside the Fusion suite while students are waiting for caregiver transportation to arrive.
 - e. Utilize a shared ride location (Uber/Lyft) consistent with what other tenants are using.
3. Livermore-Pleasanton Fire Department ("LPFD")/Pleasanton Police Department:
 - a. Comply with fire life safety occupancy and code requirements as reasonably required by the Building Department and Fire Marshal consistent with the low student/staff ratio and uncomplicated ingress/egress applicable to a low-rise building.
 - b. Maintain the contact information for PPD at the reception desk.
4. Occupancy and Operations:
 - a. Limit occupancy on site at any time to 65 students and 33 staff.
 - b. Limit hours of operations M-F to 7:30 am to 8:00 pm year-round, with occasional student appointments and administrative meetings outside these hours.

IV.CUP Findings

Fusion requests a CUP to expand its existing private school and tutoring facility” with more than 20 students as described herein. The findings required for approval of a CUP (PMC S. 18.124.070) can be made as follows:

- A. ***That the proposed location of the conditional use is in accordance with the objectives of the zoning ordinance and the purposes of the district in which the site is located.***
- a. Objectives of the Zoning Ordinance: Applicable objectives of the zoning ordinance particularly relevant to this local-serving educational land use are to: foster a harmonious, convenient, workable relationship among land uses; promote the stability of existing land uses that conform with the general plan and to protect them from inharmonious influences and harmful intrusions; and insure public and private lands ultimately are used for the purposes which are most appropriate and beneficial to the City as a whole (PMC S. 18.04.010). The proposed CUP will entitle the expansion of the existing private school and tutoring educational land use, allowing Fusion to operate at a capacity that meets local demand for degree-matriculating educations for ES, MS, and HS students. Fusion will continue to operate in a way that does not interfere with surrounding uses.
 - b. Non-Impactful Expansion of an Educational Land Use: This Fusion Academy expansion will continue to operate without interfering with surrounding tenants. The teaching activities, increased maximum number of staff and students from 40 to 65 and 15 to 33 any one time, with no change to previously entitled hours of operation, will not generate substantial additional noise. The physical expansion of the educational land use will meet the requirements of the California Building Code, California Fire Code, and codes applicable to the connections and upgrades in both suites for the mechanical, electrical, and plumbing systems.
 - c. Purpose of the Zoning District – Educational Services: The subject site is zoned PUD-I/C-O and is in the OMPD zoning district of the HBP PUD, which permits a variety of commercial, service and office uses (Ord. No. 1325). The expanded educational land use is consistent with the zoning hierarchy of the Planning District, PUD, and Zoning District to provide appropriately located educational services to Pleasanton residents and surrounding areas. Expanding Fusion – a private school and tutoring facility matriculating ES, MS, and HS students for degrees – is fundamentally consistent with the goal of the HBD to be the largest internally aligned, regional- and local-serving community of businesses and residences in California.
 - d. Purpose of the Zoning District – Office Protection: The expansion of the existing educational land use will not be impactful to offices in the subject building or the two additional buildings to the north. The expansion is entirely within a small suite contiguous to the existing entitled location. There will be no unmitigated impacts to interior areas concerning noise, loitering, and use of common-area elevators or common-area restrooms. The expanded operations of the educational land use do not create unmitigated impacts to traffic circulation, parking availability, pedestrian safety or create intense periods of pickup, drop-off associated with larger private, public, or public charter schools. (PMC S. 18.40.010, PMC. S. 18.44.010).
 - e. As such, the Commission concludes this finding can be made.

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.*

- a. No Detriment to Public Health, Safety, or Welfare: As conditioned, the Planning Commission finds the expanded private school and tutoring facility will not have a detrimental impact on public health, safety, or welfare, or be materially injurious to the properties or improvements in the vicinity. Private schools generally do not subject surrounding uses to heavy truck traffic, hazardous odors, high noise levels, or other objectionable influences. Fusion will continue to be a particularly small private school and tutoring facility and potential impacts will continue to be mitigated to a level of insignificance. The expansion is completely located inside a multi-tenant building and would continue to generate noise levels similar to the existing professional and medical uses in the building, since its teaching model consists of one-to-one instruction and small classroom settings. There will continue to be adequate parking to accommodate the expansion and the existing uses in the building. All streets around the subject site are designed per City standards to provide safe ingress and egress into and out of the site. Furthermore, if the operation of the expanded educational land use results in conflicts pertaining to parking, noise, traffic/circulation or other factors, a condition of approval allows the Planning Commission to determine if the operator needs to return to the Planning Commission for further consideration or additional mitigation measures.
- b. Not Injurious to Properties or Improvements: Fusion has an established record of operating in Suite 120 without complaints related to parking, circulation, noise, or loitering. The city and landlord benefit from diverse office park tenants such as Fusion, which reduce peak-hour traffic trips and parking demand otherwise associated with office tenancies. And, as hybrid and remote office staffing continues as a post-covid trend, attracting non-office tenants is of the utmost importance to the HBP ownership. For these reasons, the proposed use will not be materially injurious to properties or improvements in the vicinity.
- c. No Exterior Improvements: There will be no physical changes to the building footprint, habitable area, landscaping, driveways, pedestrian paths of travel, parking layouts, or vehicular circulation.
- d. Expansion of Operationally Perfected Safety Protocols: Parking and access policies for safe ingress, egress, and pedestrian travel are provided to students and caregivers. Staggered student and staff schedules and spread-out arrival and departure times effectively mitigate potential impacts of queuing, circulation, and parking demand to a level of insignificance. Visitation is by appointment only. All students and staff must continue to enter the expanded conjoined suite with key card access, and stopping at the existing reception area. Additional safety procedures to remain and be expanded include daily sign-in procedures, closed-circuit monitoring, and scheduled emergency drills, including earthquake, fire, shelter-in-place, and evacuation. The one-to-one staff to student teaching ensures that ES and MS students can be safely evacuated from the building in the care of a staff member. Based on these measures that will be sized up for the conjoined suite and operations, the expansion of this local-serving educational land use will not be detrimental to public health, safety, or welfare.
- e. As such, the Commission concludes this finding can be made.

C. *That the proposed conditional use will comply with each of the applicable provisions of this chapter.*

- a. Compliance with CUP Process: The subject site's zoning designation conditionally permits private schools with more than 20 students through the issuance of a CUP (PMC Table 18.44.080). Issuance of a CUP for the expanded use would be consistent with the City's ability to conditionally regulate zoning and land use (PMC Ch. 18.124).
- b. Operations Have been Compliant: City staff have not received notice from tenants or the property owner that Fusion's use of suite 120 during the past eight years has been impactful, nor has it necessitated consideration by staff to utilize the notice and cure provision of the CUP conditions to have Fusion attend a Commission hearing for consideration of additional conditions to mitigate alleged impacts.
- c. Floorplan Expansion and Parking Implications: Expansion of the floorplan to increase occupancy for additional one-to-one teaching space, administrative offices, and silent study areas is not subject to minimums established by the CA DE for degree matriculation or for maintaining WASC accreditation as a private school. Required and provided parking is 41 spaces and is openly available proximate to both the east and west sides of Lobby C subject building with safe and compliant pedestrian paths of travel, and compliant location, number, and sizing of accessible parking spaces.
- d. As such, the Commission concludes this finding can be made.

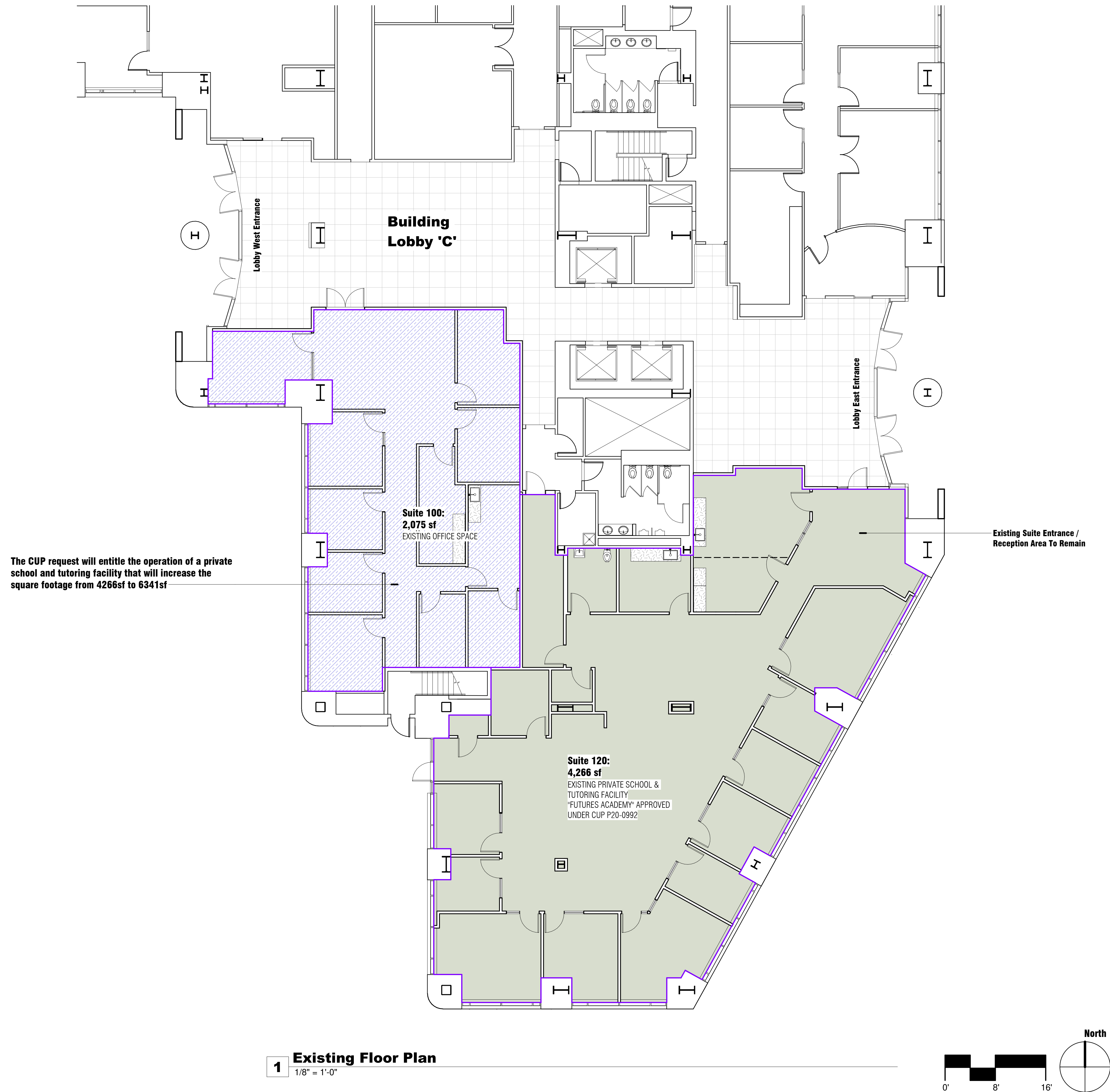
V. Visual Study

Sixteen exterior and interior photographs are provided in the Visual Study.

The Visual Study assists City staff with review of existing conditions of the existing suite 120 and the proposed Suite 100 on the first floor.

[illegible]

A-201





- EXISTING WALLS & PARTITIONS:
NEW PARTITIONS

General Notes

1. FURNITURE ARRANGEMENT & LAYOUT SHOWN ARE SUBJECT TO TYPICAL ADJUSTMENTS & RE-ARRANGEMENTS.
2. NO GROUP LEARNING TAKES PLACE IN THE SOCIAL OR SILENT HOMEWORK ROOMS.
3. SCIENCE & ART ROOMS ARE USED BY A MAXIMUM OF 4 STUDENTS, WHO WOULD OTHERWISE BE IN A TUTOR ROOM FOR ONE-TO-ONE INSTRUCTION.
4. MUSIC ROOM IS USED ONLY FOR NON-AMPLIFIED INSTRUCTION, WITH ONLY 1 STUDENT PER SESSION.
5. ROOM DIMENSIONS SHOWN ARE APPROX AND MAY BE SUBJECT TO MINOR ADJUSTMENTS DUE TO FIELD CONDITIONS, CONSTRUCTION REQUIREMENTS, ETC.

Tutoring Rooms

1. ALL THE TUTOR ROOMS ARE FOR ONE STUDENT AND ONE TEACHER.
2. TUTORING ROOMS HAVE GLASS SIDELITES OR HAVE WOOD DOORS WITH FULL GLASS VISION LITES. TUTORING ROOM DOORS ARE NON-LOCKABLE.
3. TEACHERS USE THE SAME ROOM FOR THEIR OFFICES WHEN TUTORING IS NOT IN PROGRESS.

Land Use / Environmental Consultants:

**David Moss &
Associates, Inc**

7 W Figueroa St, Suite 300
Santa Barbara, CA 93101

David Moss, Principal
m: 310-702-5200
e: dmoss@dmapermits.com

Drew Barrie, Planner
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Property Owner:

Spieker Keech Hacienda, LLC
4305 Hacienda Drive, Suite 370
Pleasanton, CA 94588

CUP / Planning Approval:

Fusion Academy

4301 Hacienda Drive
Suites 100 And 120
Pleasanton Ca 94588

Addition Of Suite 100 to Suite 120 for Expansion Of Existing CUP Entitled Private School and Tutoring Facility

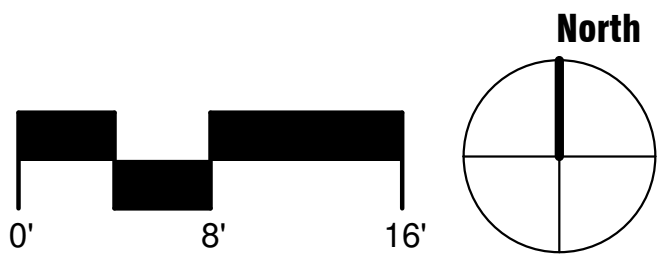
date: 3-9-2026

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Proposed Floor Plan

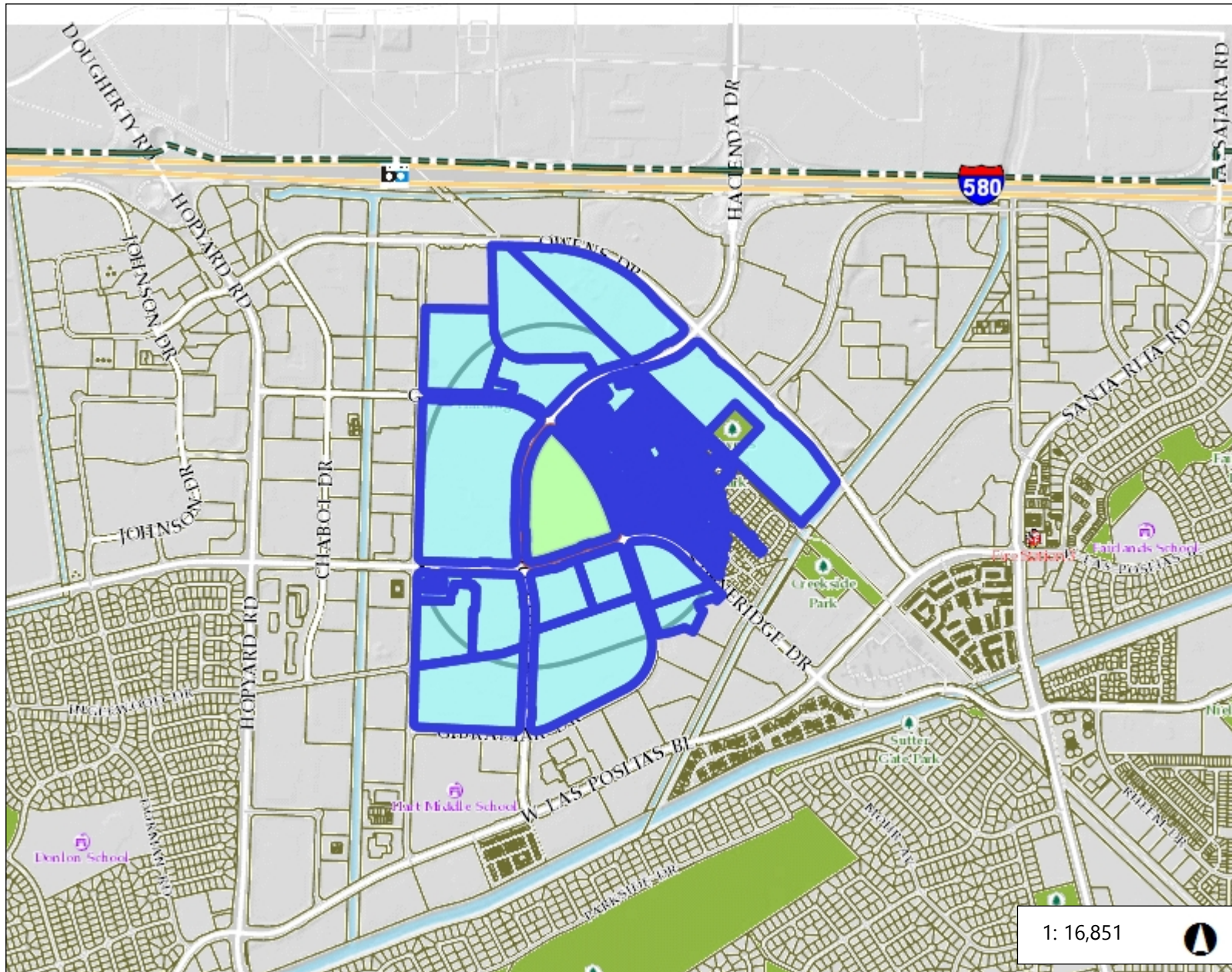
As indicated

1 Proposed Floor Plan



4301 HACIENDA DRIVE

EXHIBIT C



Legend

- Fire Station
- School
- Park
- Parcels

Notes

Notes

2,808.5 0 1,404.23 2,808.5 Feet

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

SUBJECT: P26-0360 and PUD-152

**APPLICANT AND
PROPERTY OWNER:** Gautam Patel

PURPOSE: Applications for: (1) a Planned Unit Development (PUD) Rezoning (P26-0360) to rezone the subject parcel from MU-T (Mixed Use-Transitional) District to PUD-MU-T (Planned Unit Development-Mixed Use-Transitional) District; (2) a Certificate of Appropriateness to demolish an existing 6,160-square-foot commercial office building in the Downtown Revitalization District; and (3) a PUD Development Plan (PUD-152) to construct a three-story, four-unit, residential building, with units ranging in size from 430 square feet to 13,626 square feet 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) District, Downtown Revitalization Area, Core Area Overlay

EXHIBITS:

- A. Draft Resolution
- B. Project Narrative and Plans dated “Received February 19, 2026”
- C. Staff Review Board Comment Letter with Attachments dated March 17, 2026
- D. Arborist Report dated “Received June 11, 2025”
- E. Rezoning Map
- F. Location and Notification Map

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt the attached resolution (Exhibit A) recommending that the City Council deny the applications for Rezoning, a Certificate of Appropriateness, and a PUD Development Plan filed as Case Nos. P26-0360 and PUD-152.

EXECUTIVE SUMMARY

The applicant proposes to demolish an existing 6,160-square-foot, two-story commercial office building and construct a new, approximately 34-foot-tall, three-story, four-unit, residential

building, with units ranging in size from approximately 430 square feet to 13,626 square feet and associated site improvements. As proposed, the project plans are incomplete, and the project is inconsistent with the General Plan, applicable Objective Design Standards (ODS), the Downtown Specific Plan (DSP), and the Pleasanton Municipal Code (PMC) regulations. While the PUD process allows for deviations from the strict application of various standards, staff finds that the extent to which the project would deviate from these standards, and from the intent and policies of the Downtown Specific Plan, do not allow the necessary findings for approval to be made.

BACKGROUND

On September 30, 2024, the applicant first submitted applications for Rezoning, a Certificate of Appropriateness, and a PUD Development Plan that originally proposed a three-story mixed-use project consisting of 3,110 square feet of ground-floor commercial floor area and a 14,334 square-foot single-family residence occupying all three floors. In staff's initial review, there were concerns regarding non-conformance with the site's minimum densities, the applicable ODS for the MU-T District, and the PMC. Staff also identified concerns regarding the proposed project's ability to satisfy the PUD findings required pursuant to Section 18.68.110.B.1 through 7 of the PMC:

1. Whether the proposed development plan is in the best interest of the public health, safety, and general welfare.
2. Whether the proposed development plan is consistent with the Pleasanton General Plan and any applicable specific plan.
3. Whether the proposed development plan is compatible with the previously developed properties in the vicinity and the natural, topographic features of the site.
4. Whether grading in conjunction with the proposed development plan takes into account environmental characteristics and is designed in keeping with the best engineering practices to avoid erosion, slides, or flooding, and to have as minimal an effect upon the environment as possible.
5. Whether streets, buildings, and other manmade structures have been designed and located in such a manner to complement the natural terrain and landscape.
6. Whether adequate public safety measures have been incorporated into the design or the proposed development plan.
7. Whether the proposed development plan conforms to the purposes of the PUD district.

The applicant engaged with staff multiple times between September 2024 and August 2025 to review various iterations of a residential-only project. Staff evaluated these proposals based on the subject site's current land use designations and in each case found them to be noncompliant, or to raise significant concerns about the overall compatibility of the project with the Downtown Specific Plan's policies with respect to aspects such as inclusion of ground floor commercial space, pedestrian orientation and activation, density, and design.

Planning Commission Workshop

The Planning Commission reviewed a previous version of this project at a workshop on [August 27, 2025](#). At that time, the project proposed to demolish the existing office building and construct a new, approximately 38-foot-tall, three-story, residential 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 Planning Commission discussion reflected a range of perspectives regarding land use, design, and site context. Several Commissioners raised concerns related to building height, parking, and overall architectural compatibility with the surrounding area. While opinions varied on the need to include commercial uses, making the project more consistent with the mixed use land use designation, the overarching direction was that commercial space is not essential; however, if proposed, the commercial uses should function as a true and viable commercial use rather than being ancillary to the proposed residential uses. Additionally, several Commissioners expressed a preference for increased residential density, such as townhome-style development (approximately 8–10 units), to better align with City housing goals, provided the proposal included appropriate setbacks and design considerations. The Planning Commission further emphasized the importance of achieving a cohesive design, adequate on-site parking, sufficient setbacks, and supporting the City's housing goals.

Public comments included input from two adjacent neighbors. One neighbor at 4702 Augustine Street indicated uncertainty regarding support, noting that potential impacts to their property are not yet clear. Another neighbor expressed concern about the introduction of multiple residential units due to existing parking constraints in the area and emphasized the importance of tree preservation, specifically requesting that the redwood trees near the proposed Augustine driveway be retained.

Project Modifications

The current project plans (Exhibit B) reflect the applicant's latest submission following the Planning Commission workshop. Although staff has determined the plans are incomplete, the applicant has requested that this version proceed through the development review process. The revised project, as described further in the Project Description section of this report, is subject to different but similar standards and regulations due to the change in scope from a single-family residence with a live-work component to a four-unit multi-residential development.

SITE AND AREA DESCRIPTION

The 21,384-square-foot (0.49-acre) subject lot is located along Old Bernal Avenue between Augustine Street and Peters Avenue. The lot is generally flat and currently developed with an approximately 6,160 square-foot, two-story multi-tenant commercial office building measuring approximately 25 feet in height (see Figures 1 and 2). The structure is set back approximately 20 feet from the front property line.

Twenty-one surface parking spaces are situated at the rear of the building, with access provided via driveways from both Old Bernal Avenue and Augustine Street. The site is predominantly paved, with limited landscaping confined to a narrow area along the Old Bernal Avenue frontage. The property contains 34 protected trees, none of which are classified as heritage trees pursuant to PMC Chapter 17.16 (Exhibit D).

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



Figure 2: Aerial Photograph



Surrounding land uses consist of a vacant parcel and a small one-story apartment complex to the east, a one-story single-family residence to the north, and a one-story residential structure currently used as an office to the west. Additionally, City Hall is located directly across Old Bernal Avenue to the south.

Other residential development is also present near the site, including a three-story, approximately 30-foot-tall mixed-use building at 301 Old Bernal Avenue, located across Augustine Street. Overall, the Old Bernal Avenue corridor is characterized by a mix of commercial and residential uses, predominantly of one- and two-story buildings, and one three-story building.

PROJECT DESCRIPTION

The project proposes to demolish an existing 6,160-square-foot, two-story commercial office building and construct a new, approximately 34-foot-tall, three-story, four-unit multi-residential building. The revised project scope represents a significant change from the previously proposed single-family residence with a live-work component and includes the following notable modifications: an increase from one unit to four units; conversion to a fully residential project with no live-work or commercial space; removal of the active frontage condition, resulting in the rear of the residential building facing Old Bernal Avenue; utilization of California Assembly Bill 2097 (AB 2097), which prohibits public agencies from enforcing minimum parking requirements for eligible projects; and a reduction in building height from 38 feet to 34 feet.

The proposed residential development includes three studio units (Units A, B, and C), each measuring approximately 430 square feet, and one larger unit (Unit D) measuring approximately 13,626 square feet, consisting of occupancy across all three floors. Although the project includes a two-car garage, the applicant is invoking AB 2097, which prohibits public agencies from imposing minimum parking requirements for most development projects within 0.5 miles of a major transit stop (discussed further in this report).

Additionally, the project includes approximately 6,192 square feet of pervious landscaping area, including a new parkway strip with two new trees along the south sidewalk of Old Bernal Avenue. The project's arborist report identified 34 protected trees on site, of which 12 are recommended for removal due to design impacts (Exhibit D).

Building Design

The applicant is proposing traditional architecture with modern elements. This "modern farmhouse" style is characterized by wood siding and gable roof forms. Additionally, the design incorporates vertical board-and-batten wood siding, brick veneer tiles, and a black standing-seam metal roof. Detail/trim elements include black door and window trims and black-painted guardrails for the rear second-story balcony. The building's west elevation rises to 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 building also includes an attached two-car garage, an approximately 681 square-foot upper rear-facing balcony, and an approximately 230-square-foot terrace on the second floor. Please refer to Exhibit B for full project plans and design details.

ANALYSIS

General Plan

With respect to the PUD finding concerning whether the proposed development plan is consistent with the 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+ du/acre. The General Plan notes that the maximum floor area ratio (FAR), as specified in the Downtown Specific Plan, is 125 percent.

As proposed, the project's density is 8 du/acre with a conforming FAR of 0.71. To strictly conform to the 20+ du/acre density, the project would need to propose a minimum of 10 units. Accordingly, the project's density is inconsistent with the General Plan. In the past, the City has allowed projects at densities below 20 units per acre, in conjunction with a PUD. However, per the August 2025 Planning Commission workshop, the size and location of the site, as well as policies encouraging multi-unit development on downtown sites, suggest that more than four units and more comparable square footage between all of the units is preferable.

The following General Plan Land Use Element and Housing Element policies and programs are relevant to the proposed redevelopment of the site. The project, as proposed, is not consistent with the following General Plan policies and programs:

Land Use Element

Sustainability

Program 2.4: Require higher residential and commercial densities in the proximity of transportation corridors and hubs, where feasible.

Overall Community Development

Program 4.1: Ensure consistency between the General Plan Land Use Map and the zoning designation for all properties within the City's sphere of influence.

Program 4.2: While mid-points and maximum densities/floor area ratios are used to calculate holding capacity for planning purposes, these numbers are not entitlements. The appropriate density and intensity will be determined based on General Plan policies, Specific Plans where appropriate, site conditions, project design, and other considerations. Notwithstanding this program, the minimum and maximum allowable density for identified housing sites has been established for each site in the Housing Element.

Special Interest Areas

Policy 7: Continue to implement adopted specific plans along with relevant rezoning

Residential

Policy 8: Preserve and enhance the character of existing residential neighborhoods.

Program 8.1: Enforce the provisions of the City's Zoning Ordinance and related planning ordinances to maintain the character of existing residential neighborhoods.

Housing Element

Policy 1.3: Encourage residential and mixed-use projects to be designed at the maximum building height permitted consistent with standards to be adopted in the Objective Design Standards as referenced in Program 6.1. However, in the downtown, multi-family residential building height should be consistent with the requirements of the Downtown Specific Plan and the Downtown Design Guidelines.

Policy 1.7: Increase housing in the commercial portion of the downtown area by permitting up to three-story construction in the downtown area pursuant to the Downtown Specific Plan, with one or two stories of residential over commercial in mixed-use buildings, or residential behind commercial on the same lot, pursuant to Land Use and Design policies (e.g., LD-P.16) of the Downtown Specific Plan.

Downtown Specific Plan

The DSP includes Land Use and Design Goals (LD-G), Land Use and Design Policies (LD-P), and Economic Vitality Policies (EV-P) that strive for a harmonious visual transition of new development, and to preserve the character and development traditions of the downtown. Overall, these policies include guiding development to be pedestrian in scale, avoiding inappropriately scaled new construction, and achieving cohesive visual transitions between buildings. As described further below, staff finds the project is inconsistent with five goals and 13 policies of the DSP.

Land Use

The subject lot is within the Downtown Specific Plan (DSP) area and has a land use designation of Mixed Use – Transitional (MU-T). In the Downtown, the Mixed-Use land use designation permits residential uses located behind or above commercial uses.

DSP Policy LD-P.20 notes that 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. Additionally, DSP Policies LD-P.5 and EV-P.2, also require and encourage commercial frontage for new development in the MU-T land use and residential space on upper floors.

As proposed, the multi-unit residential project does not currently include any commercial space or a flexibly designed ground floor space to accommodate a variety of uses. Per LD-P.20, the project is not providing street fronting commercial space, has 100% net loss of commercial square-footage, and has no commercial street-frontage to minimize visibility of the residential component. Additionally, DSP Policy LD-P.45 encourages development at densities that generally exceed the General Plan range midpoints. As mentioned in the General Plan section of this report above, the project proposes a density substantially below the bottom end of the density range.

The project proposes two covered parking stalls, one of which is an Americans with Disabilities Act (ADA) stall. This is below the standard that would ordinarily be required by the PMC, which is two spaces, including at least one space per dwelling unit in a garage or carport and one visitor parking space. However, the applicant proposes to use the provisions of AB 2097, which prohibits public agencies from imposing any minimum automobile parking requirement on any residential, commercial, or other development project that is located within 0.5 miles of public transit¹. The subject lot is located within 0.5 miles of public transit via the ACE Train Station on Pleasanton Avenue. As such, there is no minimum parking requirement for the site, and so a shortfall of parking cannot be a basis for denial.

In conjunction with the residential project inconsistencies to the noted DSP policies above, staff finds the proposed project will not further the DSP goals LD-G.1 and LD-G.2:

- LD-G.1: Preserve the character and development traditions of the downtown while improving upon its commercial and residential viability.
- LD-G.2: Retain the small-town scale and physical character of the downtown through the implementation of appropriate land use and development standards, including infill

¹ “Public transit” means a major transit stop as defined in Section 21155 of the Public Resources Code.

development that is sensitive to the context, scale and character of existing neighborhoods.

As proposed and per the DSP, staff finds the project would not further commercial viability and would deviate too greatly from the land use and development standards as outlined in the DSP policies mentioned above to warrant approval.

Height & Design

Height

DSP policies LD-P.2, LD-P.50, and LD-P.54 provide standards for preserving character and height. The project proposes a three-story multi—unit residential building measuring 34 feet in height. In comparison, the existing on-site commercial office building is approximately 25 feet in height. In addition, the three-story mixed-use building across the project site at the west-north intersection of Old Bernal Avenue and Augustine Street is approximately 30 feet in height. 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.” However, for residential uses, DSP LD-P.50 limits residential building height to no more than 30 feet and a maximum of two stories.

In addition, DSP LD-P.2 calls for buildings to be pedestrian in scale, and to include first-story storefront windows, recessed entries, building details, and awnings. The policy also calls for stepping back upper floors and maintaining an overall horizontal design character. Additionally, DSP LD-P.54 regulates visual transitions between apartment buildings and single-family homes by avoiding placement of new buildings more than 15 feet taller than an existing adjacent primary structure.

Per DSP LD-P.50, the project’s proposed height exceeds the maximum by four feet and includes one additional story beyond what is permitted. In addition, the proposed project proposes the building to be more than 15 feet taller than the adjacent primary structure at 287 Old Bernal Avenue by at least 16 feet².

Design

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).

Relevant design policies of the DSP include the following:

- LD-P.10: Diversity of Architectural Styles. Encourage a diversity of architectural styles in new construction the employ caried rooflines, upper facades, and storefronts.
- 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.

² City records indicate that the primary structure at 287 Old Bernal Avenue to be approximatley 18 feet tall.

- Primary and secondary entrances: Locate main entrances to face onto public streets or the Town Square. Secondary building entrances are encouraged to access pedestrian connections and side streets.
- 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.

As proposed, the building's design proposes a rear-facing elevation to Old Bernal Avenue. The primary entrance is located off the driveway on Augustine Street. In result, the project's primary entrance does not face public streets. Staff finds the proposed project does not satisfy the design policies above. The project does not integrate storefronts, landscaping within the building through trellises or arcades, or visible, accessible street-facing entrances, for the goal of preserving and enhancing downtown character. Staff finds the residential project inconsistencies to the noted DSP policies above will not further the DSP goals LD-G.3, LD-G.6 and LD-G.11:

- LD-G.3: Encourage attractive building architecture that reinforces the traditional, pedestrian-oriented design character and scale of downtown.
- LD-G.6: Design residential projects so that the scale, architecture, and massing enhance and preserve the character of existing residential neighborhoods.
- LD-G.11: streetscape enhancements and improvements that are compatible with downtown's buildings.

Downtown Design Guidelines

In accordance with the DSP goals and policies, the Downtown Design Guidelines also call for design features to be sensitive to the historic character of the Downtown by encouraging multiple-family housing to be sited and designed to fit in with the character of the single-family neighborhood. Per the Downtown Design Guidelines, key residential design guidelines include:

- Transition from multi-story, multi-family housing to adjacent single-story, single-family homes can be made with the stepping down of building forms. Dormers, articulated chimneys and stairways, landscaping, architectural molding, and window bays that reduce the mass of the building wall can also be helpful.
- Multiple-family housing complexes should be designed to follow the rhythm and scale of the surrounding homes.
- Groupings of townhomes are preferred in multiple-family developments instead of large continuous monolithic buildings with little distinction between residential units.

As proposed, the current project design does not conform to the residential design guidelines. The building's rear is oriented to the primary frontage along Old Bernal Avenue, with a proposed front setback of approximately 9 feet (10 feet required) and a front façade consisting of a flat roof and 2-story elements up to 30 feet tall. In combination with the vertical siding on two-story flush walls and stone veneer tiles, staff finds the proposed design, in conjunction with a non-conforming front setback emphasizes the bulk and mass of the building and does not conform to the rhythm and scale of the surrounding homes. With the absence of articulation, such as a primary entrance along Old Bernal Avenue, landscape features as part of the building design, and massing breaks between floors one and two, the result is

incompatible with the general features of the existing residential neighborhood, which consists of pedestrian-scale buildings no taller than two stories and façade breaks by architectural features and/or step back of upper floors. While the guidelines do not preclude apartment or multi-unit buildings, it specifies that townhome-type groupings are “preferred” – the single building containing multiple units are not of the preferred type.

Zoning & Objective Design Standards (ODS) for Multifamily Housing in R-M, C-C, and M-U Districts (adopted January 26, 2023)

The subject lot is zoned Mixed Use – Transitional (MU-T). Per PMC Chapter 18.46, one of the objectives of the Mixed-Use Districts is the inclusion of residential uses, which may include residential-only development. Consistent with the DSP, the MU-T District permits a maximum FAR of 125 percent. The District also requires a minimum site area of 1,000 square feet per dwelling unit (Table 1). In addition to the ODS, the subject lot is also subject to the specified 2023 ODS for residential development.

At this time, the submitted application materials do not provide enough information for staff to comprehensively evaluate the project’s conformance with the ODS. Nonetheless, in review of the submitted application material, the applicant has requested deviation from all the objective design standards as specifically referenced in this section of the report.

Attachment 3 in Exhibit C sets out the applicant’s most recent list of requested deviations from the ODS, and also provides a summary list of 33 ODS standards that staff have identified as the project failing to meet or have been unable to assess without further information. Note, per the ODS, the ODS takes precedence over any conflicting requirement or guideline established in the PMC.

Table 1 below provides a summary of the project’s conformance with the key site development standards for the DSP, MU-T District, and ODS. The subsections of the report below evaluate Zoning and ODS conformance accordingly

Table 1: MU-T Site Development Standards Conformance

Site Development Standards			
	DSP/MU-T-District/ ODS	Proposed Project	Conforms?
Front Yard Setback	10’ per ODS	9’ (Building Wall)	No
Side Yard Setbacks	7’ Min./16’ Combined per ODS	6’-4” min. / >10’ Combined	No
Rear Yard Setbacks	10’	>10’	Yes
Maximum Dwelling Units	21 max. ³	4	Yes
Private Useable Open Space	75 sf per unit; or 50 sf per bedroom, whichever is greater per ODS	0 sf for units A, B, C >50sf for unit D	No, for units A, B, C Yes, for units D
Floor Area Maximum	1.25	.071	Yes

³ One dwelling unit permitted per 1,000 square-feet

Site Development Standards			
	DSP/MU-T-District/ ODS	Proposed Project	Conforms?
Height Maximum	30' per DSP	34'	No
Parking Minimum	Not Applicable per AB 2097		

Site Layout, Pedestrian and Vehicular Access

The project would provide all vehicle access, and access to the primary unit from the driveway on Augustine Street, with the three smaller units having front door entries onto Augustine Street. Per ODS B1, site circulation should connect and integrate with broader street networks that serve housing, workplaces, transit, parks, and other facilities essential to the daily lives of Pleasanton residents. Although the project plans are inconsistent regarding how the three studio units are accessed (see Comment #2(f)(v) in Exhibit C), none of the iterations include pedestrian connectivity from the public right-of-way to the unit entrances.

Setbacks

Per Table 1 above, the project is proposing a nonconforming nine-foot front setback and a six-foot side setback from the west property line. Further, per ODS 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. ODS C1.3 defers to the PMC for the District's minimum side yard, which is 10 feet. Also, per ODS C1.3, the project's west side property line setback requirement is 15 feet. Based on the project's proposed height, the west side setback is nonconforming by nine feet (see sheet A100 in Exhibit B).

Building Height, Architecture, and Design

Given the submitted application material, staff finds that the proposed project is nonconforming to the following ODS regarding height, architecture, and design: B2, B2.4, B7.6, C1, C1.5, C2, C3.b, C4.1, C4.2, C5.1, C5.2, C5.a, C7.1, C7.2, C7.5, C7.7, C7.6, and C7.9.

These ODS standards collectively guide building orientation, architectural design, and material quality. These standards are intended to ensure that development contributes to an active, pedestrian-oriented environment through features such as active frontages, clearly defined and visible entries, and building orientations that promote "eyes on the street." The standards further regulate site layout and circulation, including required landscape buffers, and emphasize high-quality architectural design by requiring modulation of building massing, vertically oriented roof forms, and prominent entry features. Additionally, the standards prescribe specific requirements for façade composition, transparency, and materials, including minimum glazing percentages, restrictions on cladding materials, and the use of durable, high-quality finishes such as brick, stone, and tile. Collectively, these Objective Design Standards apply to the project to ensure consistency with the intended character, safety, and visual quality of the downtown area.

As proposed, staff finds the project is nonconforming to the ODS per the specific sections noted above and reflects a building layout and site design that appears to be principally driven by building mass and intensity, rather than by a cohesive integration with the surrounding neighborhood context and visual environment. Exhibit C annotates how each of these

standards is nonconforming or requires additional information. Specific emphasis includes the proposed project's height, building orientation, frontage, and volume/massing.

Per ODS C1.5, height is limited to two stories and 30 feet, except where an additional story and height are permissible by provisions in the DSP and PMC. As noted in the DSP section above, DSP LD-P.50 limits residential building height to no more than 30 feet and a maximum of two stories. As proposed, the project's three-story and 34-foot height design is inconsistent with the ODS.

As previously noted, the building's rear is oriented to the primary frontage along Old Bernal Avenue with a nine-foot front setback with no primary entrance. As a result, the project does not provide an active building frontage (ODS B2, B2.4), nor a primary entry (lobby) for the multi-unit residential building adjacent to the public sidewalk (ODS C3.b, C5.2). Additionally, the proposal does not provide entries as a predominant feature of front facades (ODS C5.a).

The nonconformance of the design and orientation to the ODS, staff finds, results in a building design that articulates large building volume and mass (ODS C1 and C5.a). The front elevation proposes three wall breaks: two are set back approximately one and one-half feet, and the third is set back four feet (see sheet A200 in Exhibit B). Staff finds the approximately one and one-half-foot staggered wall setback is insufficient and results in a larger building volume and mass.

Vehicle and Bicycle Parking

The project proposes a two-car garage, including one van-accessible parking space, with no additional on-site vehicle parking. Short- and long-term bicycle parking is also proposed, with short-term spaces located along Old Bernal Avenue and long-term spaces within the ground-floor utility room. However, the plans do not clearly identify the number of bicycle parking spaces or demonstrate compliance with ODS B5.10 bicycle parking requirements, including required proximity to building entrances. Staff has requested additional information to verify compliance.

Lighting & Landscape/Open Space

The project proposes limited on-site lighting consisting primarily of wall sconces and low-voltage landscape lighting. The pedestrian scale lighting meets the photometric standards outlined in ODS B7; no lighting fixture exceeds 25 feet in height and is entirely contained on the site.

As proposed, the project is required to provide Private Usable Open Space (PUOS) at a quantity of 75 square-feet per unit; or 50 square-feet per bedroom, whichever is greater. The project consists of 15 bedrooms (all-inclusive of units). As a result, the project is required to provide 750 square-feet of PUOS. The project does not provide PUOS for the three studio units. Per ODS B6.5 and B6.6., PUOS for the units are required to conform to the following:

- 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.

Further, a total of 6,192 square feet of pervious (landscaping) area is proposed, with most of the landscaped area located at the rear yard for Unit D, the large single unit. The rear yard for Unit D consists of general landscape, raised vegetable garden, pool, spa, and fire pit. The property contains 34 existing trees, none of which are classified as heritage trees pursuant to PMC Chapter 17.16. Per the arborist report, 12 trees are recommended for removal. The project plans do not indicate which trees are proposed for removal. Staff has requested that the plans specify which trees are proposed to remain or be removed.

As referenced, during the August 2025 Planning Commission workshop, there was public and Planning Commission interest in maintaining the existing redwoods on-site. However, trees #31 and 32 are located within the traffic sight distance triangle; while recognizing there may be value in retaining these trees due to their size and character, Traffic Engineering staff notes that removing them would improve visibility for vehicles exiting the site and meet City guidelines for safety (see Sheet C3.0 of Exhibit B).

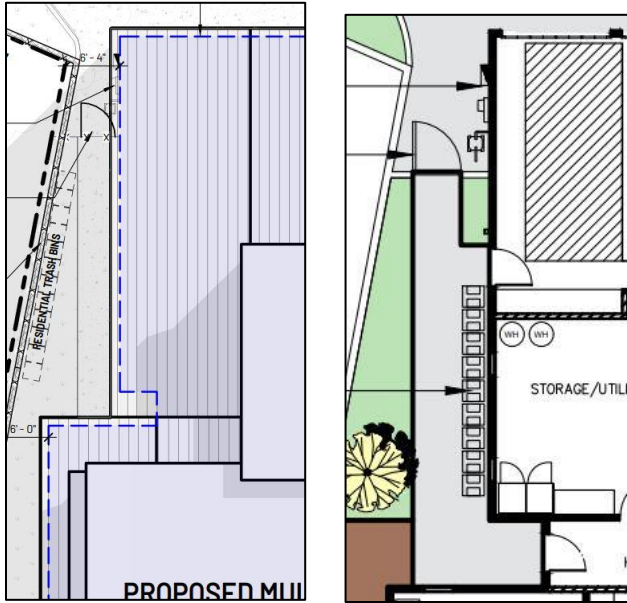
The landscape plans also include a new vehicle gate and perimeter fencing. The project plans do not provide details for the vehicle gate along Augustine Street, such as material, color, height etc. Notably, the plans are inconsistent if the vehicle gate is truly proposed throughout the plans. In addition, the project proposes new seven-foot-tall fencing (one-foot-tall concrete masonry unit with a six-foot-tall wood fence) along the west side property line within the required side and front yards. A front-facing six-foot-tall stucco wall and wood swinging gate is also proposed along the east side. Per ODS 7.6, masonry or wood fences are limited to 30 inches in height. As proposed, the fencing and side gate do not conform to the ODS, and it's unclear if the vehicle gate conforms, given the missing additional information. With respect to adequate public safety measures, the proposed fencing is also recommended for relocation outside the traffic sight distance triangle.

Utilities and Service Areas

As proposed, staff finds the project plans have not demonstrated conformance regarding the Clean Water Program, sanitary sewer, and utility enclosures (see Engineering comments via Exhibit C). As a result, proposed project plans do not demonstrate a design that keeps with the best engineering practices to avoid erosion, slides, or flooding, and to have as minimal an effect upon the environment as possible. Specifically, outstanding conformance comments pertain to stormwater treatment measures, sewer lateral connecting design, and the location of utility enclosures.

In addition, per ODS B9.1, exterior refuse areas are required to be located outside of a 50-foot radius centered on the primary building entrance and shall be screened by opaque, roofed enclosures built of durable materials and designed to harmonize with the proposed architecture. The project proposes locating the refuse area within a 50-foot radius of the primary building entrance. The refuse area will consist of 12 bins, as required by Pleasanton Garbage Service (bins for regular waste, recyclables, and green waste for each unit). Plans show an inconsistent location, but in either layout are within a 50-foot radius of the entry and would not conform to this standard (Figure 4).

Figure 4: Inconsistent location of Refuse Area Bins



Certificate of Appropriateness

Per PMC Chapter 18.74, a certificate of appropriateness is required for demolition of a primary structure within the Downtown Revitalization District.

Unless the applicant can establish that there is “unnecessary hardship” in the strict application of Chapter 18.74, a requested certificate of appropriateness may be denied or delayed if:

1. The proposed demolition of a structure would be inappropriate or inconsistent with the purposes of PMC Chapter 18.74, or that;
2. The proposed demolition would have an adverse effect on adjoining property, or on the built context, or that;
3. The proposed future use and design of the property would be inconsistent with PMC Chapter 18.74 or the adopted guidelines.

To establish hardship, the applicant must show that:

1. no reasonable use of the property can be made unless the structure is demolished; and
2. the hardship is the result of the application of Chapter 18.74 and is not the result of any act or omission by the applicant or the applicant's predecessor in interest.

If the City finds that such unnecessary hardship exists, it must approve the certificate of appropriateness, unless the proposed demolition would alter the essential character of the built context.

Given the analysis above regarding conformance with applicable policies and standards, staff finds that the Commission should recommend the City Council deny the requested certificate of appropriateness because the proposed future use and design of the property would be inconsistent with the applicable guidelines and standards discussed above.

Inclusionary Zoning Ordinance (IZO) and Affordable Housing

Per PMC Section 17.44.040(A), the IZO applies to all new residential for-sale and rental projects, including mixed residential and non-residential projects, consisting of 10 or more residential units or parcels. As such, the IZO does not apply to the proposed four-unit

residential project; however, the project is required to pay affordable housing fees pursuant to the City's Master Fee Schedule.

Climate Action Plan 2.0

In 2022, the City adopted Climate Action Plan (CAP) 2.0, which was recognized by the Bay Area Air Quality Management District as a Qualified Greenhouse Gas Reduction Strategy. CAP 2.0 establishes mandatory and voluntary measures related to land use, transportation, energy, waste, and water to reduce greenhouse gas emissions consistent with AB 32 targets. Projects consistent with the CAP 2.0 Greenhouse Gas Compliance Checklist (GHG Checklist) may rely on the programmatic CAP 2.0 environmental analysis for greenhouse gas impacts.

The project's GHG Checklist provides general compliance. However, staff has requested information that includes clarifying annotations on plans (e.g. bicycle amenities, energy storage system) and revising water use calculations for evaluation with the City's Water Efficient Landscape Ordinance (WELO).

PUBLIC NOTICE

Notice of this application was sent to property owners and tenants within a 1,000-foot radius of the site, as shown in Exhibit F. A project notification sign was also posted on-site on May 14, 2026. 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 Planning Commission.

ENVIRONMENTAL ASSESSMENT

CEQA does not apply to projects that the City rejects or disapproves. (CEQA Guidelines § 15270.) Should the Planning Commission wish to recommend approval of the project, staff would evaluate the project for compliance with CEQA and return to the Planning Commission at a future public hearing for formal consideration and action.

SUMMARY/CONCLUSION

As outlined in this report, the project plans are incomplete and inconsistent with numerous policies, standards and guidelines of the General Plan, DSP, Downtown Design Guidelines, applicable ODS, and PMC regulations. The PUD District is intended to promote well-planned projects that achieve high-quality design, superior site planning, and compatibility with surrounding uses while advancing adopted General Plan and specific plan goals. As proposed, staff finds the project does not meet these objectives, and that the number and extent of deviations from the applicable standards do not allow the necessary findings for approval to be made. Staff recommends that the Planning Commission adopt the attached resolution (Exhibit A) recommending that the City Council deny the applications for Rezoning, a Certificate of Appropriateness, and a PUD Development Plan filed as Case Nos. P26-0360 and PUD-152.

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

Reviewed/Approved By:

Eric Luchini, Senior Planner

Derek Farmer, Assistant Director of Community and Economic Development

Katy Wisinski, Assistant City Attorney

Ellen Clark, Director of Community and Economic Development

RESOLUTION NO. PC-2026-14

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLEASANTON RECOMMENDING THAT THE CITY COUNCIL DENY THE APPLICATIONS FOR: (1) A PLANNED UNIT DEVELOPMENT (PUD) REZONING (P26-0360) TO REZONE THE SUBJECT PARCEL FROM MU-T (MIXED USE-TRANSITIONAL) DISTRICT TO PUD-MU-T (PLANNED UNIT DEVELOPMENT-MIXED USE-TRANSITIONAL) DISTRICT; (2) A CERTIFICATE OF APPROPRIATENESS TO DEMOLISH AN EXISTING 6,160-SQUARE-FOOT COMMERCIAL OFFICE BUILDING IN THE DOWNTOWN REVITALIZATION DISTRICT; AND (3) A PUD DEVELOPMENT PLAN (PUD-152) TO CONSTRUCT A THREE-STORY, FOUR-UNIT, RESIDENTIAL BUILDING, WITH UNITS RANGING IN SIZE FROM 430 SQUARE FEET TO 13,626 SQUARE FEET AND ASSOCIATED SITE IMPROVEMENTS LOCATED AT 231 OLD BERNAL AVENUE, AS FILED UNDER CASE NOS. P26-0360 AND PUD-152

WHEREAS, on September 30, 2024, Gautam Patel (“Applicant”) applied for Rezoning and a Planned Unit Development (PUD) development plan approval under case Nos. P26-0360 and PUD-152 to 1) rezone the subject parcel from MU-T (Mixed Use-Transitional) District to PUD-MUT-T (Planned Unit Development-Mixed Use-Transitional) District; (2) receive a Certificate of Appropriateness to demolish an existing 6,160-square-foot commercial office building in the Downtown Revitalization District; and (3) approve a PUD Development Plan to construct a three-story, four-unit residential building, with units ranging in size from 430 square feet to 13,626 square feet and associated site improvements (hereinafter “the Project”) located at 231 Old Bernal Avenue, Assessors Parcel No. 94-156-21 (hereinafter “the Property”); and

WHEREAS, the subject property has a General Plan land use designation of Mixed-Use; and

WHEREAS, the subject property has a Downtown Specific Plan land use designation of Mixed Use – Transitional; and

WHEREAS, the subject property is zoned MU-T (Mixed Use-Transitional) District; and

WHEREAS, the Certificate of Appropriateness is subject to the findings listed in Pleasanton Municipal Code (PMC) Section 18.74.190 and requires the Planning Commission to make a recommendation to the City Council; and

WHEREAS, a PUD is subject to the findings listed in Pleasanton Municipal Code Section 18.68.110.B., subsections (1) - (7), and requires the Planning Commission to make a recommendation to the City Council; and

WHEREAS, pursuant to Section 65905 of the Government Code, the Planning Commission held a duly noticed public hearing to consider the Project on May 27, 2026, at which time all interested parties had the opportunity to be heard. The Planning Commission considered the agenda report dated May 27, 2026, incorporated herein by reference, and all written and oral testimony.

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 making a recommendation on the Project, and at a properly noticed public hearing, the Planning Commission reviewed written and oral agenda 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 recommendation is based on the Record Evidence, which is incorporated into this Resolution by reference.

Section 2: Findings for California Environmental Quality Act (CEQA).
The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Public Resources Code Section 21080(b)(5) and CEQA Guidelines Section 15270, which statutorily exempt projects that a public agency intends to deny.

Section 3: Findings for Certificate of Appropriateness Denial
With respect to the denial of PUD-152, the Planning Commission finds and recommends that the City Council make the following findings as required by Section 18.74.190, subsections (1) - (3), of the PMC:

1. **The proposed demolition of a structure would be inappropriate or inconsistent with the purposes of this chapter; or**
2. **The proposed demolition would have an adverse effect on adjoining property, or on the built context; or**
3. **The proposed future use and design of the property would be inconsistent with PMC Chapter 18.74 or the adopted guidelines.**

The Planning Commission finds that the proposed future use and design of the property are inconsistent with Chapter 18.74 and the adopted Downtown design guidelines. The Project does not maintain the commercial or mixed-use character intended for the site, lacks active ground-floor engagement with the public realm, and introduces building form, scale, and orientation that are not consistent with the pedestrian-oriented design and architectural standards required within the Downtown Revitalization District. Accordingly, the criteria for issuance of a Certificate of Appropriateness are not met. As such, the Planning Commission recommends the City Council determine that this finding cannot be made.

The Planning Commission further finds and recommends the City Council determine that the applicant has not established that there is unnecessary hardship in the strict application of PMC Chapter 18.74.

Section 4: Findings for PUD Development Plan Denial

With respect to the denial of PUD-152, the Planning Commission finds and recommends that the City Council make the following findings as required by Section 18.68.110.B (1) - (7) of the PMC:

1. Whether the proposed development plan is in the best interest of the public health, safety, and general welfare.

The Planning Commission finds that the proposed project does not adequately support the public health, safety, and general welfare due to several unresolved design and site planning concerns. The project includes limited pedestrian connectivity from the public right-of-way to unit entrances and lacks clearly identifiable street-facing entries, which may reduce opportunities for natural surveillance (“eyes on the street”) and create potential circulation conflicts. In addition, outstanding inconsistencies and incomplete details within the project plans—including items related to utilities, stormwater management, and unit access—limit the City’s ability to fully evaluate compliance with applicable development and safety standards. The project also provides limited private usable open space, includes a unit mix and building configuration that results in a concentration of mass within a large single building, lacking a pedestrian-oriented frontage. Furthermore, the proposed setbacks, building height, and transitions adjacent to lower-scale residential development raise concerns about neighborhood compatibility and appropriateness of the scale of the building as designed and sited. Taken together, these issues indicate that the project, as currently proposed, does not demonstrate a fully compatible and well-integrated residential development. As such, the Planning Commission finds and recommends the City Council determine that this finding cannot be made.

2. Whether the proposed development plan is consistent with the Pleasanton General Plan and any applicable specific plan.

The proposed development plan is not consistent with the applicable goals and policies of the Pleasanton General Plan and the Downtown Specific Plan (DSP). The subject site is designated Mixed-Use under the General Plan and Mixed Use—Transitional (MU-T) under the DSP, both of which envision development that supports a mix of residential and commercial uses at densities that advance housing goals and promote an active, pedestrian-oriented environment. As proposed, the project includes only four residential units (approximately 8 du/acre), which is substantially below the General Plan’s expected density of 20 or more units per acre, and does not provide commercial or flexibly designed ground-floor space, resulting in a complete loss of existing commercial square footage. This is inconsistent with DSP policies that require or strongly encourage commercial frontage, active ground-floor uses, and development patterns that enhance economic vitality. Additionally, the project’s building height, massing, and three-story design exceed DSP limits for residential development and do not provide appropriate

transitions to adjacent lower-scale uses, contrary to policies intended to preserve downtown's small-town character and ensure compatibility with surrounding neighborhoods. The project also does not meet DSP design objectives related to pedestrian orientation, including the absence of a street-facing primary entrance and the absence of active frontage along Old Bernal Avenue. Collectively, these inconsistencies demonstrate that the project does not implement the land use, density, design, and economic vitality objectives of the General Plan and DSP, and therefore cannot be found consistent with these adopted plans. As such, the Planning Commission finds and recommends the City Council determine that this finding cannot be made.

3. Whether the proposed development plan is compatible with the previously developed properties in the vicinity and the natural, topographic features of the site.

The surrounding neighborhood is characterized by predominantly one- and two-story structures with articulated building forms, pedestrian-oriented design, and established transitions in scale between residential and mixed-use buildings. In contrast, the proposed three-story, 34-foot-tall building introduces a level of height, massing, and density that is not consistent with the prevailing development pattern and does not provide adequate transitions to adjacent lower-scale uses. The building's orientation, setbacks, and lack of street-facing entry and landscaping, as part of its architectural design, further reduce its compatibility with the established downtown and residential context. As a result, the development does not comply with the requirements of the Objective Design Standards or other applicable objective standards established in adopted City plans and documents, reflect the scale, character, or environmental context of surrounding properties and is therefore found to be incompatible. As such, the Planning Commission finds and recommends the City Council determine that this finding cannot be made.

4. Whether grading in conjunction with the proposed development plan takes into account environmental characteristics and is designed in keeping with the best engineering practices to avoid erosion, slides, or flooring, and to have as minimal an effect upon the environment as possible.

The Planning Commission finds that the proposed grading does not demonstrate that it has been designed in accordance with the site's environmental characteristics or in keeping with best engineering practices to avoid erosion, instability, or flooding, or to minimize environmental impacts. The project application materials are incomplete and lack sufficient detail regarding stormwater treatment measures, drainage design, and utility coordination, including unresolved issues related to the Clean Water Program and sewer infrastructure. The absence of comprehensive grading, drainage, and erosion control information prevents the City from verifying that the project would avoid potential erosion, surface runoff impacts, or localized

flooding conditions. As such, the Planning Commission finds and recommends the City Council determine that this finding cannot be made.

5. Whether streets, buildings, and other manmade structures have been designed and located in such a manner to complement the natural terrain and landscape.

The proposed development plan includes a building layout and site design that is primarily driven by building mass rather than a cohesive visual relationship with the surrounding environment. The project emphasizes large building massing with limited articulation and minimal integration of landscaping into the architectural design. The building's orientation—featuring a rear-facing elevation along Old Bernal Avenue and a lack of a street-facing primary entrance—fails to integrate with the established streetscape and surrounding landscape context. As such, the Planning Commission finds and recommends the City Council determine that this finding cannot be made.

6. Whether adequate public safety measures have been incorporated into the design or the proposed development plan.

The proposed development plan does not demonstrate that adequate public safety measures have been incorporated into the design. The project's site layout and circulation pattern do not provide clear, safe, and intuitive pedestrian pathways from the public right-of-way to individual residential unit entrances, resulting in potential conflicts between pedestrians and vehicles, particularly given the reliance on driveway access for primary entry points. The absence of a street-facing primary entrance along Old Bernal Avenue reduces natural surveillance and "eyes on the street," which are key elements of passive public safety. In addition, inconsistencies in the submitted plans regarding unit access, bicycle facilities, refuse location, and utility design prevent a full evaluation of operational safety and emergency access considerations. Furthermore, incomplete information regarding fencing and gate design limits the ability to confirm that the project provides adequate visibility, access control, and safety features throughout the site. Collectively, these deficiencies indicate that the development plan does not sufficiently incorporate public safety measures into its design. As such, the Planning Commission finds and recommends the City Council determine that this finding cannot be made.

7. Whether the proposed development plan conforms to the purposes of the PUD district.

The Planning Commission finds that the proposed development plan does not conform to the purposes of the Planned Unit Development (PUD) District. The PUD District is intended to promote well-planned projects that achieve high-quality design, superior site planning, and compatibility with surrounding uses while advancing adopted General Plan and specific plan goals. As proposed,

the project does not meet these objectives because it is inconsistent with the General Plan and Downtown Specific Plan, removes commercial or mixed-use components, and does not provide active, pedestrian-oriented ground-floor design. The project also fails to demonstrate superior site planning due to limited pedestrian connectivity, constrained circulation, inconsistent access design, and insufficient integration of landscaping and site features. In addition, the building's height, massing, and orientation do not provide appropriate transitions to surrounding development or contribute to the intended downtown character. As such, the Commission finds and recommends the City Council determine that this finding cannot be made.

Section 5: The Planning Commission hereby recommends that the City Council deny Case Nos. P26-0360 and PUD-152 for a (1) Planned Unit Development (PUD) Rezoning to rezone the subject parcel from MU-T (Mixed Use-Transitional) District to PUD-MU-T (Planned Unit Development-Mixed Use-Transitional) District; (2) a Certificate of Appropriateness to demolish an existing 6,160-square-foot commercial office building in the Downtown Revitalization District; and (3) a PUD Development Plan to construct a three-story, four-unit, residential building with units ranging in size from 430 square feet to 13,626 square feet and associated site improvements located at 231 Old Bernal Avenue.

Section 6: 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 May 27, 2026, by the following vote:

Ayes:

Noes:

Absent:

Abstain:

ATTEST:

Derek Farmer
Secretary, Planning Commission

Brandon Pace
Chairperson

APPROVED AS TO FORM:

Katherine Wisinski
Assistant City Attorney

RECEIVED

02.19.26

PUD-152

CITY OF PLEASANTON
PLANNING DIVISION

EXHIBIT B

EXHIBIT B

sajni design & architecture
CREATIVE STUDIO

February 12, 2026

Project Narrative

The submission is for a Planned Unit Development (PUD) application on an existing mixed-use transitional zoned property, which currently has a 2-story office building on it. The property fronts onto Old Bernal Avenue. The current property is 0.49 acres, situated in the MU-T (Mixed Use Transitional). The current property has a one-way driveway access from Old Bernal as well as a one-way outlet at Augustine Street.

Over the course of more than a year, the Owner has worked closely with City staff, the Planning Department, the Planning Commission, and members of the City Council to refine this proposal. Through this collaborative process, extensive feedback was sought and incorporated into the design. The resulting proposal balances community goals and site potential by adding residential units, maintaining a commercial component, maintaining the redwood trees, and preserving the neighborhood character. The architectural design has been modified to align with the design preferences expressed by the Planning Department. In addition, a public workshop was held in which neighbors expressed support for this proposal in comparison to alternative options previously discussed.

The Owner proposes to create a 3-story multi-family residential building which would include 4 units as described here: 3 studio units located at the ground floor and a larger 3-story unit, all connected via a common corridor and access. The design proposes a lower unit count than required by the underlying MU-T zone.

Per the provisions of Table 18.44.080 of the PMC, the proposed multi-family residential use is a prohibited use in the MU-T zone. The application proposes a PUD and deviation from this standard to be determined by the Zoning Administrator or Planning Commission, per the provisions of 18.128.040 of the PMC.

Additionally, the project proposes flexibility to current development standards for the purpose of the proposed PUD only, which include reduced setbacks as shown on the Site Plan. The front setback is proposed at 9 feet, rather than 10 feet minimum.

a height limit of 32 feet, rather than 30 feet, and overall design deviations. This includes a deviation of standards relating to frontage along the public right of way at Bernal Street. The project proposes a more private development without any building entrances, porches or access from the public right of way at Bernal. Instead, access will be from a private court at the rear of the building to access parking and the front entry doors for all units.

The project proposes 15,219 sf of residential area. The residential units would be accessed via a private entry at the side and rear of the house. The project will also propose a landscaped area at the rear for the larger residential unit, including green space, a pool/spa, and garden. As well as a private outdoor common area at the west side of the building for the 3 studio units.

The site plan and building footprint propose to protect all existing redwood trees as well as majority of existing tree lines, vegetation and landscaping. Additional planting and landscaping would be added to enhance the simple and modern building style at both street frontages. The project also proposes to preserve the existing driveway and entry located along Augustine Street, in order to avoid disturbing the existing redwood trees at the edges of that driveway.

The current property is located within ½ mile walking distance to a major transit stop, the Ace Train Station. Per AB2097, no minimum parking is required for residential development. The project proposes to have 2 covered parking spaces in the garage, with 1 being an ADA van parking stall as required by code. See below exhibit showing the ½ mile walking distance to the Ace Train Station.



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CREATIVE STUDIO

Google Maps

231 Old Bernal Ave, Pleasanton, CA 94566 to
Pleasanton, CA 94566

Walk 0.5 mile, 11 min



Imagery ©2026 Google, Imagery ©2026 Airbus, Maxar Technologies, Vexcel Imaging US, Inc., Map data ©2026 100 ft



via Augustine St

11 min

0.5 mile



via Old Bernal Ave and Bernal Ave

12 min

0.5 mile

All routes are mostly flat



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C R E A T I V E S T U D I O

The proposed architectural style is a modern farmhouse style architecture utilizing flat as well as pitched roofs and a soft palette of materials. Featured materials would include a vertical board & batten wood siding, a thin stone veneer, black metal railings, and a black standing seam metal roof. In addition, a black accent color would be used for all window and door frames, as well as trims, fascias, downspouts, etc.

The proposal is in compliance with a majority of ODS requirements. Please see attached ODS chart for proposed exceptions. The project proposes to have 22% hardscape area and 78% landscape area. The current height requirement for the MU-T allows for a 36 foot building height and this proposal complies with this requirement. The proposed height of the tallest roof point will be 32 feet. The current zoning allows for a 1.25 FAR, which the project is in compliance with at a 0.71 FAR. Additionally, the project proposes a 39% lot coverage.



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YCG CIVIL ENGINEERING

CONTACT: YUSHIN IMURA, P.E.
EMAIL: YUSHIN@YCG.IO
TEL: 510.228.6961

1. A 1-HOUR FIRE RATED WALL SHALL BE PROVIDED BETWEEN THE R-2 AND B OCCUPANCY.

CITY OF PLEASANTON
PLANNING DIVISION
EXHIBIT B

Q.	AT CENTERLINE	INSUL. INT.	INSULATION INTERIOR
ABV.	ABOVE	JAN.	JANITOR
A.C.U.	AIR CONDITIONING UNIT	JT.	JOINT
ALUM.	ALUMINUM		
A.P.	ACCESS PANEL	LAV. LIN.	LAVATORY LINEN
BD.	BOARD		
BLDG.	BUILDING	MAX.	MAXIMUM
BLK.	BLOCK	MECH.	MECHANICAL
BLKG.	BLOCKING	MFR.	MANUFACTURER
BM.	BEAM	MIN.	MINIMUM
BOT.	BOTTOM	MISC.	MISCELLANEOUS
		MTD.	MOUNTED
CAB.	CABINET	MTL.	METAL
CBC	CALIFORNIA BUILDING CODE		
CLG.	CEILING	NO. OR #	NUMBER
CLR.	CLEAR	N.T.S.	NOT TO SCALE
COL.	COLUMN		
CONC.	CONCRETE	O.C.	ON CENTER
CONT.	CONTINUOUS	OPNG.	OPENING
CORR.	CORRIDOR	OPP.	OPPOSITE
C.M.U.	CONCRETE MASONRY UNIT	PL.	PLATE
		PLYWD.	PLYWOOD
D.	DRYER		
DBL.	DOUBLE	RAD.	RADIUS
DEPT.	DEPARTMENT	R.D.	ROOF DRAIN
DET.	DETAIL	REC.	RECESSED
DIA.	DIAMETER	REF.	REFRIGERATOR
DIM.	DIMENSION	REQ'D.	REQUIRED
DISP.	DISPENSER		
DN.	DOWN	SCHED.	SCHEDULE
DWR.	DRAWER	SECT.	SECTION
DS.	DOWNSPOUT	S.F.	SQUARE FEET
DW	DISHWASHER	SHT.	SHEET
DWG.	DRAWING	SIM.	SIMILAR
		SPEC.	SPECIFICATION
EA.	EACH	SO.	SQUARE
EL.	ELEVATION	STD.	STANDARD
ELEC.	ELECTRICAL	STL.	STEEL
EQ.	EQUAL	STOR.	STORAGE
EQPT.	EQUIPMENT	STRUCT.	STRUCTURAL
EXT.	EXTERIOR		
		T.C.	TOP OF CURB; OR TOP OF CONCRETE
F.D.	FLOOR DRAIN		
F.F.	FINISH FLOOR	TEL.	TELEPHONE
FIN.	FINISH	TEMP.	TEMPERED
FLR.	FLOOR	T'	TEMPERED
FLASH.	FLASHING	THK.	THICK
F.O.	FACE OF	T.O.P.	TOP OF PLATE
F.P.	FIREPLACE	T.W.	TOP OF WALL
FTG.	FOOTING	TYP.	TYPICAL
GA.	GAUGE	UON.	UNLESS OTHERWISE NOTED
GALV.	GALVANIZED		
G.D.	GARBAGE DISPOSER		
GR.	GRADE	VERT.	VERTICAL
GYP.	GYPSUM	V.I.F.	VERIFY IN FIELD

APN NUMBER:	94-156-21
LAND USE:	MIXED USE
ZONING CODE:	MU-T(MIXED USED TRANSITIONAL)
OCCUPANCY:	R-2/U(MULTI-FAMILY RESIDENTIAL) B(BUSINESS)
FIRE SEVERITY ZONE:	NO
CONSTRUCTION TYPE:	TYPE V-B
SPRINKLERED:	YES, PER NFPA 13R
EXISTING LOT AREA:	21,384.0 SF (0.49 ACRES)
EXISTING BUILDING:	6,160 SF (2 STORY)
EXISTING PARKING:	21 SPACES(UNCOVERED)
LEGAL DESCRIPTION:	LOT: 0000A, PM: 0116, PAGE: 0043

A001	COVER SHEET
A100	PROPOSED SITE PLAN
A101	SHADOW STUDY
A102	NEIGHBORHOOD CONTEXT
A200	FIRST LEVEL FLOOR PLAN
A201	SECOND LEVEL FLOOR PLAN
A202	THIRD LEVEL FLOOR PLAN
A203	ROOF PLAN
A300	EXTERIOR ELEVATIONS
A301	EXTERIOR ELEVATIONS
A500	COLOR AND MATERIAL BOARD
A501	WINDOW SPECS
A502	WINDOW SCHEDULE
A600	INSPIRATION BOARD
A700	LIGHTING PLAN

C1.0	COVER SHEET
C2.0	TOPOGRAPHIC SURVEY
C3.0	HORIZONTAL CONTROL PLAN
C4.0	GRADING & UTILITY PLAN
C5.0	STORMWATER - PRE-CONSTRUCTION
C5.1	STORMWATER - POST-CONSTRUCTION

LT-1	LANDSCAPE COVER 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
LP-4	EXISTING TREE EXHIBIT

The map shows the intersection of West Angela Street and Old Bernal Avenue. The Subject Property is located on the east side of Old Bernal Avenue, between Augustine Street and Peter Avenue. Surrounding streets include Western Pacific Railroad, Harrison Street, Bernal Court, and Old Bernal Avenue. Landmarks include the Pleasanton City Building Department, Pleasanton Police Department, Pleasanton City Mayor's office, and the City of Pleasanton Finance Department. Other nearby locations include Residential, Commercial, Veterans Memorial Building, and a Parking Lot.

TOTAL LOT SIZE:	21,384 SF
BUILDING FOOTPRINT:	8,320 SF
TOTAL OPEN SPACE:	13,064 SF
LANDSCAPE AREA:	10,279 SF (78%)
HARDSCAPE AREA:	2,785 SF (22%)

SECTION

DETAIL #
SHEET #

ELEVATION

DETAIL #
SHEET #

AREA DETAIL

DETAIL #
SHEET #

INTERIOR ELEVATION

DETAIL #
SHEET #

ROOM TAG

Name — ROOM NAME
101 — ROOM #
150 SF — AREA
Occupant Load
Occupancy Classification

NORTH ARROW

ROOM TAG

Name — ROOM NAME
101 — ROOM #
Length X Width — L x W

OPENING SYMBOL

DOOR SYMBOL
WINDOW SYMBOL

THE FOLLOWING DESCRIPTION OF WORK PROVIDED IN CONJUNCTION WITH ALL OTHER PROVISIONS OF THE CONSTRUCTION AND CONTRACT DOCUMENTS. IT SHALL NOT BE CONSIDERED TO DESCRIBE ALL WORK NECESSARY AS THAT IS ONLY DEFINED BY THE ENTIRETY OF THE DOCUMENTS. THEREFORE THE BID PRESENTED HERE-IN SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING WORK:

1. PLANNED UNIT DEVELOPMENT (PUD) FOR A NEW MULTI-FAMILY RESIDENTIAL BUILDING ON AN EXISTING RESIDENTIAL ZONED LOT.
NEW RESIDENTIAL BUILDING TO INCLUDE:
 - a. 3-STORY BUILDING
 - 4 RESIDENTIAL UNITS
 - b. 2-CAR GARAGE
2. SITEWORK:
 - a. NEW DRIVEWAY CONNECTING TO EXISTING STREET
 - b. NEW HARDSCAPE & LANDSCAPE DESIGN
 - c. NEW POOL & BACKYARD
 - d. NEW PARKING AREA

SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED AND APPROVED BY THE BUILDING DEPARTMENT PRIOR TO INSTALLATION. DEFERRED SUBMITTALS ARE LISTED BELOW:

1. FIRE SPRINKLERS(FIRE DEPARTMENT PERMIT)
2. PV SYSTEM
3. FIRE ALARM SYSTEM

EXISTING LOT AREA:	21,384.0 SQ.FT (0.49 ACRES)
PROPOSED RESIDENTIAL FLOOR AREA(CONDITIONED):	430 SQ.FT. (UNIT A) 430 SQ.FT. (UNIT B) 430 SQ.FT. (UNIT C) 303 SQ.FT. (COMMON LOBBY/CORRIDOR) 4,832 SQ.FT. (UNIT D - FIRST FLOOR) 6,666 SQ.FT. (UNIT D - SECOND FLOOR) 2,127 SQ.FT. (UNIT D - THIRD FLOOR) 13,626 SQ.FT. (UNIT D) 15,219 SQ.FT. (TOTAL)
PROPOSED RESIDENTIAL FLOOR AREA(UNCONDITIONED): GARAGE, PORCH, PATIO, ETC.	1,375 SQ.FT. (FIRST FLOOR AREA) 903 SQ.FT. (SECOND FLOOR AREA) 2,278 SQ.FT. (TOTAL)
MAXIMUM FLOOR AREA RATIO:	= 1.25
PROPOSED FLOOR AREA RATIO:	= 15,219 SQ. FT. / 21,384 SQ. FT. = 0.71 < 1.25 OK
LOT COVERAGE CALCULATION:	= 8,320 SQ. FT. / 21,384 SQ. FT. = 39%
REQUIRED YARDS:	10' (FRONT), 7'16" (ONE SIDE/COMBINED), 10' (REAR)
PROPOSED YARDS:	9' (FRONT), 6' (SIDE), 10' (REAR)
PROPOSED PARKING SPACES:	2 COVERED SPACES (GARAGE) INCLUDES 1 ADA VAN SPACE
*NO MINIMUM PARKING IS REQUIRED PER AB2097. PROJECT IS WITHIN 1/2 MILE WALKING DISTANCE TO MAJOR TRANSIT - ACE TRAIN STOP.	
MAXIMUM HEIGHT LIMIT:	36'-0" (3 STORIES)
PROPOSED HEIGHT:	34'-0" (3 STORIES)

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KMARU@SAJNIDESIGN.COM

CLIENT:

5776 STONERIDGE MALL ROAD, STE 155
PLEASANTON, CA 94588

TEL: 559.789.3250
EMAIL: GAUTAM.PATEL@AMRUT.US

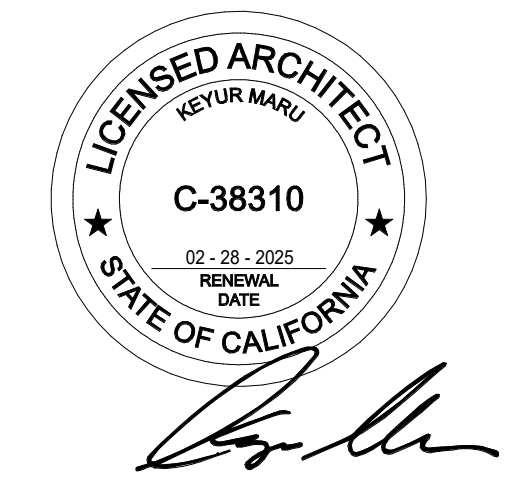
PROJECT:

231 OLD BERNAL AVE,
PLEASANTON, CA 94566

REVISION:

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STAMP:



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DRAWING DATA:

PROJECT NO	24-008
ISSUE DATE	09.19.2024
SCALE	1/4" = 1'-0"
DRAWN BY	Author
SHEET SIZE	24" x 36"

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Sheet

A001

GAUTAM PATEL

PROJECT:

BERNAL
MULTI-FAMILY

REVISION:

[illegible]

Professional Engineer Seal for Keyur Maru, State of California, License C-38310, Renewal Date 02-28-2025.

DRAWING DATA:

PROJECT NO	24-008
ISSUE DATE	09.19.2024
SCALE	As indicated
DRAWN BY	KM
SHEET SIZE	24" x 36"

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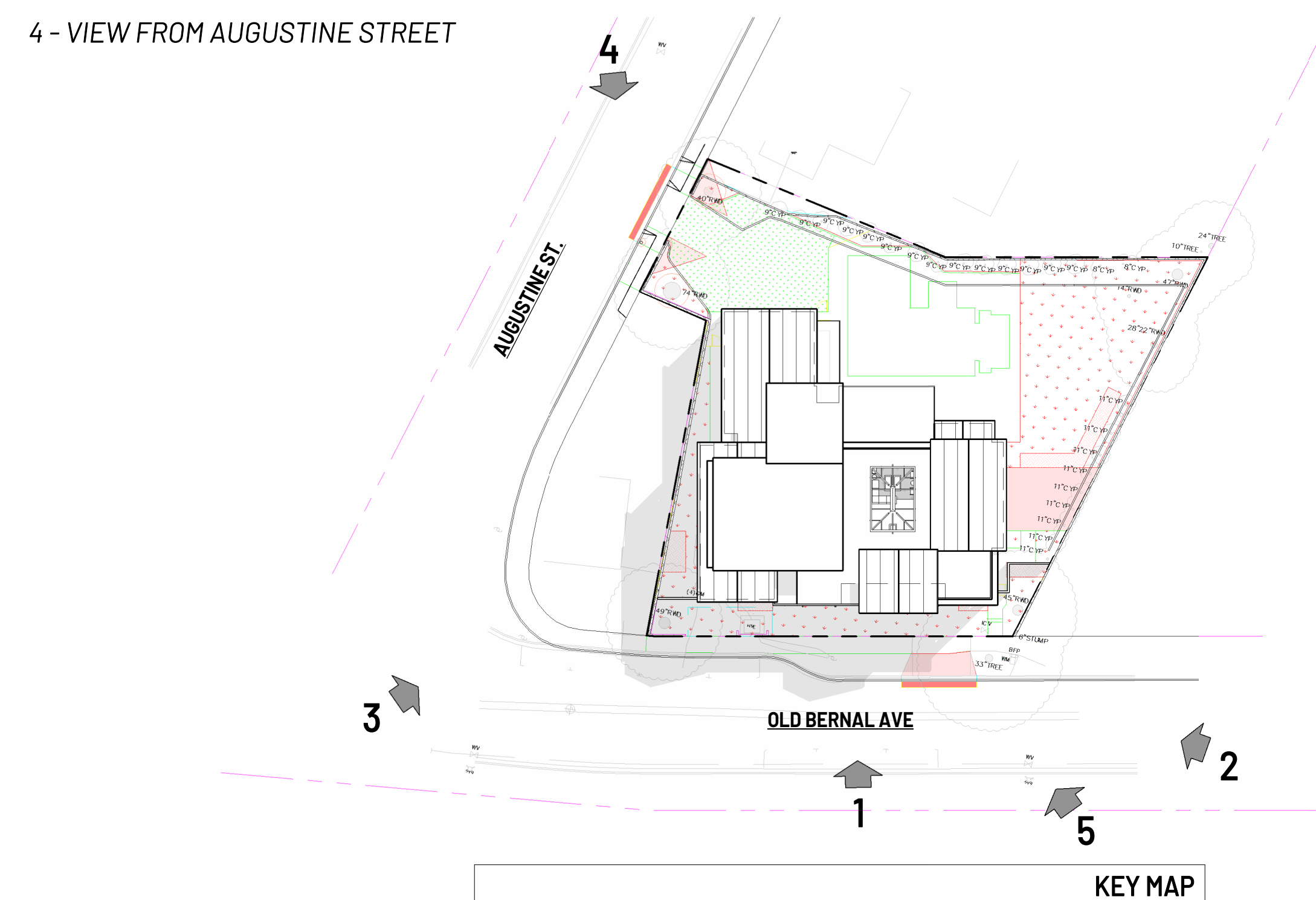
PROPOSED SITE PLAN

A100



PROPOSED SITE PLAN	SCALE:
	1" = 10'-0"

GENERAL NOTES SITE PLAN



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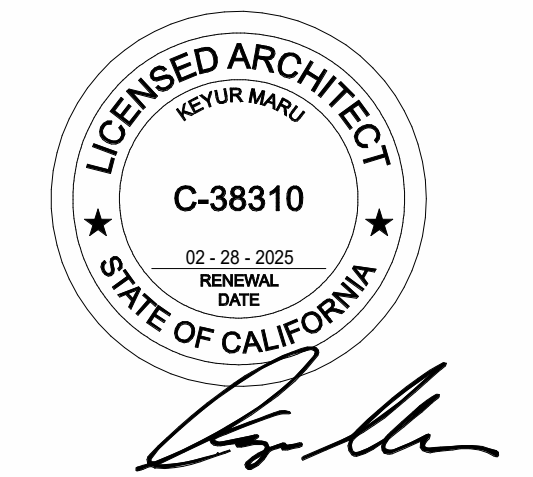
BERNAL
MULTI-FAMILY

231 OLD BERNAL AVE,
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Sheet:

NEIGHBORHOOD CONTEXT

A102

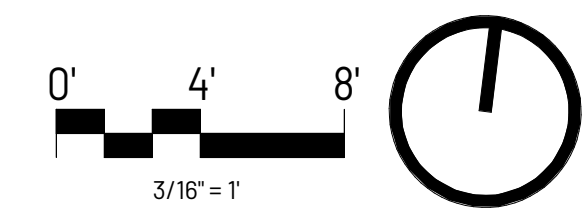


GENERAL NOTES FLOOR PLAN

Sheet:

FIRST LEVEL
FLOOR PLAN

A200



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

A201



CLIENT:

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EMAIL: GAUTAM.PATEL@AMRUT.US

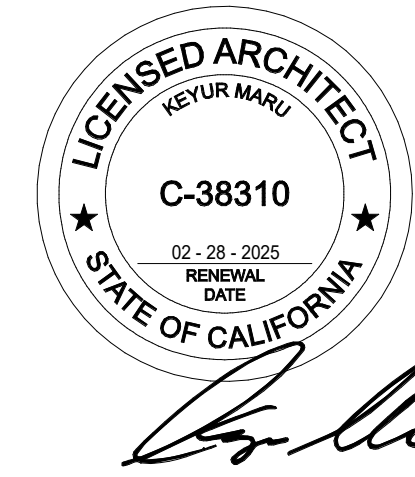
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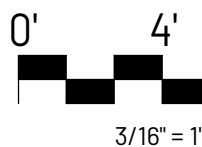
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Sheet

A202



THIRD FLOOR FINISH LEVEL

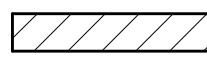
SCALE:
3/16" = 1'-0"

1

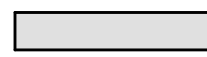
GENERAL NOTES FLOOR PLAN

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT

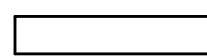
PARTITION RATING



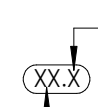
PROPOSED 1-HOUR RATED
TYPE-V WALL



PROPOSED
NON-RATED TYPE-V WALL

PARTIAL HEIGHT
NON-RATED TYPE-V WALL

WALL ASSEMBLY LEGEND



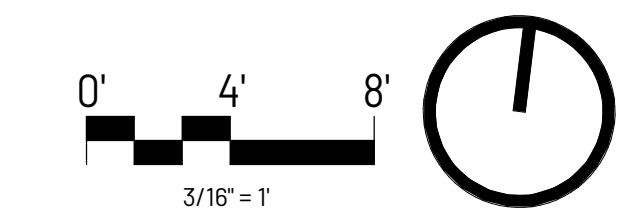
STRUCTURAL MEMBER SIZE



SEE SHEET A800 FOR
ASSEMBLY DETAILS

WALL LEGEND

1. DRAWINGS ARE ONLY REPRESENTATIVE OF CRITICAL DIMENSIONS, LAYOUT AND CLEARANCES. ALL FINISHES, MATERIALS, DETAILS TO BE VERIFIED BEFORE CONSTRUCTION WITH OWNER.
2. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS BEFORE PROCEEDING WITH THE WORK.
3. DO NOT SCALE DRAWINGS.
4. ALL DIMENSIONS ARE TO THE FACE OF STUDS, FACE OF CONCRETE OR MASONRY, AND CENTERLINE OF, UNLESS NOTED OTHERWISE. ALL DIMENSIONS NOTED AS "CLEAR" SHALL BE TO FACE OF FINISH.
5. REFERENCE TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DETAIL OR DRAWINGS.
6. REFER TO STRUCTURAL FOR WALL FRAMING INFORMATION, U.N.O.
7. 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.
8. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS, OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4" IN DIAMETER CANNOT PASS THROUGH.
9. EXTERIOR GLAZING: EXTERIOR WINDOWS, WINDOW WALLS AND GLAZED DOORS, WINDOWS WITHIN 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.
10. 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.
11. HANDRAILS SHALL COMPLY WITH THE FOLLOWING:
 - a. TOP OF HANDRAIL SHALL BE PLACED BETWEEN 34" & 38" ABOVE LANDINGS AND THE NOSING OF THE TREAD.
 - b. HANDRIP SHALL NOT BE LESS THAN 1-1/4" NOR MORE THAN 2" IN CROSS-SECTIONAL DIMENSION WITH NO SHARP CORNERS.
 - c. HANDRAILS PROJECTING FROM THE WALL SHALL NOT HAVE LESS THAN 1-1/2" BETWEEN WALL AND THE HANDRAIL.
12. 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'.
13. 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.



	1
--	---

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
--	---

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6. REFER TO STRUCTURAL FOR WALL FRAMING INFORMATION. U.N.O.
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.

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PROJECT:

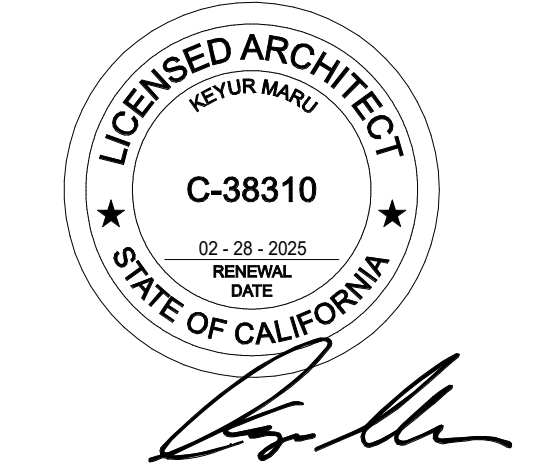
BERNAL
MULTI-FAMILY

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REVISION:

[illegible]

STAMP:



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DRAWING DATA:

PROJECT NO	24-008
ISSUE DATE	09.19.2024
SCALE	As indicated
DRAWN BY	Author
SHEET SIZE	24" x 36"

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Sheet:

ROOF PLAN

A203



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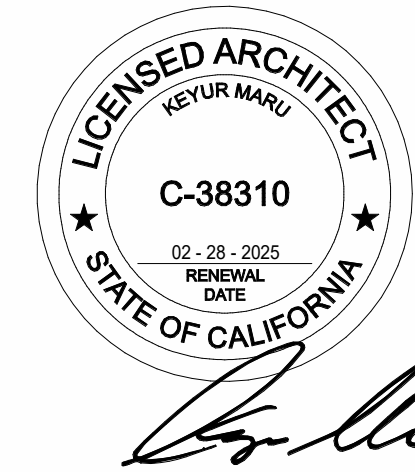
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REVISION:

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Sheet

A300



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10. UNDERSIDES OF EAVES SHALL BE PROTECTED IGNITION- RESISTANT MATERIALS OR NON-COMBUSTIBLE CONSTRUCTION.

ELEVATION GENERAL NOTES



CLIENT:

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PLEASANTON, CA 94588
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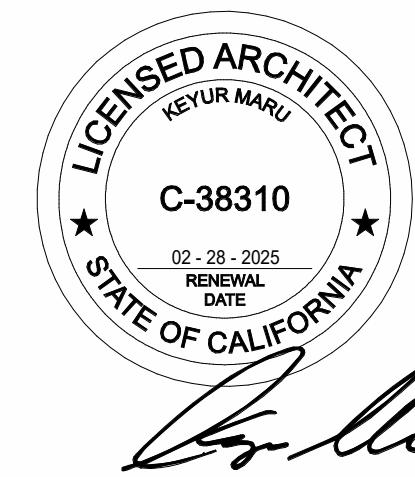
PROJECT:

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PLEASANTON, CA 94566

REVISION:

[illegible]

STAMP:



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DRAWING DATA:

PROJECT NO	24-008
ISSUE DATE	09.19.2024
SCALE	As indicated
DRAWN BY	Author
SHEET SIZE	24" x 36"

IF SHEET IS LESS THAN SIZE INDICATED ABOVE, THIS IS A REDUCED
PRINT. REDUCE SCALE ACCORDINGLY.

Sheet

A301



1. DRAWINGS ARE ONLY REPRESENTATIVE OF CRITICAL DIMENSIONS, LAYOUT AND CLEARANCES. ALL FINISHES, MATERIALS, DETAILS TO BE VERIFIED DURING CONSTRUCTION WITH OWNER.
2. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND ELEVATIONS BEFORE PROCEEDING WITH THE WORK.
3. DO NOT SCALE DRAWINGS.
4. ALL DIMENSIONS ARE TO THE FACE OF STUDS, FACE OF CONCRETE OR MASONRY, AND CENTERLINE OF, UNLESS NOTED OTHERWISE. ALL DIMENSIONS NOTED AS "CLEAR" SHALL BE TO FACE OF FINISH.
5. REFERENCE TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DETAIL OR DRAWINGS.
6. REFER TO STRUCTURAL FOR WALL FRAMING INFORMATION, U.N.O.
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.

ELEVATION GENERAL NOTES

TYPICAL WINDOW HEAD	SCALE:
	3" = 1'-0"

CLIENT:

GAUTAM PATEL

5776 STONERIDGE MALL ROAD, STE 155
PLEASANTON, CA 94588

TEL: 559.789.3250
EMAIL: GAUTAM.PATEL@AMRUT.US

PROJECT:

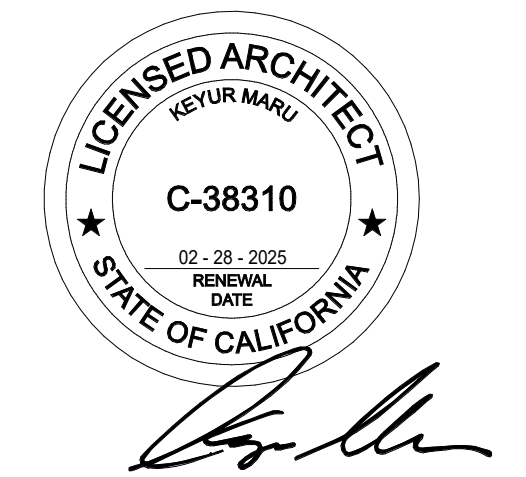
BERNAL
MULTI-FAMILY

231 OLD BERNAL AVE,
PLEASANTON, CA 94566

REVISION:

MARK	DESCRIPTION	DATE

STAMP:



THIS DRAWING IS THE PROPERTY OF sda AND IS NOT TO BE REPRODUCED IN WHOLE OR IN PART. IT IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED ON ANY OTHER PROJECT. THIS DRAWING IS TO BE RETURNED UPON THE WRITTEN REQUEST OF sda.

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DRAWING DATA:

PROJECT NO	24-008
ISSUE DATE	09.19.2024
SCALE	
DRAWN BY	Author
SHEET SIZE	24" x 36"

IF SHEET IS LESS THAN SIZE INDICATED ABOVE, THIS IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY.

Sheet:

WINDOW
SCHEDULE

A502



A600

5776 STONERIDGE MALL ROAD, STE 155
PLEASANTON, CA 94588

TEL: 559.789.3250
EMAIL: GAUTAM.PATEL@AMRUT.US

A700



MARK	DESCRIPTION	QTY	MAX. INPUT (W)	MODEL	MANUFACTURER	MOUNTING	NOTES
RC	RECESSED LIGHT	10	12.8	CR6T-G	CREE LIGHTING	CEILING	RECESSED LIGHT, LED 12.8W, 1100 LUMENS, 3000K CCT, 120V, HEIGHT 10".
WC	WALL LIGHT	12	75	8831101-12	GENERATION LIGHTING	WALL	WALL MOUNT LIGHT, LED 75W, 120V, 3000K CCT, HEIGHT 6".
WM	WALL PACK LIGHT	17	7	WDGE1-30K-30K-VW	LITHONIA LIGHTING	WALL	WALL PACK LIGHT, LED 7W, 720 LUMENS, 120V, 3000K CCT, HEIGHT 7".
FL	FLOOD LIGHT	41	6	VAL-2000-4-BB2	VOLT	SURFACE	LANDSCAPE LIGHT, LED 6W, 120V, 3000K CCT.

[illegible]

BERNAL MULTI-FAMILY RESIDENTIAL DEVELOPMENT SET

NOTES

1. ENGINEERING DIVISION FEES FOR SERVICE: THE ENGINEERING DIVISION ASSESSES FEES FOR SERVICES INCLUDING PLAN-CHECK, PERMIT ISSUANCE, AND INSPECTION ACCORDING TO THE CITY'S ADOPTED MASTER FEE SCHEDULE. THESE FEES ARE SEPARATE AND DISTINCT FROM FEES ASSESSED BY THE COMMUNITY DEVELOPMENT DEPARTMENT (INCLUDING PLANNING AND BUILDING DIVISION FEES). THE APPLICANT IS RESPONSIBLE FOR PAYMENT OF ALL ENGINEERING DIVISION FEES PRIOR TO SERVICES RENDERED OR PERMIT ISSUANCE, WHICHEVER IS FIRST.

2. POTABLE WATER SERVICE: ACCORDING TO CITY RECORDS, THE PROPERTY IS SERVED BY A 5/8" WATER METER (#55882904) LOCATED ALONG THE FRONTAGE OF THE LOT ON OLD BERNAL AVENUE. IF A LARGER METER IS NEEDED TO SUPPORT THE PROPOSED RESIDENTIAL AND COMMERCIAL USE, A FEE CREDIT WILL BE OFFERED FOR THE EXISTING METER, BUT NEW CONNECTION FEES WILL BE DUE TO ZONE 7 AND THE CITY BASED ON CURRENTLY ADOPTED FEES.

THE CITY PURCHASES WATER WHOLESALE FROM ZONE 7 WATER AGENCY. FEES ARE DUE TO BOTH THE CITY OF PLEASANTON AND ZONE 7 FOR NEW CONNECTIONS TO THE PIPE NETWORK. SAID FEE AMOUNTS APPEAR IN THE CITY'S ADOPTED MASTER FEE SCHEDULE. FOR MORE INFORMATION ABOUT WATER USAGE IN PLEASANTON, REFER TO PLEASANTON MUNICIPAL CODE TITLE 14.

3. BACKFLOW PREVENTION ASSEMBLIES: BACKFLOW PREVENTER ASSEMBLIES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH CURRENT CITY STANDARDS 704, 705, 706; PLEASANTON MUNICIPAL CODE CHAPTER 14.16, STATE HEALTH AND SAFETY CODE; STATE WATER RESOURCES CONTROL BOARD ADOPTED CROSS-CONNECTION CONTROL POLICY HANDBOOK (CCCPH); AND AS REQUIRED BY THE DIRECTOR OF PUBLIC WORKS. ALL BACKFLOW PREVENTER ASSEMBLIES SHALL BE TESTED AND CERTIFIED BY A CITY-APPROVED TESTER WITH THE CERTIFICATION SUBMITTED TO THE CITY'S CONTRACTOR. TESTING WILL BE PERFORMED AT THE TIME CITY WATER IS TURNED ON TO THE SITE. IF AN EXISTING BACKFLOW PREVENTER IS ON THE SITE, IT SHALL BE TESTED AND CERTIFIED BY A CITY-APPROVED TESTER WITH THE CERTIFICATION SUBMITTED TO THE CITY'S CONTRACTOR BEFORE PROJECT WATER IS DRAWN THROUGH IT. AN ALL-WEATHER COVER SHALL BE PLACED OVER ALL BACKFLOW PREVENTION ASSEMBLIES 4-INCH AND SMALLER, AND FOLLOW CITY STANDARD 19-02N FOR BACKFLOW ENCLOSURE REQUIREMENTS.

4. SIDEWALK WIDENING: AUGUSTINE STREET AND OLD BERNAL AVENUE FRONTAGE OF THE PROPERTY SHALL BE REMOVED AND REPLACED WITH A 6'-WIDE SIDEWALK CONSTRUCTED SIMILAR TO CITY OF PLEASANTON STANDARD DRAWING 102. INCLUDE THE CITY STANDARD DRAWING REFERENCE TO THE PLANS.

5. UN-USED DRIVEWAY APPROACH: THE DRIVEWAY APPROACH THAT FORMERLY SERVED THE PROPERTY FROM OLD BERNAL AVE TO BE DEMOLISHED. SHALL BE REMOVED AND REPLACED WITH STANDARD PUBLIC SIDEWALK ACCORDING TO CITY OF PLEASANTON STANDARD DRAWING 102. INCLUDE THE CITY STANDARD DRAWING REFERENCE TO THE PLANS.

6. UTILITY ENCLOSURES: PROPOSED UTILITY ENCLOSURES INCLUDING VAULTS, METER BOXES, SPLICE BOXES, AND PEDESTALS SHALL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY, IN A PUBLIC SERVICE EASEMENT OR IN A UTILITY COMPANY SPECIFIC EASEMENT. THE LOCATIONS FOR UTILITY ENCLOSURES SHALL BE CONSIDERED IN THE FOLLOWING ORDER OF PREFERENCE: (1) PSE AREA BEHIND PUBLIC SIDEWALK; (2) PARKSTRIP AREA BETWEEN THE ROADWAY CURB & GUTTER AND THE SIDEWALK; (3) WITHIN THE PUBLIC SIDEWALK SET FLUSH TO GRADE; (4) WITHIN DRIVEWAY APPROACH AREAS SET FLUSH TO THE SURFACE WITH TRAFFIC-PAVED UDS. IN NO CASE SHALL AN ABOVE-GROUND PEDESTAL OR UTILITY CABINET OBSTRUCT SIGHT-LINE VISIBILITY FOR VEHICLE DRIVERS AT INTERSECTIONS OR DRIVEWAYS. ABOVE-GROUND PEDESTALS OR UTILITY CABINETS ARE PREFERRED WITHIN THE SIDE-YARD AREA OF A CORNER RESIDENTIAL LOT RATHER THAN THE FRONT-YARD. DEVIATIONS FROM THIS STANDARD MUST BE APPROVED BY THE CITY ENGINEER.

7. DRY UTILITIES (ELECTRICITY, CATV, TELECOM): ALL DRY UTILITIES INCLUDING ELECTRICITY, TELECOMMUNICATIONS, CABLE TELEVISION, STREET LIGHTS, ALARM SYSTEMS, ETC. REQUIRED TO SERVE THE PROJECT SHALL BE INSTALLED UNDERGROUND FROM THE POINT-OF-CONNECTION AT THE UTILITY PURVEYOR'S NETWORK TO THE SERVICE POINT. AERIAL DROPS FROM UTILITY POLES WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL OF THE CITY ENGINEER.

8. ENCROACHMENT PERMIT: ANY WORK PERFORMED WITHIN THE CITY'S RIGHT-OF-WAY, CITY EASEMENTS, OR CITY-OWNED PROPERTY SHALL BE SUBJECT TO AN ENCROACHMENT PERMIT AS DEFINED IN PLEASANTON MUNICIPAL CODE CHAPTER 13.04. ALL ENCROACHMENT PERMIT WORK IS SUBJECT TO ADOPTED CITY OF PLEASANTON STANDARD SPECIFICATIONS AND DETAILS, AND SHALL BE PERFORMED BY PROPERLY-LICENSED CONTRACTORS AS DETERMINED BY THE CITY ENGINEER. SAID CONTRACTORS MUST PROVIDE EVIDENCE OF PROPER LICENSURE (TYPICALLY A CLASS "A" GENERAL ENGINEERING CONTRACTOR LICENSE OR APPROPRIATE CLASS "C" SPECIALTY CONTRACTOR LICENSE ISSUED BY THE CALIFORNIA CONTRACTORS STATE LICENSE BOARD), INSURANCE AND CITY-ISSUED BUSINESS LICENSE UPON APPLICATION FOR A PERMIT.

9. HAIL ROUTE: DELIVERIES TO AND FROM THE PROJECT SITE SHALL CONFORM TO THE COMMERCIAL VEHICLE REGULATIONS INCLUDED IN PLEASANTON MUNICIPAL CODE CHAPTER 11.48. VEHICLES WITH GROSS WEIGHTS EXCEEDING 3 TONS BUT LESS THAN 8 TONS ARE PROHIBITED ON ANY CITY ROADWAY OTHER THAN THOSE DESIGNATED A COMMERCIAL VEHICLE ROUTE UNLESS A TRANSPORTATION PERMIT HAS FIRST BEEN OBTAINED. SAID COMMERCIAL VEHICLE ROUTES INCLUDE FIRST STREET, STANLEY BOULEVARD, AND SUNOL BOULEVARD. IN ADDITION TO WEIGHT RESTRICTIONS, VEHICLES THAT EXCEED 96 INCHES IN WIDTH AND/OR 60 FEET IN LENGTH ARE ALSO REQUIRED TO OBTAIN A TRANSPORTATION PERMIT. FOR INFORMATION ABOUT TRANSPORTATION PERMITS CALL 925-931-5677.

10. CONSTRUCTION GENERAL PERMIT: THIS APPLICATION IS SUBJECT TO A CONSTRUCTION GENERAL PERMIT ACCORDING TO THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT NO. CAS000002. THE GENERAL PERMIT IS APPLICABLE TO DEVELOPMENT SITES THAT DISTURB ONE OR MORE ACRES OF LAND SURFACE. THE APPLICANT WILL BE REQUIRED TO REGISTER THE PROJECT WITH THE STATE WATER BOARD'S STORMWATER MULTI-APPLICATION AND REPORT TRACKING SYSTEM WEBSITE. A QUALIFIED SWPPP DEVELOPER (QSD) AND A QUALIFIED SWPPP PRACTITIONER (QSP) MUST BE RESPONSIBLE FOR PERMIT COMPLIANCE. THE SWMM'S SYSTEM WILL GENERATE A WASTE DISCHARGERS IDENTIFICATION (WDID) NUMBER, WHICH MUST BE PRINTED ON THE GRADING AND/OR EROSION CONTROL PLANS.

11. HIGH VISIBILITY SAFETY APPAREL: ALL WORKERS ON FOOT WHO ARE EXPOSED TO THE HAZARD OF VEHICULAR TRAFFIC SHALL WEAR WARNING GARMENTS SUCH AS VESTS, JACKETS, OR SHIRTS MANUFACTURED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI)/INTERNATIONAL SAFETY EQUIPMENT ASSOCIATION (ISEA) 107-2004 PERFORMANCE CLASS 2, HIGH VISIBILITY SAFETY APPAREL AND HEADWEAR, OR ANY UPDATES ADOPTED BY CAL OSHA. DURING HOURS OF DARKNESS, WARNING GARMENTS SHALL BE RETROREFLECTIVE WITH VISIBILITY FROM A MINIMUM 1,000 FEET.

12. EXCAVATION SAFETY: ALL EXCAVATIONS MUST BE PERFORMED IN CONFORMANCE WITH CALIFORNIA GOVERNMENT CODE SECTION 4216 ET SEQ. NO EXCAVATION SHALL OCCUR UNTIL PROPER NOTICE IS PROVIDED TO UNDERGROUND SERVICE ALERT (USANOT) BY CALLING EITHER 811 OR 800-642-2444 AT LEAST 72-HOURS PRIOR TO THE WORK SO BURIED UTILITIES CAN BE MARKED. ALL EXCAVATIONS SHALL BE COVERED OR BARRICADED TO PREVENT ENTRY WHEN WORK IS INACTIVE. OPEN EXCAVATIONS IN THE PUBLIC RIGHT-OF-WAY MUST BE COVERED BY SKID-RESISTANT STEEL PLATES THAT ARE FIRMLY AFFIXED TO THE SURFACE WITH LEADING EDGES RAMPED. EXCAVATIONS 5-FEET AND DEEPER REQUIRE A PROTECTIVE SYSTEM AS DEFINED BY CAL OSHA. IF A SHORING SYSTEM OR TRENCH BOXES WILL BE UTILIZED AS THE PROTECTIVE SYSTEM, SAID SYSTEM SHALL EITHER BE MANUFACTURED AND INSTALLED ACCORDING TO MANUFACTURER RECOMMENDATIONS, OR DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER AND INSTALLED ACCORDING TO APPROVED PLANS. NO EXCAVATION SHALL BE PERFORMED ATOP OR ADJACENT TO A HIGH-RISK FACILITY UNIT, AUTHORIZED BY THE OWNER OF THE FACILITY. HIGH-RISK FACILITIES ARE DEFINED AS GAS TRANSMISSION PIPELINES AND HAZARDOUS LIQUID PIPELINES AS REGULATED BY THE U.S. DEPARTMENT OF TRANSPORTATION PIPELINE AND HAZARDOUS MATERIALS SAFETY ADMINISTRATION (US DOT PHMSA).

13. POLLUTANT REDUCTION IN STORMWATER: AT NO TIME DURING CONSTRUCTION OF THE PROJECT SHALL POLLUTANTS BE ALLOWED TO ENTER, CLOG, OR CONTAMINATE STORM DRAIN PIPE NETWORKS OR OPEN STORMWATER CHANNELS IN VIOLATION OF PLEASANTON MUNICIPAL CODE 99.14.080 ET SEQ. THE APPLICANT SHALL CONTAIN ALL TRASH AND DEBRIS FOR PROPER DISPOSAL TO AUTHORIZED LANDFILLS OR RECYCLERS. EROSION CONTROL FEATURES SHALL BE DEPLOYED DURING THE RAINY SEASON THAT EXTENDS FROM OCTOBER 1ST TO APRIL 15TH EACH YEAR, OR ANY TIME RAIN IS FORECAST OUTSIDE OF THIS PERIOD. BEST MANAGEMENT PRACTICES (BMPs) SHALL BE STRICTLY FOLLOWED. STREET SWEEPERS MUST BE EMPLOYED IF SOIL OR DEBRIS IS TRACKED ONTO THE PUBLIC ROADS FROM VEHICLES EXITING THE SITE. STANDARD BMPs ARE AVAILABLE FROM THE CALIFORNIA STORMWATER QUALITY ASSOCIATION (CASQA), THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY (EPA), CALTRANS, AND OTHERS. NOTES AND/OR ILLUSTRATIONS SHALL BE ADDED TO THE PLANS THAT DESCRIBE THE BMPs TO BE UTILIZED DURING CONSTRUCTION. THE USE OF MANUFACTURED EROSION CONTROL WOVEN BLANKETS AND STRAW WATTLES THAT UTILIZE PLASTIC MONOFILAMENT NETTING IS SPECIFICALLY PROHIBITED.

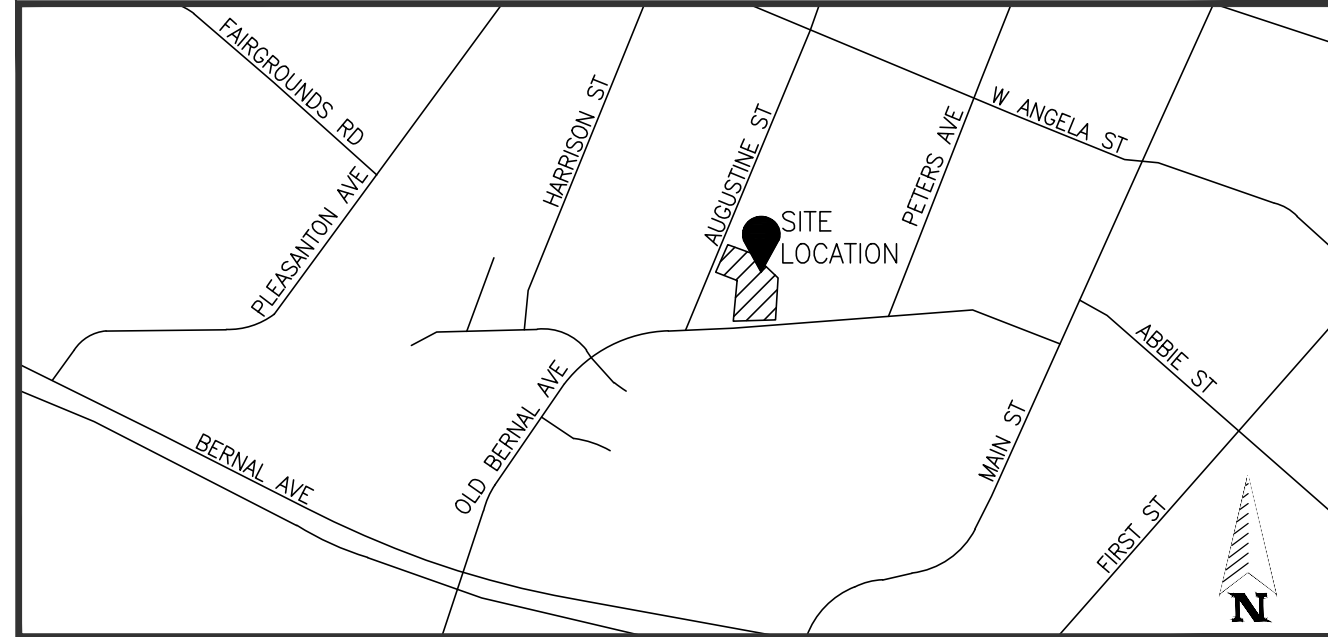
14. DUST CONTROL: DUST CONTROL MEASURES MUST BE EMPLOYED DURING ALL PHASES OF CONSTRUCTION TO PREVENT AIRBORNE NUISANCE TO NEIGHBORING PROPERTIES. ALL STOCKPILES OR UNUSED MATERIALS THAT CAN CREATE DUST SHALL BE COVERED OR REMOVED. EXPOSED SOIL AREAS SHALL BE ROUTINELY WATERED UNTIL SURFACING MATERIALS OR LANDSCAPING IS INSTALLED. USE OF DUST PALLIATIVES SHALL CONFORM TO CALTRANS STANDARD SPECIFICATION SECTION 18. ANY DAMAGE CAUSED BY AIRBORNE DUST TO NEIGHBORING PROPERTIES SHALL BE CLEANED WITH COSTS PAID BY THE APPLICANT. IF THE APPLICANT FAILS THE ADDRESS DUST AS DIRECTED BY THE CITY, THE CITY SHALL HAVE THE RIGHT TO ENTER THE PROPERTY TO EFFECTUATE THE CORRECTION, WITH ALL COSTS PAID BY THE APPLICANT OR LEVIED AS A LIEN AGAINST THE APPLICANT'S PROPERTY.

15. PROPERTY NUISANCE: AT NO TIME DURING CONSTRUCTION OF THE PROJECT SHALL THE CONDITION OF THE PROPERTY BECOME A NUISANCE AS DEFINED IN PLEASANTON MUNICIPAL CODE 99.28.020. THE CITY SHALL HAVE THE RIGHT TO INSPECT THE PROPERTY FOR CONDITIONS THAT VIOLATE THE CODE STANDARD. IF A NUISANCE IS FOUND, THE APPLICANT SHALL IMMEDIATELY SUBMIT A PLAN OF CORRECTION. DEPENDING ON THE SEVERITY OF THE NUISANCE, THE CITY MAY SUSPEND ALL CONSTRUCTION WORK UNTIL THE CONDITION IS CORRECTED. ANY OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED SEVERE: LEAKING CHEMICALS THAT CAN CAUSE ENVIRONMENTAL DAMAGE; OPEN EXCAVATIONS OR ANY EXCAVATION DEEPER THAN 4 FEET THAT LACKS PROPER SHORING; UNSECURED MATERIALS THAT CAN FALL TO THE GROUND CAUSING DAMAGE OR INJURY; OPEN OR EXPOSED UTILITIES THAT COULD CAUSE ELECTRICAL SHOCK OR CONTAMINATION OF SEWER, POTABLE WATER SYSTEMS, GROUNDWATER WELLS, OR STORM DRAINAGE NETWORKS. IF THE APPLICANT FAILS THE ADDRESS THE NUISANCE AS DIRECTED BY THE CITY, THE CITY SHALL HAVE THE RIGHT TO ENTER THE PROPERTY TO EFFECTUATE THE CORRECTION, WITH ALL COSTS PAID BY THE APPLICANT OR LEVIED AS A LIEN AGAINST THE APPLICANT'S PROPERTY.

16. NOISE: CONSTRUCTION NOISE IS REGULATED UNDER PLEASANTON MUNICIPAL CODE CHAPTER 9.04. NOISE IS PROHIBITED OUTSIDE OF THE HOURS OF 8:00 AM AND 8:00 PM DAILY EXCEPT SUNDAYS AND HOLIDAYS WHEN NOISE IS PROHIBITED OUTSIDE THE HOURS OF 10:00 AM AND 6:00 PM. NOISE IS DEFINED AS A LEVEL EXCEEDING 83 DBA AT A DISTANCE OF 25 FEET OR 86 DBA AT ANY POINT BEYOND THE BOUNDARY OF THE PROPERTY UNDER CONSTRUCTION. IF THE APPLICANT FAILS THE ADDRESS THE NOISE AS DIRECTED BY THE CITY, THE CITY SHALL HAVE THE RIGHT TO ENTER THE PROPERTY TO EFFECTUATE THE CORRECTION, WITH ALL COSTS PAID BY THE APPLICANT OR LEVIED AS A LIEN AGAINST THE APPLICANT'S PROPERTY. EXCEPTIONS TO THESE REGULATIONS REQUIRE A SPECIAL PERMIT GRANTED BY THE CITY FOR CIRCUMSTANCES WHEN STRICT COMPLIANCE WOULD BE IMPRACTICAL OR UNREASONABLE, AND CONTINGENT UPON PROPER NOTICING TO SURROUNDING PROPERTY OWNERS THAT INCLUDES THE DATES AND TIMES WHEN NOISE LEVELS WILL BE EXCEEDED AND THE SPECIFIC REASONS WHY AN EXCEPTION TO THE REGULATION HAS BEEN GRANTED.

17. GEOTECHNICAL FINAL REPORT: AT THE CONCLUSION OF CONSTRUCTION, THE APPLICANT SHALL SUBMIT TO THE CITY A FINAL REPORT FROM THE GEOTECHNICAL ENGINEER OR CERTIFIED ENGINEERING GEOLOGIST TESTIFYING TO THE SUCCESSFUL COMPLETION OF ALL MATERIAL TESTING AND/OR OBSERVATION WORK PERFORMED. THE FINAL REPORT MUST PROVIDE ASSURANCE THAT ALL RECOMMENDATIONS HAD BEEN STRICTLY FOLLOWED. THE APPLICANT SHALL BEAR ALL COSTS ASSOCIATED WITH THIS CONDITION.

18. DAMAGE TO EXISTING PUBLIC OR PRIVATE IMPROVEMENTS: THE APPLICANT SHALL REPAIR DAMAGE TO EXISTING PUBLIC OR PRIVATE IMPROVEMENTS ON AND NEAR THE PROJECT SITE AND ALONG THE HAIL ROUTE AT THE APPLICANT'S EXPENSE IF CAUSED BY CONSTRUCTION ACTIVITIES.



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
C5.0	STORMWATER - PRE-CONSTRUCTION
C5.1	STORMWATER - POST-CONSTRUCTION

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) 228-6961
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: 08/03/09

SUMMARY

APN: 094-0156-021-00
TOTAL PROJECT AREA: 0.49 AC
TOTAL PARKING SPACES: 2 (GARAGE PARKING)

GENERAL NOTES

1. ASSESSOR'S PARCEL NUMBER	094-0156-021-00
2. RECORD OWNER(S)	GAUTAM PATEL 5776 STONERIDGE MALL ROAD, STE 155 PLEASANTON, CA 94588 TEL: 559-789-3250 EMAIL: GAUTAM.PATEL@AMRUT.US
3. EXISTING ZONING CLASSIFICATION:	MIXED USE TRANSITIONAL
4. EXISTING LAND USE:	ONE TO FIVE STORY OFFICE BUILDING
5. PROPOSED LAND USE:	MULTI-FAMILY RESIDENTIAL
6. PROPOSED ZONING CLASSIFICATION:	MULTI-FAMILY RESIDENTIAL
7. UTILITIES:	CITY OF PLEASANTON PG&E SANITARY SEWER STORM DRAIN TELEPHONE



REVISIONS

NO.	DESCRIPTION	DATE

DEVELOPMENT SET BERNAL MULTI-FAMILY RESIDENTIAL

CALIFORNIA

231 OLD BERNAL AVE

PLEASANTON

PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

SHEET TITLE:

COVER SHEET

SCALE: AS SHOWN

DRAWN BY: ABV/AZ

CHECKED BY: AUS

PROJECT #

24144

SHEET #

C1.0

DATE:

2/17/2026

CALIFORNIA

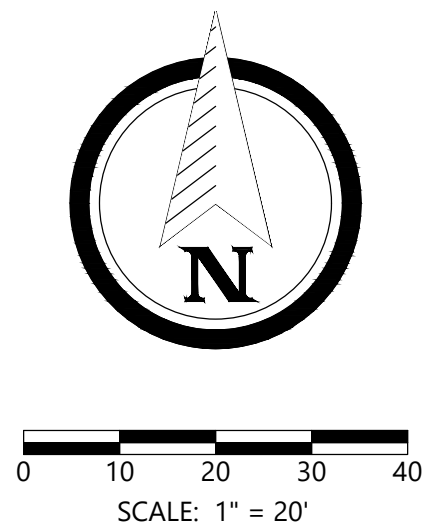
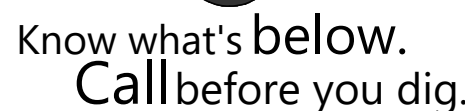
PLEASANTON

A circular professional seal for Gregory F. Braze, a Licensed Land Surveyor in the State of California. The seal features the text "LICENSED LAND SURVEYOR" at the top, "GREGORY F. BRAZE" in the center, "No. 7623" below the name, and "STATE OF CALIFORNIA" at the bottom, flanked by two small stars.

TOPOGRAPHIC SURVEY

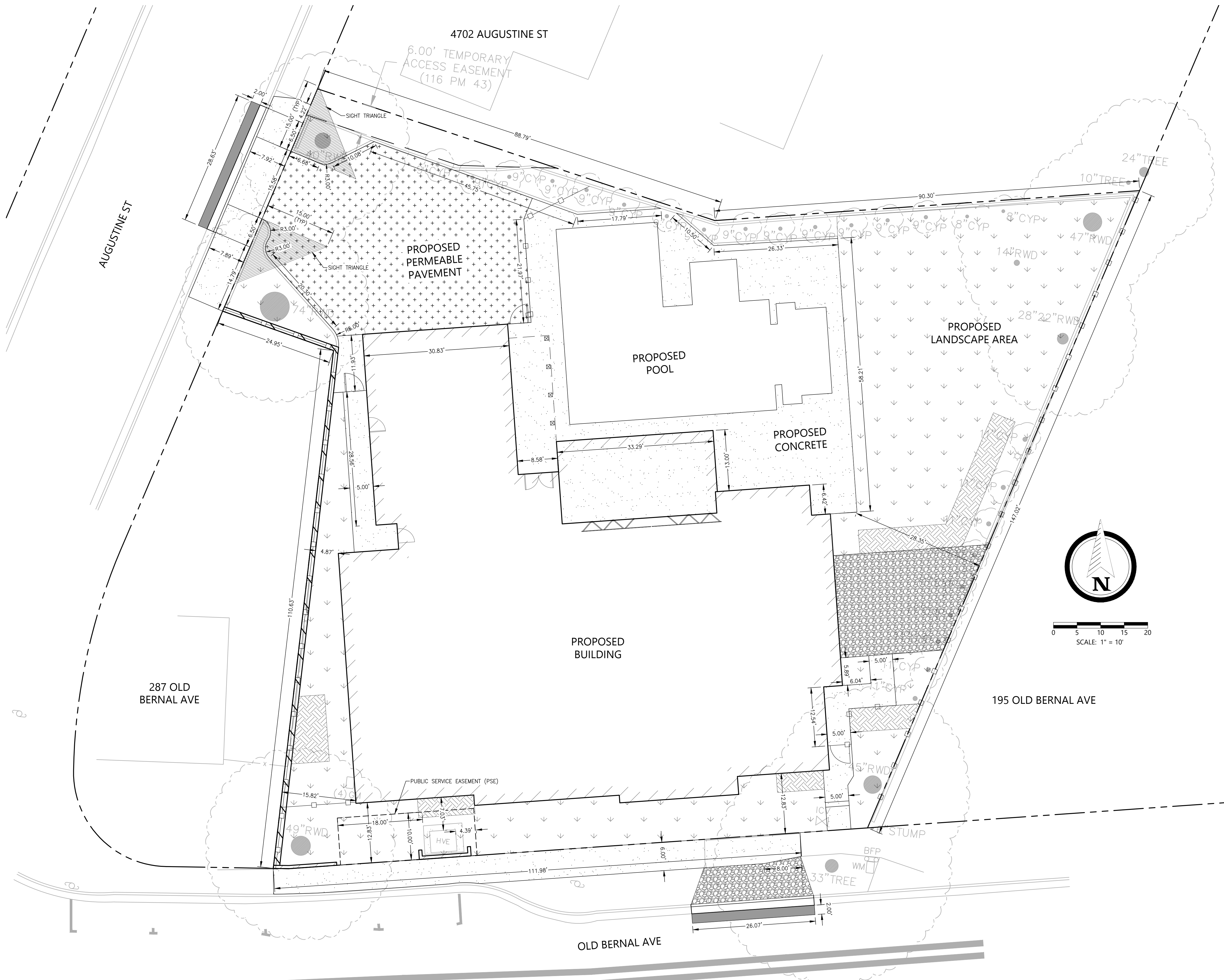
DATE:
2/17/2026

C2.0



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

Z:\SHARED\PROJECTS\24144-231 OLD BERNAL-PLEASANTON.DWG(PUD-PHASE)24144-HORIZ.DWG 2/16/2026 2:38 PM



REVISIONS		
NO.	DESCRIPTION	DATE

DEVELOPMENT SET
BERNAL MULTI-FAMILY RESIDENTIAL

231 OLD BERNAL AVE

CALIFORNIA

PLEASANTON

PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

SHEET TITLE:

HORIZONTAL CONTROL PLAN

SCALE: 1" = 20'

DRAWN BY: ABV/AZ

CHECKED BY: AUS

PROJECT #

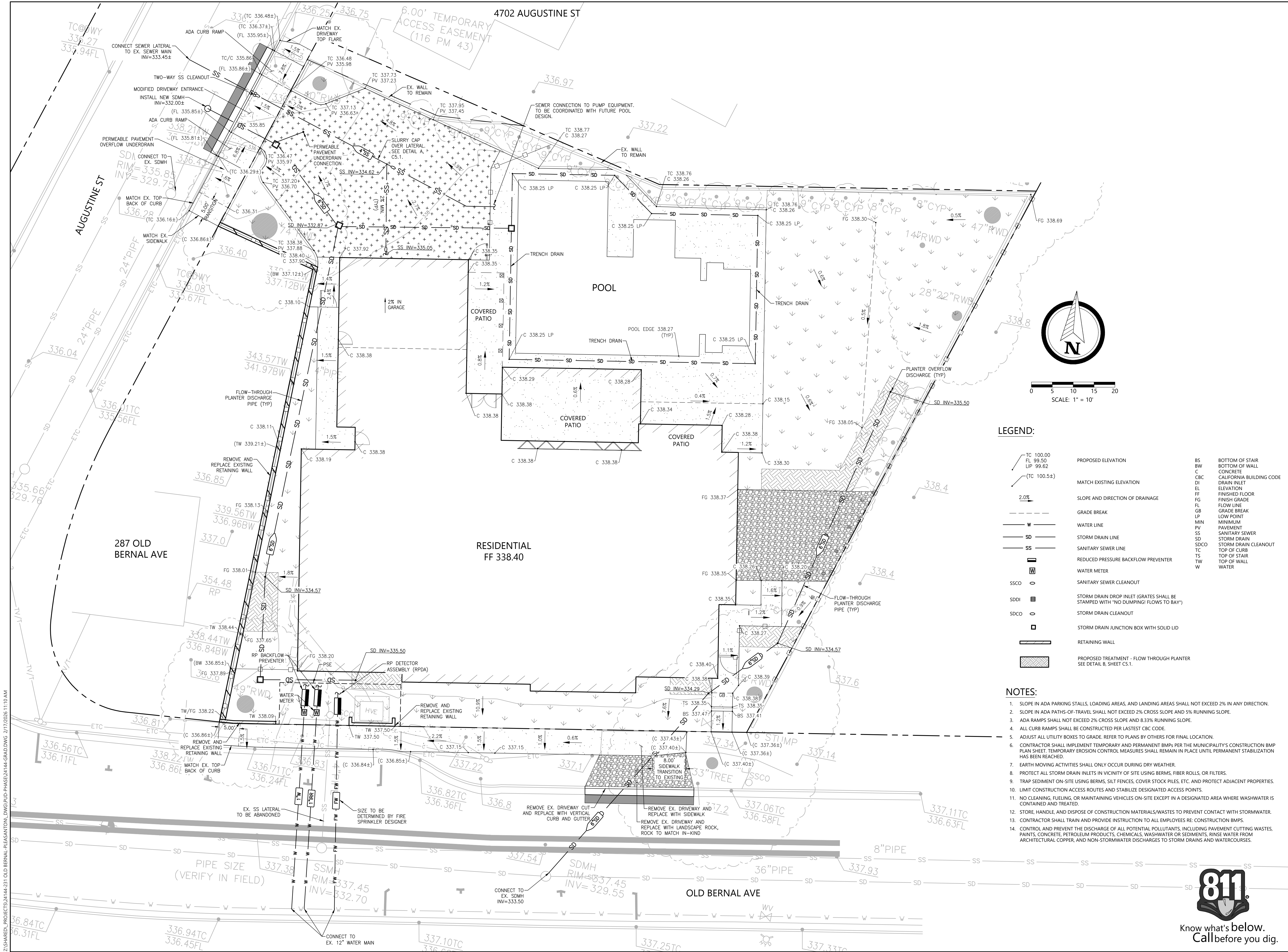
24144

DATE:

2/17/2026

SHEET #

C3.0



Z:\SHARED\PROJECTS\24144-231 OLD BERNAL-PLEASANTON.DWG(PUD-PHASE2)144-GRAD.DWG 2/17/2026 11:10 AM

REVISIONS		
NO.	DESCRIPTION	DATE

DEVELOPMENT SET
BERNAL MULTI-FAMILY RESIDENTIAL
231 OLD BERNAL AVE
PLEASANTON CALIFORNIA

PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

SHEET TITLE:

GRADING & UTILITY PLAN

SCALE: 1" = 10'

DRAWN BY: ABV/AZ

CHECKED BY: AUS

PROJECT #

24144

DATE:

2/17/2026

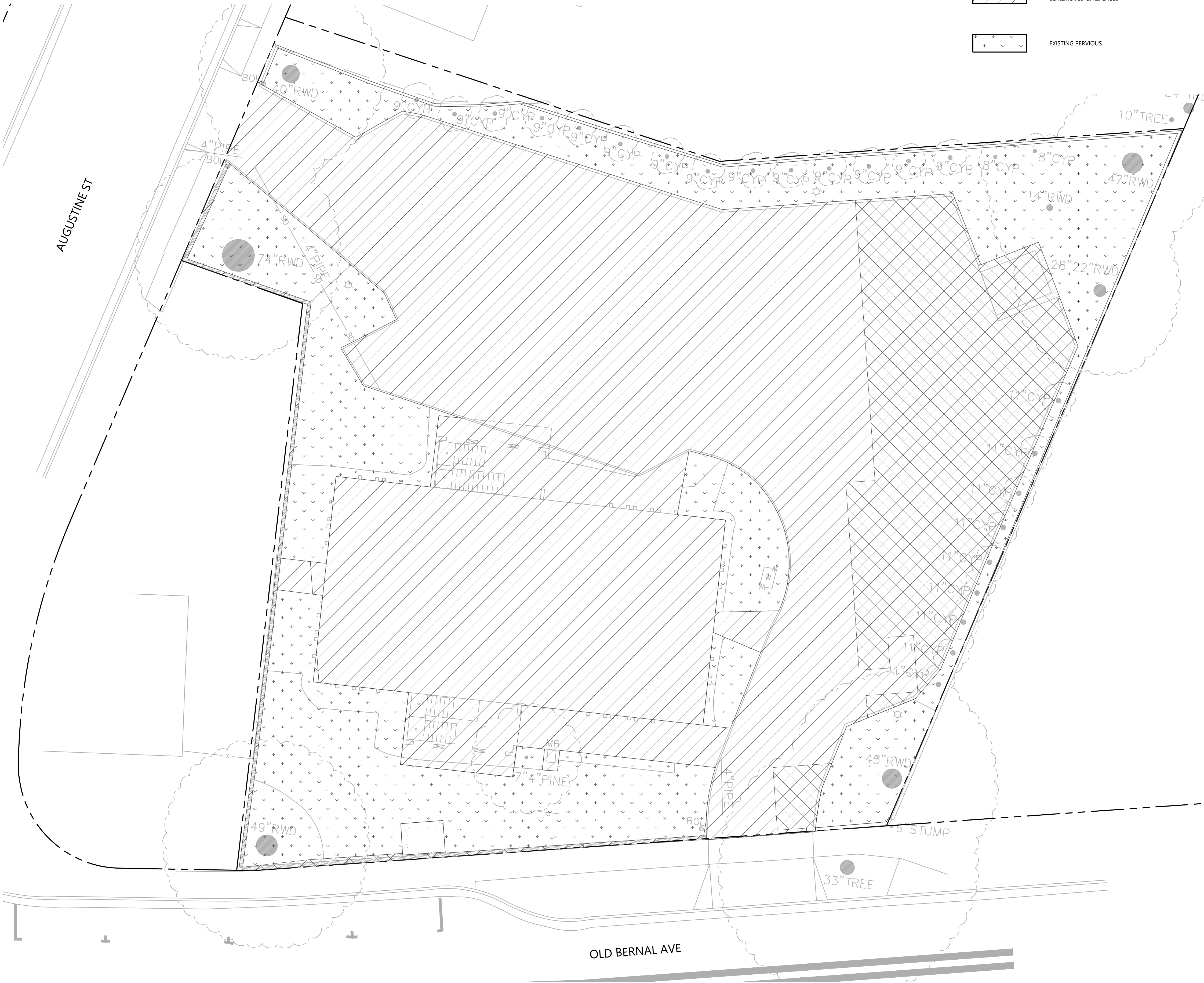
SHEET #

C4.0



Know what's below.
Call before you dig.

Z:\SHARED\PROJECTS\24144-231 OLD BERNAL-PLEASANTON.DWG(PUD-PHASE)\24144-STORM.DWG 2/17/2026 11:10 AM



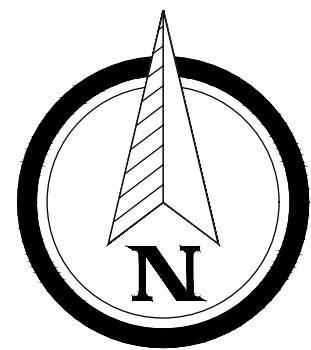
SITE DATA

TOTAL PROPERTY AREA	21,384 SF
EXISTING PERVIOUS AREA	6,362 SF
EXISTING IMPERVIOUS AREA	15,022 SF

LEGEND

	EXISTING IMPERVIOUS SURFACE AREA TO BE REMOVED
	EXISTING IMPERVIOUS SURFACE AREA TO BE REMOVED & REPLACED
	EXISTING PERVIOUS

	EXISTING PERVIOUS - GRAVEL
	EXISTING IMPERVIOUS - BUILDING
	EXISTING IMPERVIOUS - BRICK PAVERS
	EXISTING IMPERVIOUS - ASPHALT PAVEMENT
	EXISTING IMPERVIOUS - CONCRETE PAVEMENT



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

REVISIONS

NO.	DESCRIPTION	DATE

DEVELOPMENT SET
BERNAL MULTI-FAMILY RESIDENTIAL

231 OLD BERNAL AVE

PLEASANTON

CALIFORNIA

PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

SHEET TITLE:

STORMWATER -
PRE-CONSTRUCTION

SCALE: 1"=10'

DRAWN BY: ABV/AZ

CHECKED BY: AUS

PROJECT #

24144

DATE:

2/17/2026

SHEET #

C5.0

PERVIOUS PAVEMENT SIZING CALCULATIONS											
AREA NO.	AREA (SF)	IMPERV. (SF)	LANDSCAPE (SF)	EFFECTIVE IMPERV. AREA (SF)	CAPTURE VOLUME REQUIRED (CF)	PERVIOUS PAVEMENT AREA (SF)	BASE RESERVOIR DEPTH (IN)	VOID SPACE	CAPTURE VOLUME PROVIDED (CF)	SIZING METHOD	TREATMENT TYPE
1	3,846	3,483	363	3,519	214	1,810	6	35%	317	80% CAPTURE	PERVIOUS PAVEMENT

FLOW THROUGH PLANTER SIZING CALCULATIONS									
AREA NO.	AREA (SF)	IMPERV. (SF)	LANDSCAPE (SF)	SELF-TREATED (SF)	EFFECTIVE IMPERV. AREA (SF)	TREATMENT REQUIRED (SF)	TREATMENT PROVIDED (SF)	SIZING METHOD	TREATMENT TYPE
2	10,629	5,347	3,546	1,736	5,702	228	237	4% METHOD	FLOW-THROUGH PLANTER
3	2,117	1,439	678	-	1,507	60	95	4% METHOD	FLOW-THROUGH PLANTER
4	1,609	1,317	292	-	1,346	54	70	4% METHOD	FLOW-THROUGH PLANTER
5	1,785	893	892	-	982	40	48	4% METHOD	FLOW-THROUGH PLANTER
6	1,095	674	421	-	716	29	40	4% METHOD	FLOW-THROUGH PLANTER

MINIMUM DRAWDOWN TIME K_{MIN}

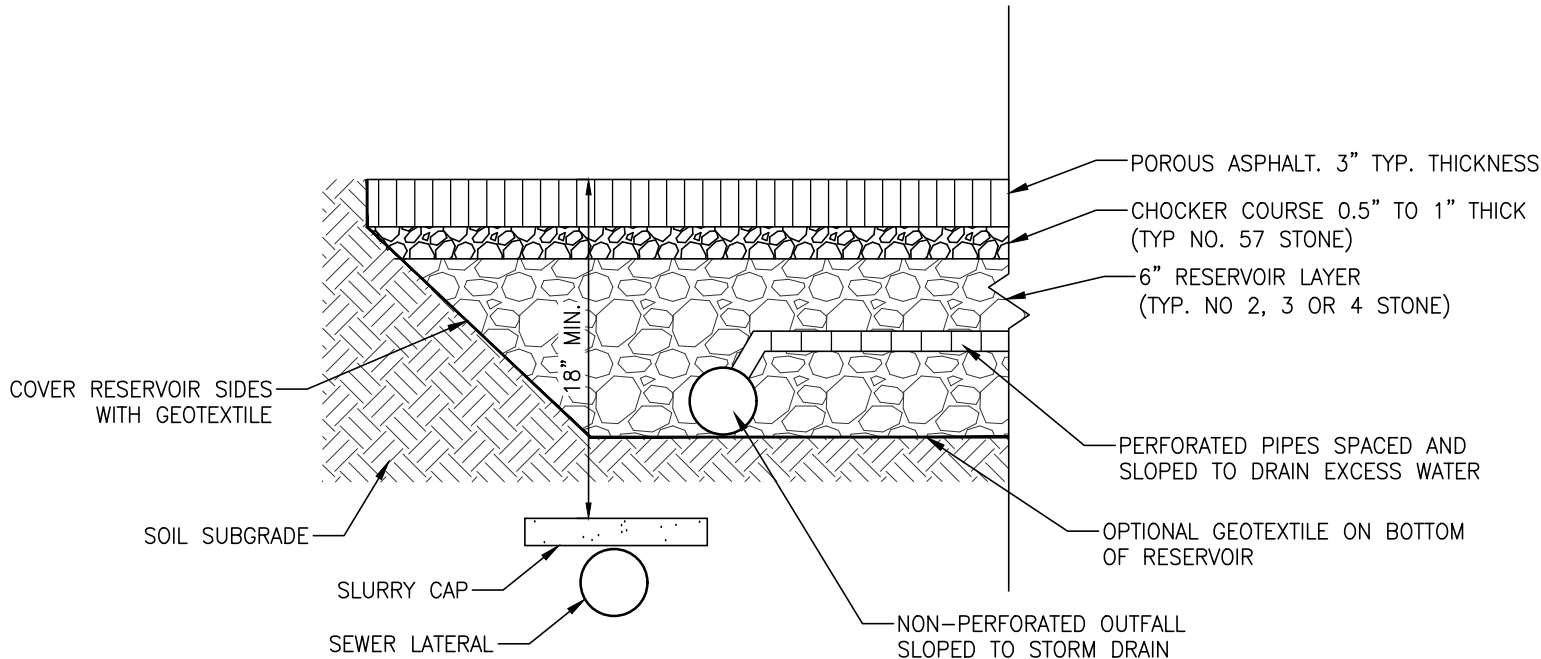
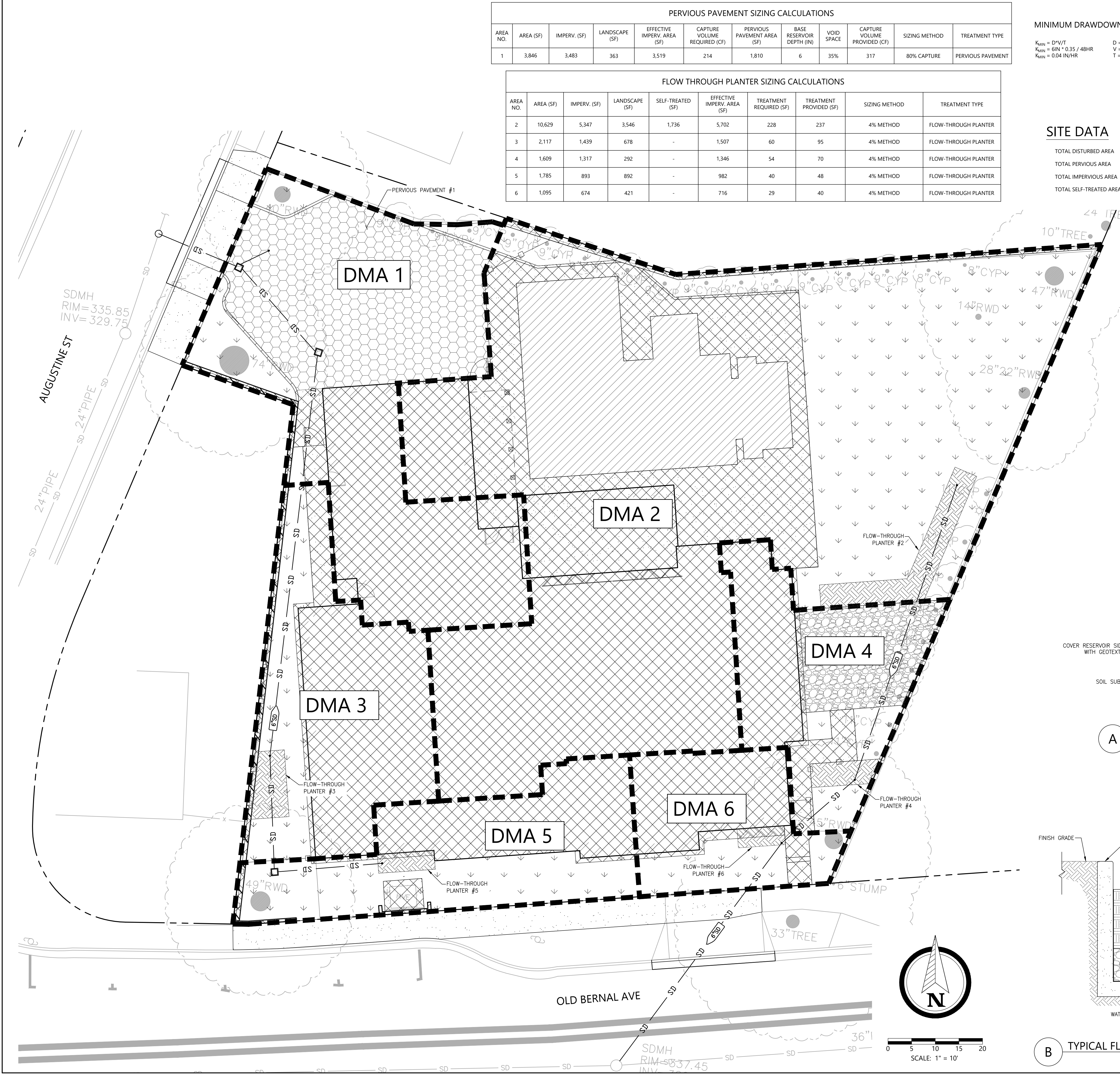
$K_{MIN} = D^2/V/T$
 $K_{MIN} = 6IN * 0.35 / 48HR$
 $K_{MIN} = 0.04 IN/HR$
 $D =$ BASE RESERVOIR DEPTH (INCHES)
 $V =$ VOID SPACE
 $T =$ DRAWDOWN TIME (HOURS)

LEGEND

- IMPERVIOUS AREA
- PROPOSED PERVIOUS - LANDSCAPING
- PROPOSED IMPERVIOUS - GRAVEL
- PROPOSED TREATMENT - PERVIOUS PAVEMENT SEE DETAIL A BELOW.
- PROPOSED TREATMENT - FLOW THROUGH PLANTER SEE DETAIL B BELOW.
- SELF-TREATED
- DMA LIMITS

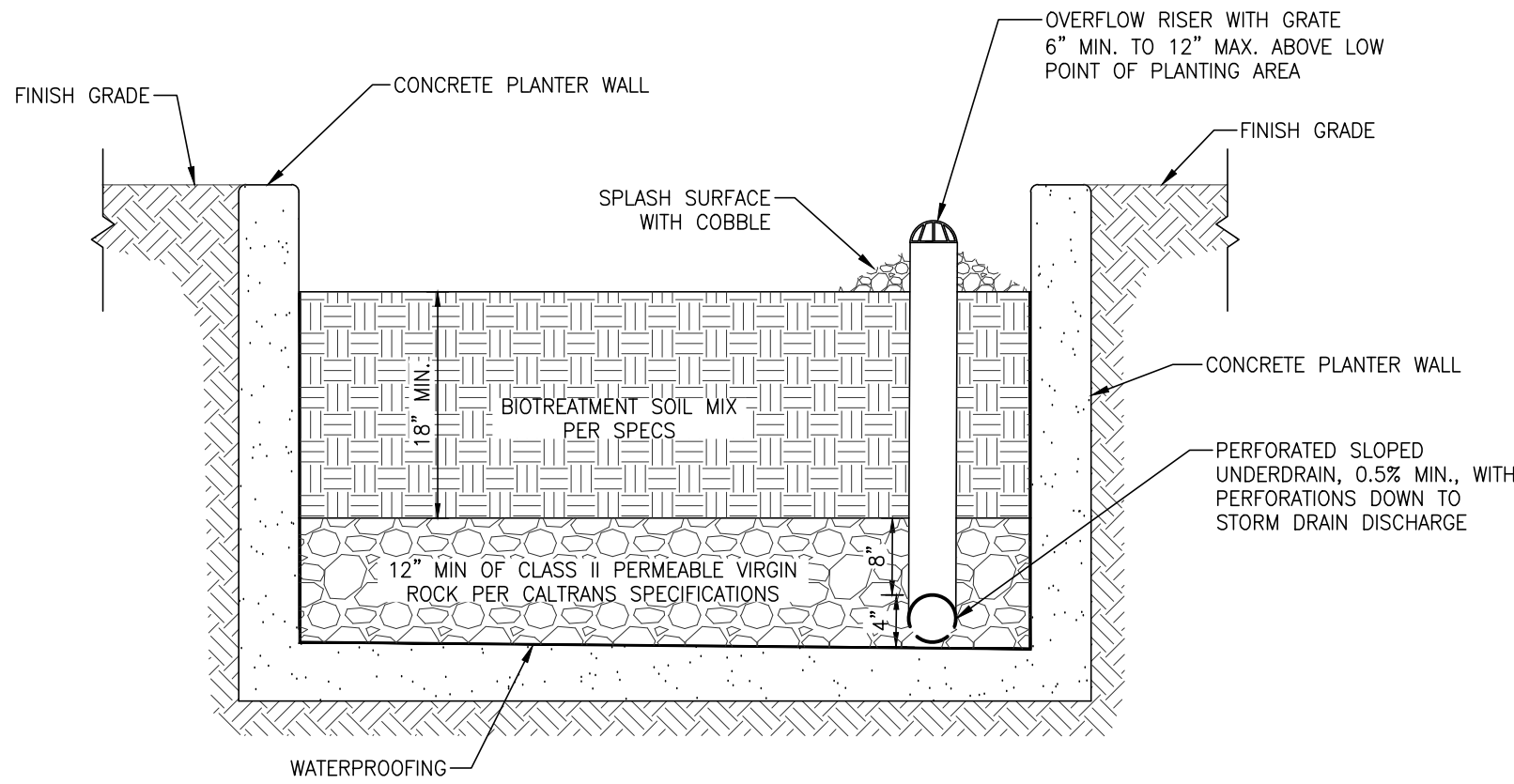
SITE DATA

TOTAL DISTURBED AREA	21,081 SF
TOTAL PERVIOUS AREA	6,192 SF
TOTAL IMPERVIOUS AREA	13,153 SF
TOTAL SELF-TREATED AREA	1,736 SF



A TYPICAL PERVIOUS PAVEMENT

NTS



B TYPICAL FLOW-THROUGH PLANTER SECTION

NTS

REVISIONS

NO.	DESCRIPTION	DATE

DEVELOPMENT SET
BERNAL MULTI-FAMILY RESIDENTIAL

231 OLD BERNAL AVE

CALIFORNIA

PLEASANTON

PROFESSIONAL SEAL

NOT FOR CONSTRUCTION

SHEET TITLE:

STORMWATER -
POST-CONSTRUCTION

SCALE: 1"=10'

DRAWN BY: ABV/AZ

CHECKED BY: AUS

PROJECT #

24144

DATE:

2/17/2026

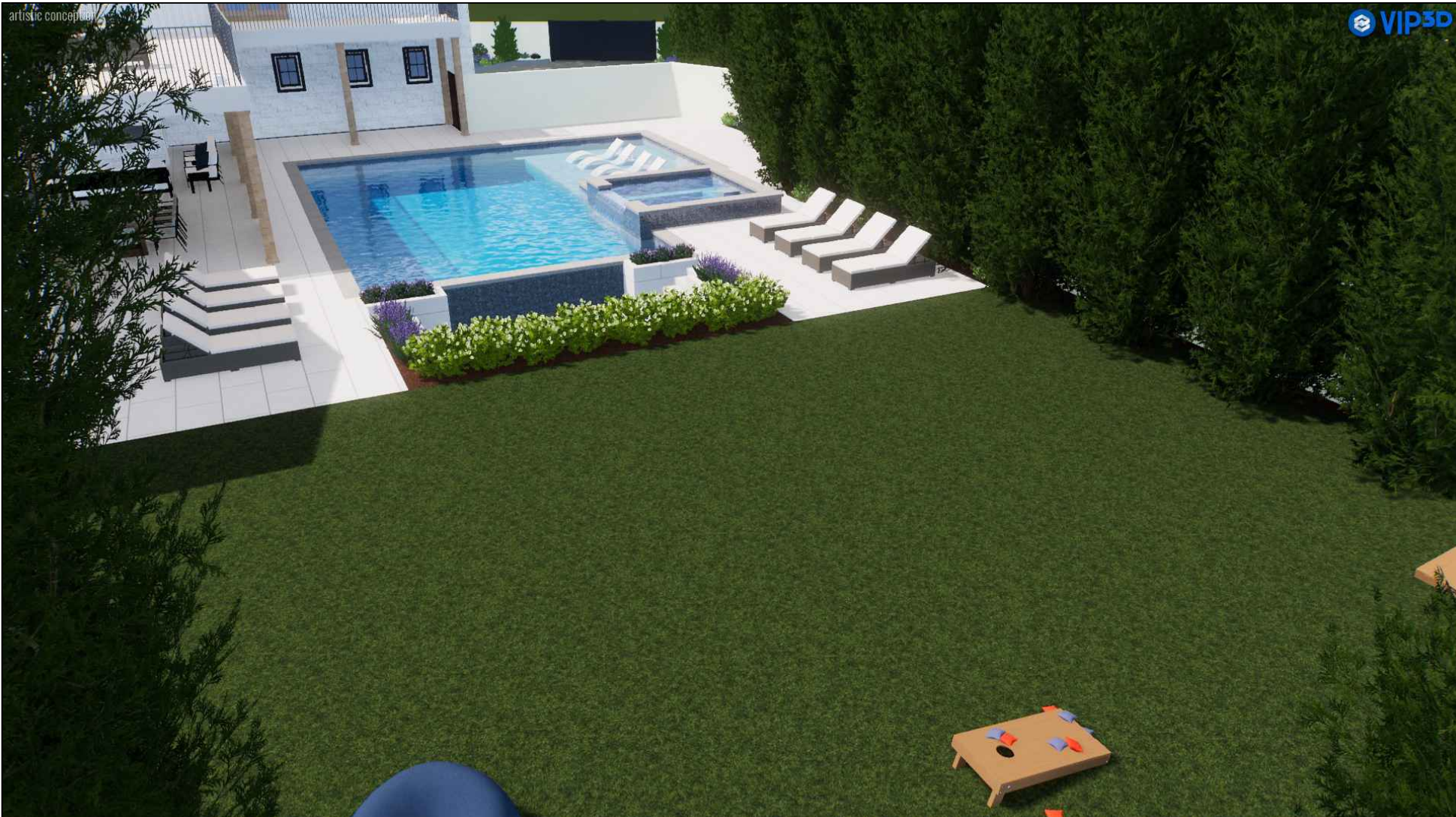
SHEET #

C5.1

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 MISSIGNED 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

9.24.2025
10.17.2025
2/17/2026

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
9.24.2025
10.17.2025
2/17/2026

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(909) 365-0702

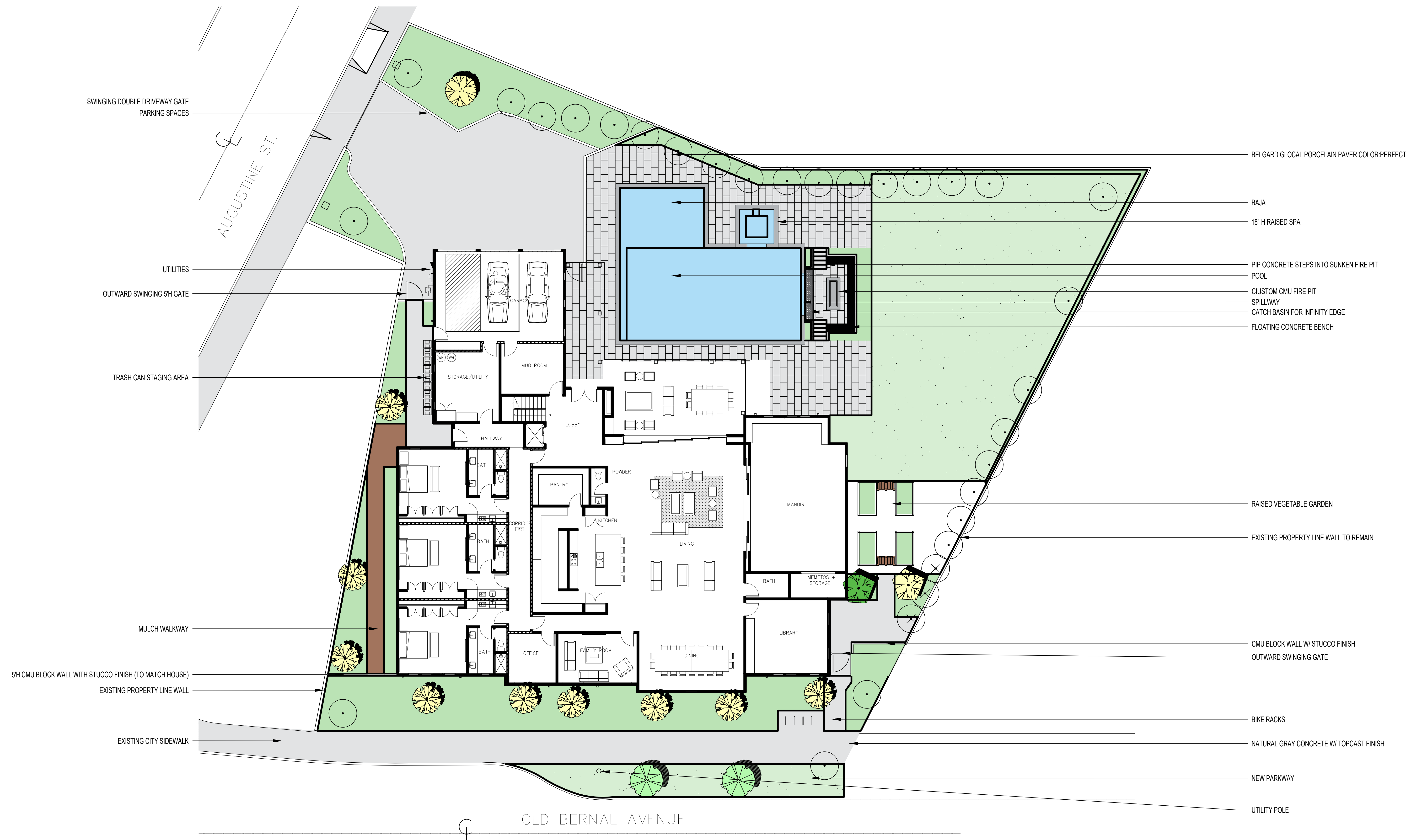
HARDSCAPE PLAN

PATEL RESIDENCE
231 OLD BERNAL AVENUE
PLEASANTON, CA 94566

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

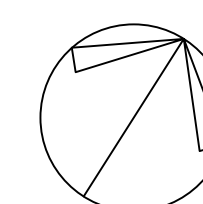
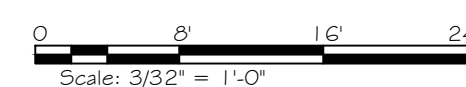
LH-1

2 OF 13

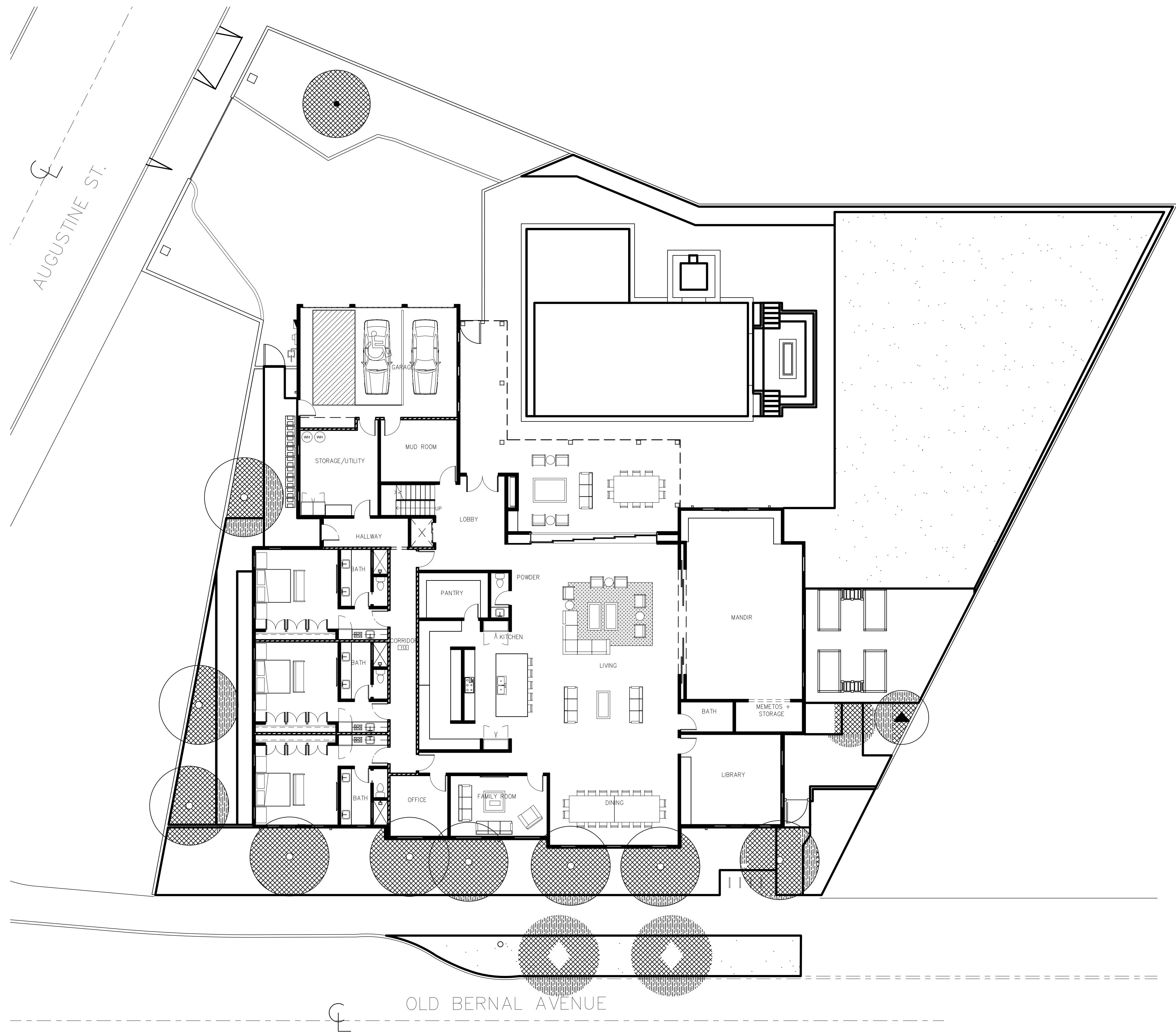


HARDSCAPE PLAN

NOTE: PLAN IS SHOWN DIAGRAMATICALLY.



NORTH



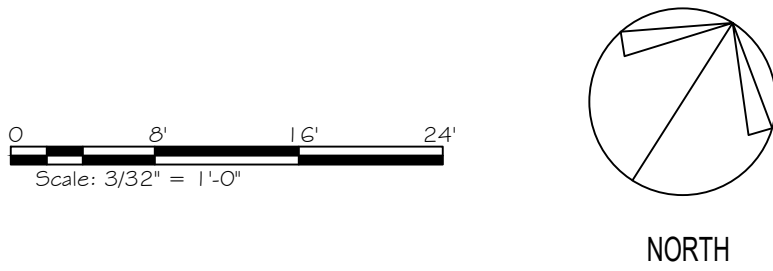
SHADE TREE CALCULATIONS:
PROPERTY SIZE: 15,990 SF
SURFACE PARKING AREA: 1,974 SF
HARDSCAPE AREA: 5,586 SF
SHADE: 358 SF 6%
LANDSCAPE AREA: 6,320 SF
SHADE: 885 SF 14%

- SHADE TREE LEGEND
TREES
- PLATANUS ACERIFOLIA 'COLUMBIA'
COLUMBIA PLANE TREE
 - OLEA EUROPAEA
MAJESTIC BEAUTY
FRUITLESS OLIVE TREE
 - CITRUS X SINENSIS
ORANGE TREE
 - CITRUS LEMON
'MEYER IMPROVED'
IMPROVED MEYER LEMON
 - PRUNUS CAROLINIANA
CAROLINA CHERRY LAUREL

PROJECTED CANOPY	QUANTITY
15'	9
20'	1
15'	1
15'	1
15'	2

SHADE TREE EXHIBIT PLAN

NOTE: PLAN IS SHOWN DIAGRAMATICALLY.



REVISIONS
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10.17.2025
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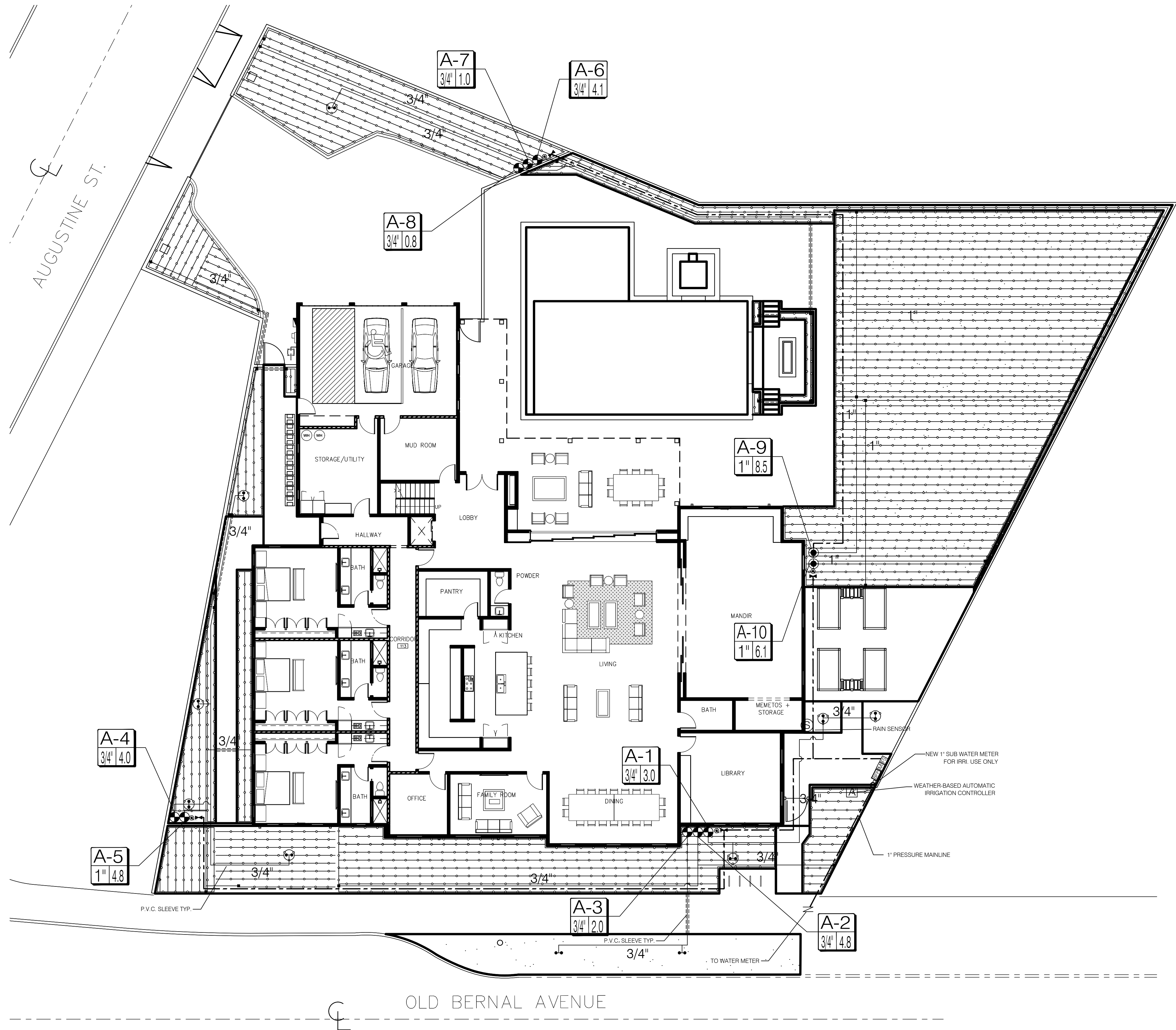
STUJO 317 DESIGNS
2500 E IMPERIAL HWY UNIT 149A
BREA, CA 92821
(909) 365-0702

SHADE TREE
EXHIBIT PLAN

PATEL RESIDENCE
231 OLD BERNAL AVENUE
PLEASANTON, CA 94566

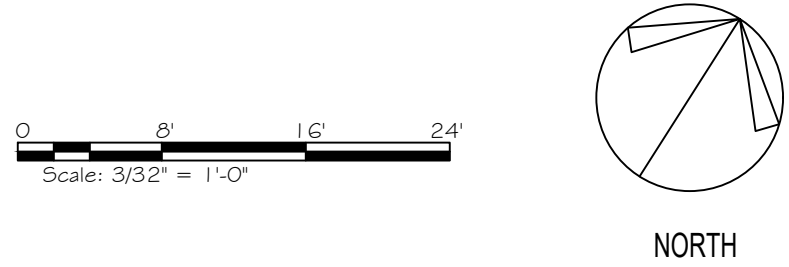
DATE	JUNE 2, 2025
SCALE	AS SHOWN
DRAWN BY	AMBER URENA
SHEET	

LS-1



IRRIGATION PLAN

NOTE: PLAN IS SHOWN DIAGRAMATICALLY.



IRRIGATION LEGEND

- 1 1/4" PRESSURE MAINLINE - SCH. 40 IPS PVC (SIZE PER PLAN)
W/ P.V.C. SLEEVE UNDER IN PAVING
- NON-PRESSURE LATERAL - SCH. 40 IPS PVC (SIZE PER PLAN)
- 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
- RAINBIRD LANDSCAPE DRIP XF SERIES XFS-06-18 (SUB SURFACE)
- SUB LANDSCAPE WATER METERS FM150B 1 1/2"
- REDUCED PRESSURE BACKFLOW FEBCO 825-Y 1 1/2" W/
1 1/4" BRONZE WATER PRESSURE REGULATOR ZURN WILKINS 1-500XL
- MASTER VALVE RAIN BIRD 1 1/2" BRASS VALVE EFB-CP SERIES
- FLOW SENSOR RAIN BIRD FS100B 1 1/2" BRASS TEE FLOW SENSOR
- MANUAL SHUT OFF VALVE 1" BALL VALVE BRASS NIBCO T-580 A
- ROOT ZONE WATERING SYSTEM RAINBIRD RWS-B-C-1402 (0.5 GPM)
- LOW FLOW CONTROL ZONE KITS W/ PR FILTER
RAINBIRD XCZ-075-PRF
- MEDIUM FLOW CONTROL ZONE KITS W/ PR FILTER
RAINBIRD XCZ-100-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 SIZE VALVE SEQUENCE
1" 10 G.P.M.

IRRIGATION NOTES

- IRRIGATION PLAN IS DIAGRAMATIC. ALL PIPING AND IRRIGATION IMPROVEMENTS SHALL BE LOCATED IN PLANTING AREAS WHEREVER POSSIBLE.
- 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 OWNER'S REPRESENTATIVE.
- VALVE BOXES SHALL BE LOCATED 12" FROM THE EDGE OF CURB, WALKWAYS AND VALVE BOXES SHALL BE A MINIMUM OF 12" APART.
- PROVIDE MINIMUM 18" COVER FROM FINISH GRADE TO TOP OF PIPE, PRESSURE PIPE (MAINLINE), AND 12" COVER FOR NON PRESSURE PIPE, LATERAL LINE.
- 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.
- CONTROL WIRES SHALL BE BUNDLED WITH ELECTRICAL TAPE AT 10 FT. ON CENTER AND BURIED BENEATH THE MAINLINE.
- WIRE CONNECTIONS, ALL SPLICES SHALL BE MADE WITH PENTILE ON EQUAL WIRE CONNECTORS IN VALVE BOXES ONLY.
- ROUTE ONE EXTRA WIRE WITH A COLOR DIFFERENT THAN THE CONTROL AND COMMON WIRES. ALL WIRE RUN TO FOLLOW MAINLINE.
- TRENCHES SHALL BE COMPACTED AND/ OR JETTED TO PREVENT SETTLEMENT.
- 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 COMPLETE AND ADEQUATE.
- CONTRACTOR SHALL GUARANTEE WORK AGAINST DEFECTIVE INSTALLATION AND FAULTY PARTS FOR PERIOD OF 12 MONTHS.

CONSTRUCTION NOTES

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

NOTE:
*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 CONTRACTED 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 SOIL LESS THAN 1% ORGANIC MATTER IN THE TOP 8" 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 FILED 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.
*RE-CIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.
A MINIMUM OF 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GRASS COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION SERVICES.

REVISIONS
9.24.2025
10.17.2025
2/17/2026

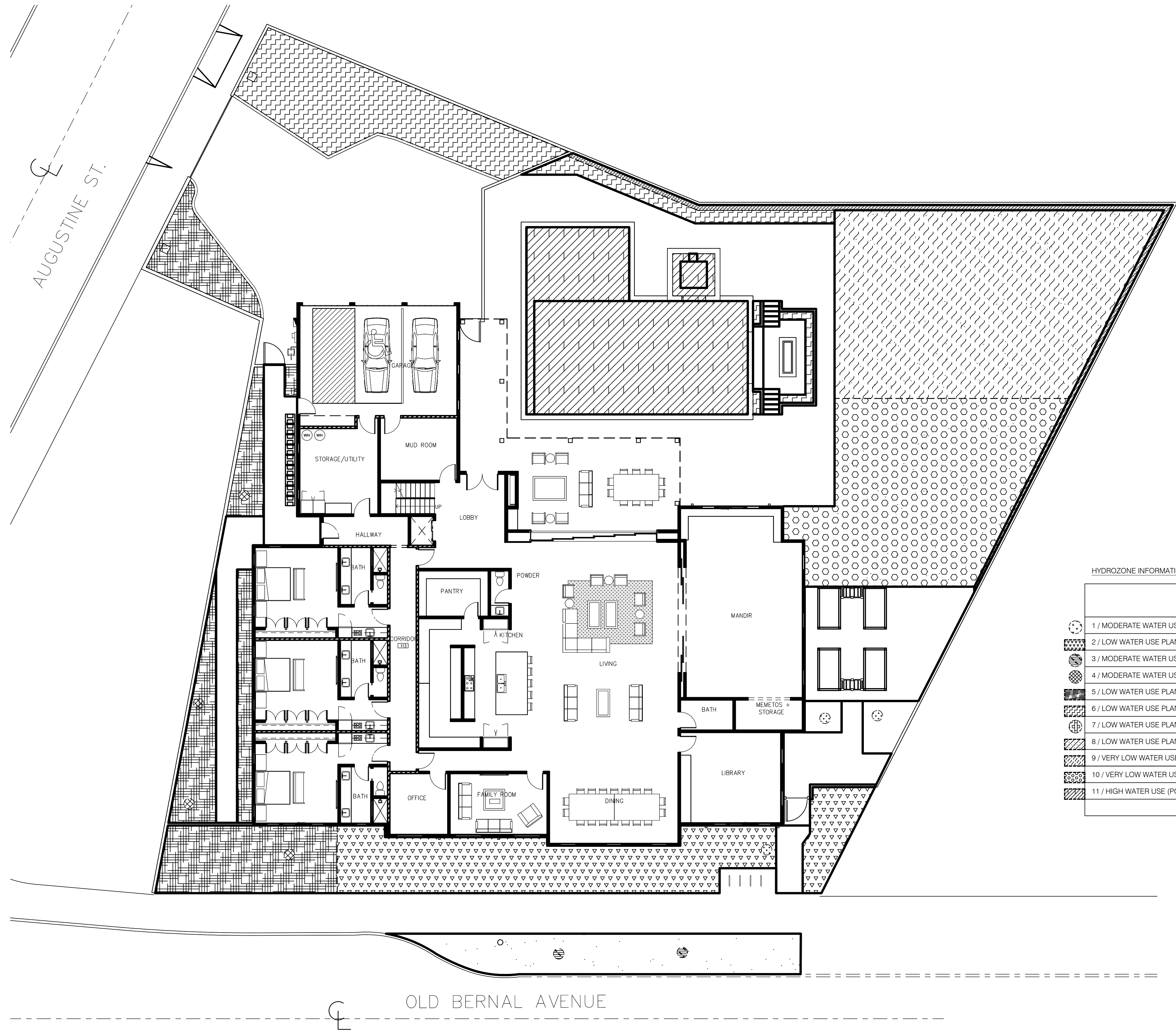
STUJO 317 DESIGNS
2500 E IMPERIAL HWY UNIT 149A
BREA, CA 92821
(909) 365-0702

IRRIGATION PLAN

PATEL RESIDENCE
231 OLD BERNAL AVENUE
PLEASANTON, CA 94566

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

LI-1

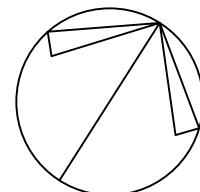
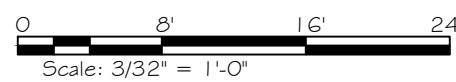


HYDROZONE INFORMATION TABLE

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	1,071	14%
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	1,075	14%
6 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	A-6	DRIP	929	12%
7 / LOW WATER USE PLANTINGS (TREE)	A-7	DRIP	3	0.1%
8 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	A-8	DRIP	177	2%
9 / VERY LOW WATER USE PLANTINGS (GROUNDCOVER)	A-9	DRIP	1,911	24%
10 / VERY LOW WATER USE PLANTINGS (GROUNDCOVER)	A-10	DRIP	1,381	18%
11 / HIGH WATER USE (POOL & SPA)	N/A	N/A	1,245	16%
TOTAL LANDSCAPE AREA			7,819	100.0%

HYDROZONE PLAN

NOTE: PLAN IS SHOWN DIAGRAMATICALLY.



NORTH

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9.24.2025
10.17.2025
2/17/2026

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HYDROZONE PLAN

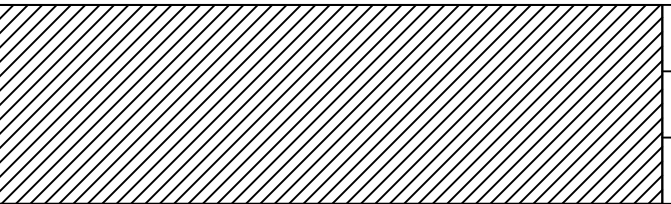
PATEL RESIDENCE
231 OLD BERNAL AVENUE
PLEASANTON, CA 94566

DATE
JUNE 2, 2025
SCALE
AS SHOWN
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WATER EFFICIENT LANDSCAPE WORKSHEET

CITY OF PLESANTON MAXIMUM APPLIED WATER ALLOWENCE
THE ET_o REFERENCE FOR CITY OF PLESANTON IS 46.2 (INCHES PER YEAR)
REFERENCE EVAPOTRANSPIRATION (ET_o) 46.2

HYDROZONE # / PLANTING DESCRIPTION ^a	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	1,071	268	7,677
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	7	201
5 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	0.2	DRIP	0.81	0.25	1,075	269	7,705
6 / LOW WATER USE PLANTINGS (SHRUB & GROUNDCOVER)	0.2	DRIP	0.81	0.25	929	232	6,645
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	177	44	1,260
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	1,381	345	9,882
11 / HIGH WATER USE (POOL & SPA)	N/A	N/A	N/A	1.0	1,245	1,245	35,662
TOTALS					(A) 7,819	(B) 2,898	37,726
SPECIAL LANDSCAPE AREA							
*****				1.0	*****	*****	*****
*****				1.0	*****	*****	*****
*****				1.0	*****	*****	*****
				TOTALS	(C) *****	(D) *****	0
					ETWU TOTAL		83,040
					MAXIMUM ALLOWED WATER ALLOWANCE (MAWA) ^e		123,182

^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) = ET _o 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.**
---	---	--	---

^e MAWA (ANNUAL GALLONS ALLOWED) = (ET _o) (0.62) [(ETAF X LA) + ((1-ETAF) x SLA)] **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.**
--

1) AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER
EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE
LANDSCAPE DOCUMENTATION PACKAGE"

NAME:
REGISTERED LANDSCAPE ARCHITECT #

02-11-2026
DATE

ETAF CALCULATIONS		
REGULAR LANDSCAPE AREA		
TOTAL ETAF x AREA	(B)	2,898
TOTAL AREA	(A)	7,819
AVERAGE ETAF	(B/A)	0.37
ALL LANDSCAPE AREA		
TOTAL ETAF x AREA	(B + D)	2,898
TOTAL AREA	(A + C)	7,819
SITEWIDE ETAF	(B + D) / (A + C)	0.37

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

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, RESETTNG 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 WIT 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 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 AMOUNT OF WATER NEEDED TO MAINTAIN PLAN HEALTH ADJUST AS 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 MISSIGNED 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

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

9.24.2025

10.17.2025

2/17/2026

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(909) 365--0702

WATER EFFICIENT

LANDSCAPE WORKSHEET

PATEL RESIDENCE

231 OLD BERNAL AVENUE

PLEASANTON, CA 94566

DATE

JUNE 2, 2025

SCALE

AS SHOWN

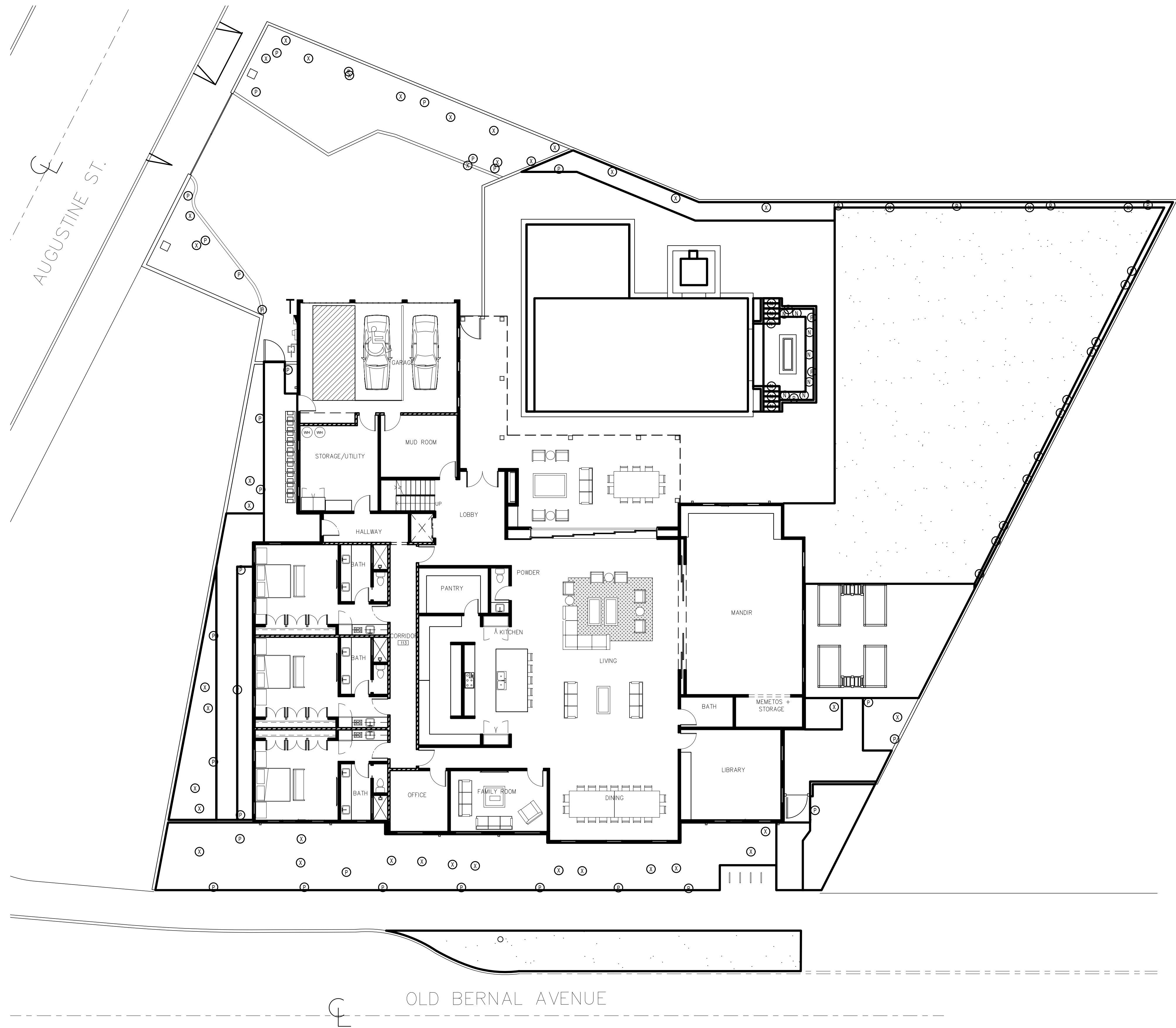
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LI-3

6 OF 13



LIGHTING PLAN

NOTE: PLAN IS SHOWN DIAGRAMATICALLY.

LOW VOLTAGE LIGHTING KEY

SYMBOL	DESCRIPTION	QTY
①	VOLT 6" UNDERCOVER HARDSCAPE LIGHT-VHS-668-4-BBZ	13
②	VOLT TOP DOG SCOTTY MINI INNOVATOR BRASS PATH & AREA LIGHT-VPL-398	51
③	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'

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9.24.2025
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LIGHTING PLAN

PATEL RESIDENCE
231 OLD BERNAL AVENUE
PLEASANTON, CA 94566

DATE	JUNE 2, 2025
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LL-1

PRODUCT SPECIFICATIONS

VOLT®

Project Name _____ Date _____

Type or Model _____ Qty _____

VOLT® Low Voltage Landscape Lighting

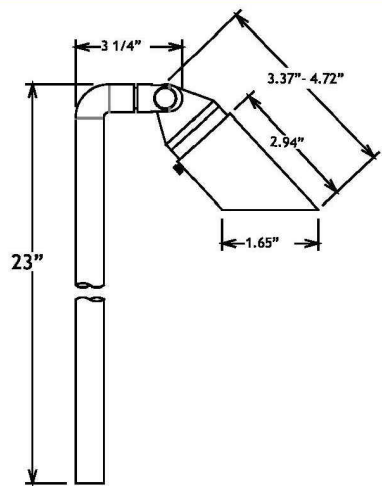
VOLT® Top Dog Scotty Mini Innovator Brass Path & Area Light- VPL-398

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

 **Max 35 Watts**
LISTED File # E466348

 **Max 35 Watts**
LISTED File #E466348

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

VOLT®

Project Name _____ Date _____

Type or Model _____ Qty _____

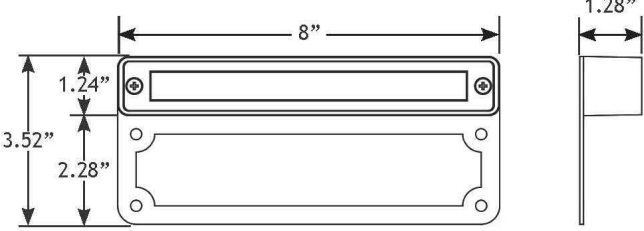
VOLT® Low Voltage Landscape Lighting

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

Warranty

Lifetime Warranty

Certifications

 **Max 20 Watts**
LISTED File #E466348

 **Max 20 Watts**
LISTED File #E466348

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

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PRODUCT SPECIFICATIONS

VOLT®

Project Name _____ Date _____

Type or Model _____ Qty _____

VOLT® Low Voltage Landscape Lighting

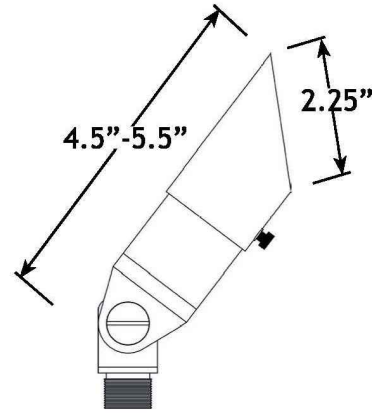
VOLT® Top Dog Scotty Mini Brass Spotlight - VAL-1183

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

 **Max 20 Watts**
LISTED File # E466348

 **Max 20 Watts**
LISTED File #E466348

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

VOLT®

Project Name _____ Date _____

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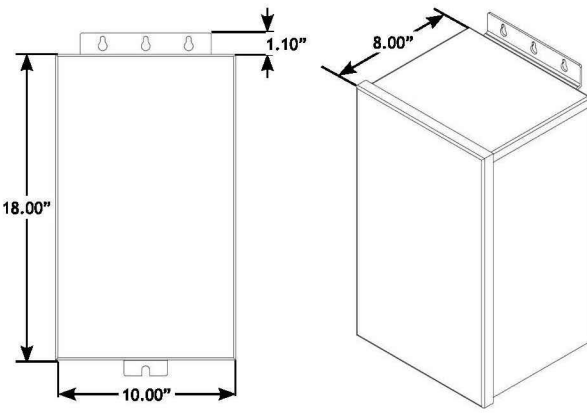
VOLT® Low Voltage Landscape Lighting

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®

Product Dimensions



Certifications



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

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REVISIONS

9.24.2025

10.17.2025

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STUIO 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

DRAWN BY

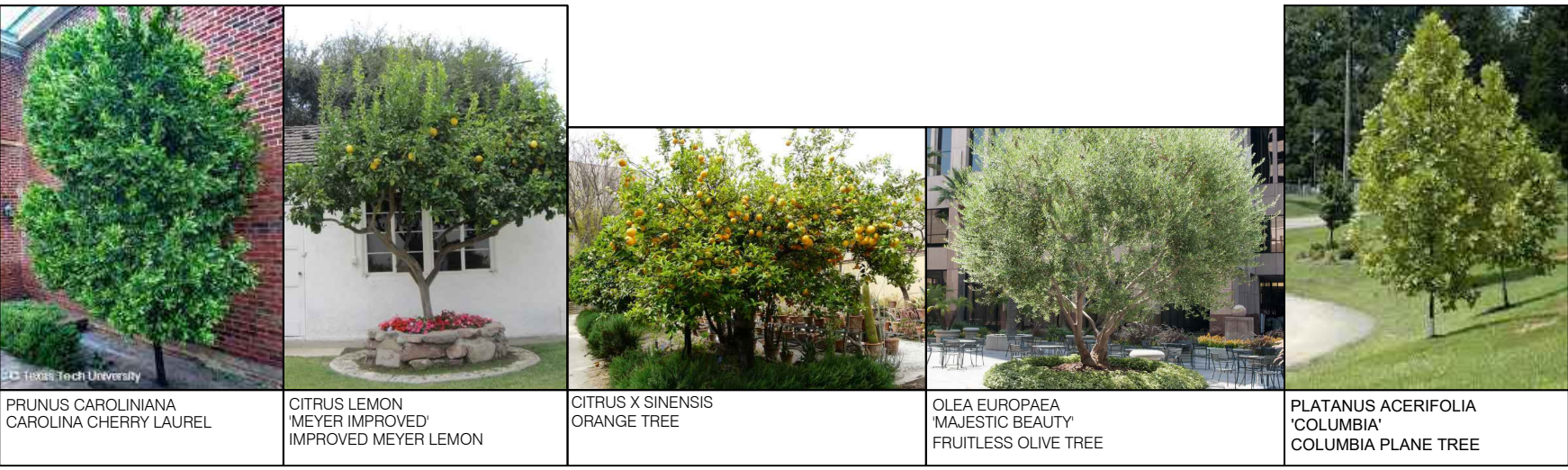
AMBER URENA

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9 OF 13

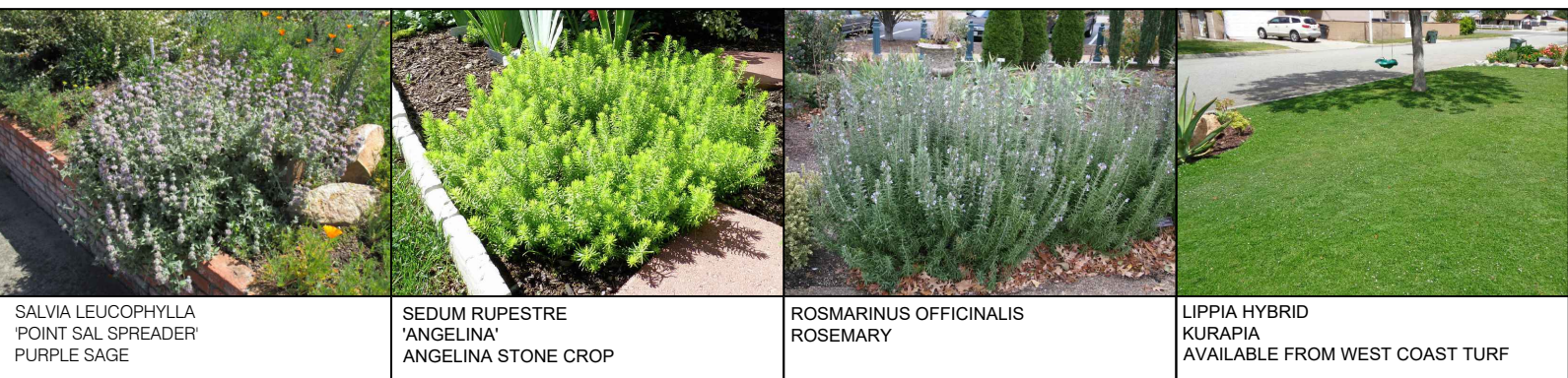
TREES



SHRUBS



GROUND COVER



VINE



REVISIONS
9.24.2025
10.17.2025
2/17/2026

STUJO 317 DESIGNS
2500 E IMPERIAL HWY UNIT 149A
BREA, CA 92821
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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 OWNERS 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 OWNERS AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL GUARANTEE THE QUALITY OF THE TOPSOIL WITH A CERTIFIED AGRICULTURAL SUITABILITY EVALUATION REPORT. SUBMIT THE EVALUATION REPORT TO THE OWNERS 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 PITTS 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 OWNERS 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.

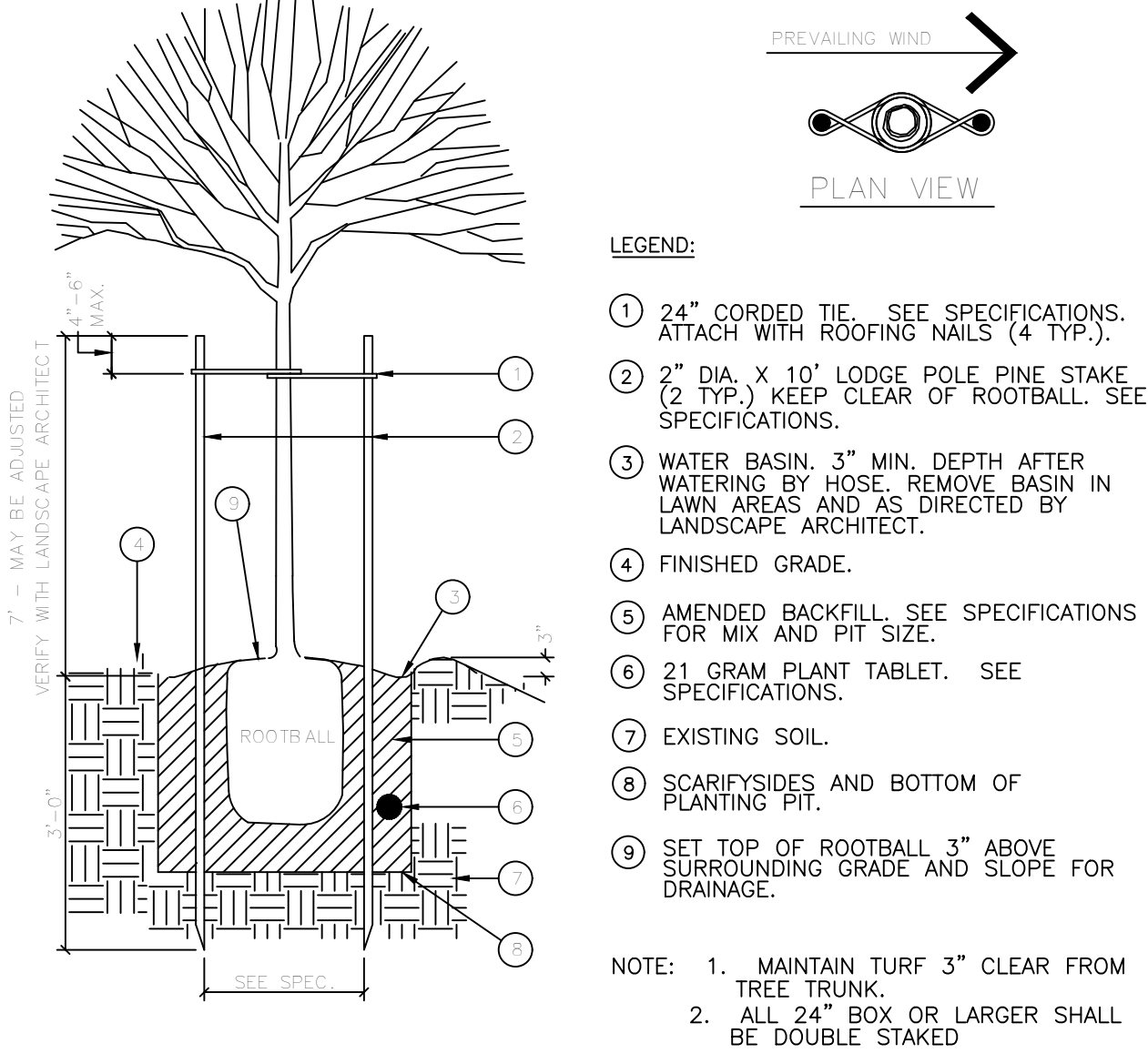
B. THE CONTRACTOR SHALL APPLY AN 8-8-4 COMMERCIAL SLOW RELEASE FERTILIZER TO ALL PLANTING AREAS AT THE RATE OF 30 POUNDS PER 1,000 SQUARE FEET UPON COMPLETION OF THE GROUND COVER PLANTING AND AT 30-DAY INTERVALS THEREAFTER UNTIL THE END OF THE MAINTENANCE PERIOD. THOROUGHLY WATER ALL PLANTING AREAS FOLLOWING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

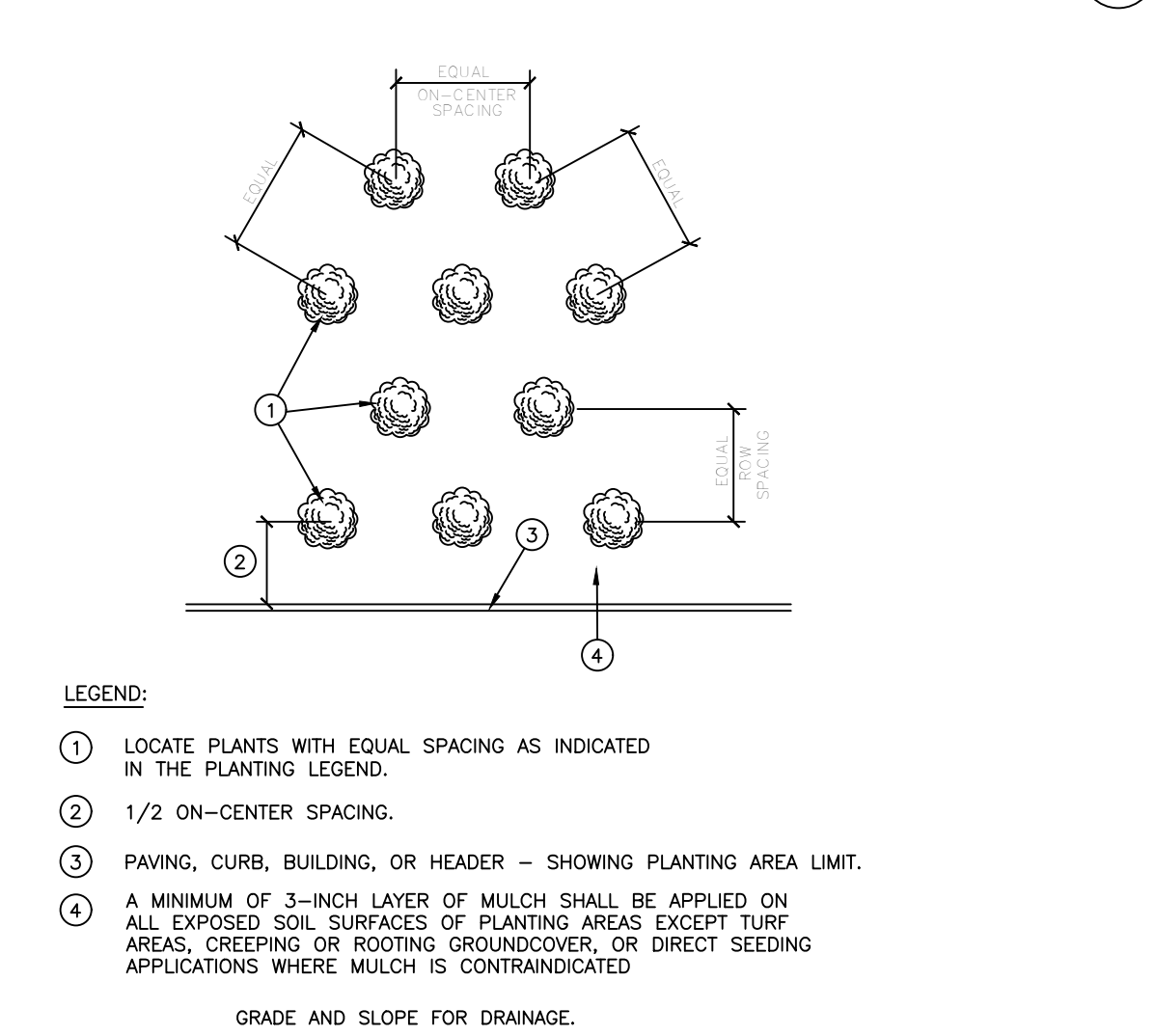
E. WHEN LAWN HAS BEEN SPECIFIED PERFORM THE FIRST MOWING OF LAWN AREAS WHEN THE GRASS IS 2- 1/2 INCHES HIGH AND REPEAT AS OFTEN AS IS NECESSARY TO MAINTAIN THE LAWN AT A HEIGHT OF 2-INCHES. IN NO CASE SHALL THE LAWN BE CUT LOWER THAN 1-1/2-INCHES IN HEIGHT UNLESS OTHERWISE INDICATED.

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.



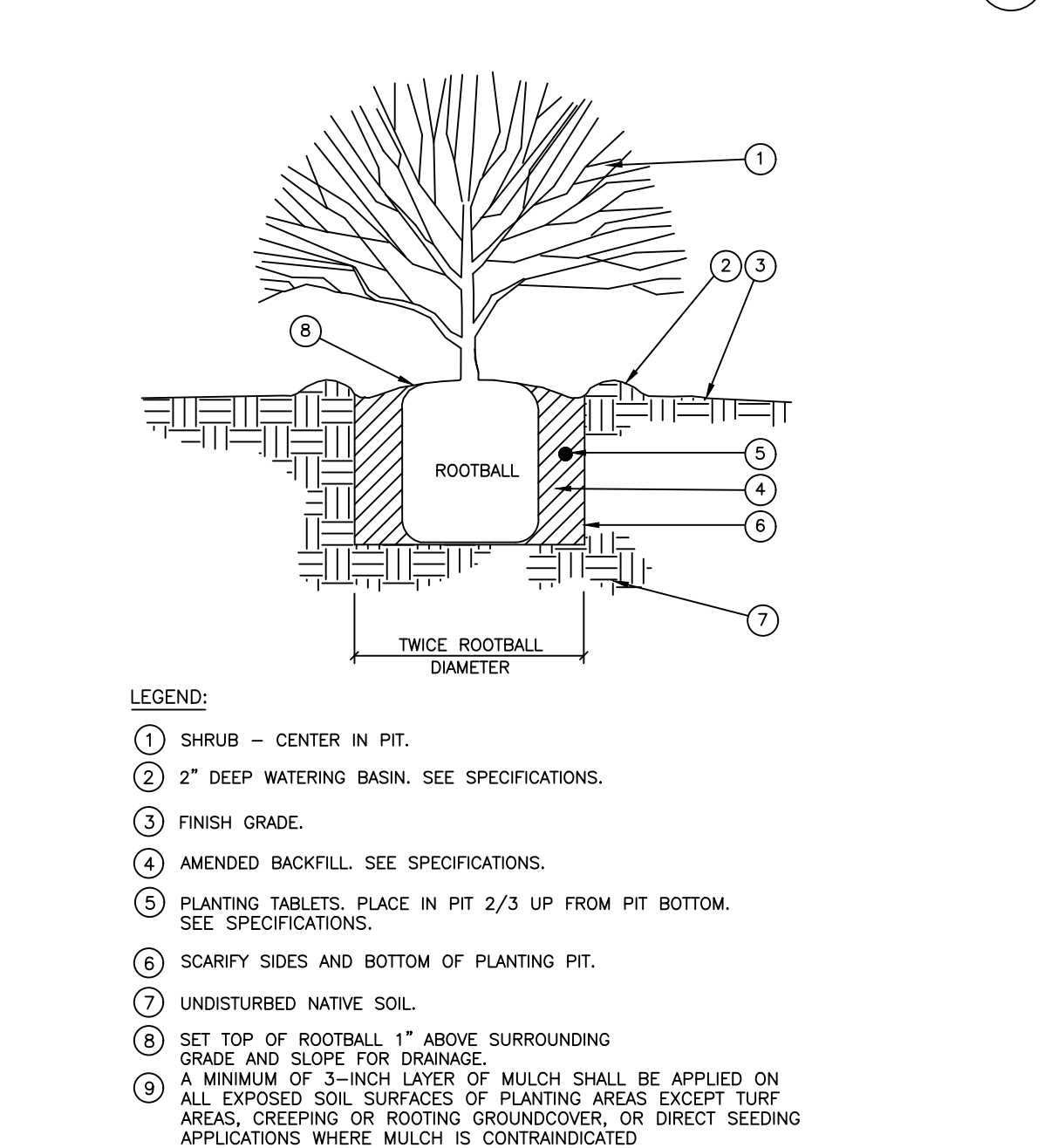
TREE PLANTING-DOUBLE STAKING

SCALE: N.T.S.



SHRUBS/ GROUNDCOVER PLANTING

SCALE: N.T.S.



SHRUBS PLANTING

SCALE: N.T.S.

REVISIONS

9.24.2025
10.17.2025
2/17/2026

STUIO 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

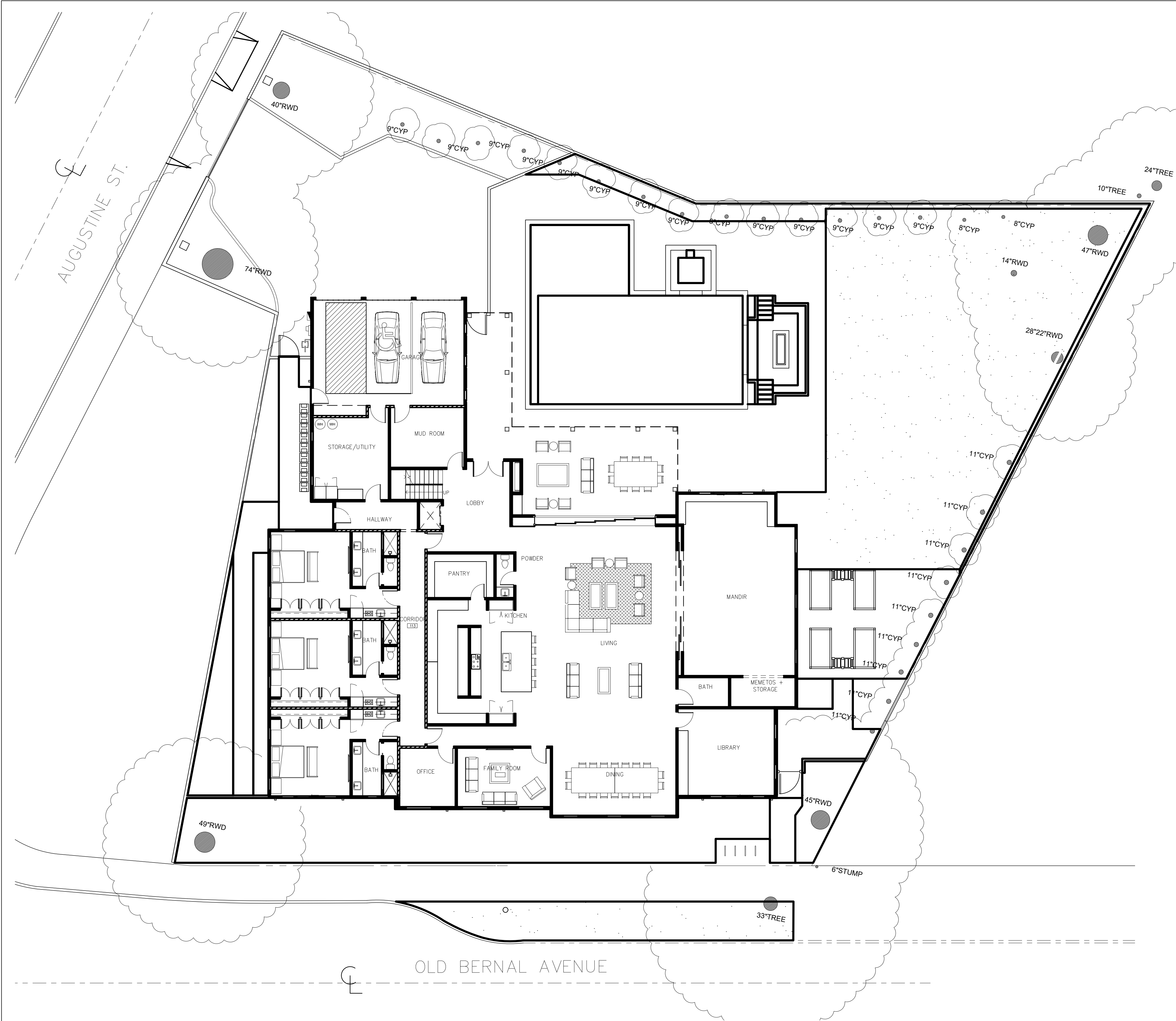
DATE
JUNE 2, 2025

SCALE
AS SHOWN

DRAWN BY
AMBER URENA

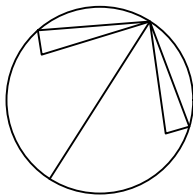
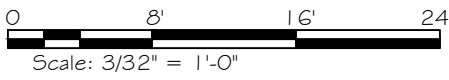
SHEET

LP-3



EXISTING TREE PLAN

NOTE: PLAN IS SHOWN DIAGRAMMATICALLY.



TREE PROTECTION NOTES:
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.

REVISIONS	
9.24.2025	
10.17.2025	
2/17/2026	
STUJO 317 DESIGNS 2500 E IMPERIAL HWY UNIT 149A BREA, CA 92821 (909) 365-0702	
EXISTING TREE PLAN	
PATEL RESIDENCE 231 OLD BERNAL AVENUE PLEASANTON, CA 94566	
DATE JUNE 2, 2025	LP-4
SCALE AS SHOWN	
DRAWN BY AMBER URENA	
SHEET	
13 OF 13	



March 17, 2026

Sent Via-Email:

Gautam Patel
5776 Stoneridge Mall Road, Ste 155
Pleasanton, CA 94588

Subject: Planned Unit Development Application (PUD-152)

Application for a Planned Unit Development to demolish an existing 6,160 square-foot commercial office building and construct a three-story four-unit apartment ranging in size from approximately 430 square feet to 13,626 square feet with associated site improvement located at 231 Old Bernal Avenue.

Dear Gautam Patel:

Thank you for the submittal of the above-noted Planned Unit Development application. Staff has reviewed the submitted information and has the following comments. Based on the submitted information and staff's comments, the application submittal is found to be incomplete.

Department/Division Comments

Planning Division - Should you have any questions regarding Planning Division comments noted below, please contact Diego Mora, Associate Planner, (dmora@cityofpleasantonca.gov) at 925-931-5618.

1. (Repeat) **Objective Design Standards (ODS) for Multifamily Housing in R-M, C-C, and M-U Zoning Districts** (adopted January 26, 2023). The proposed residential project is subject to the noted ODS. The following are outstanding comments that are required to be addressed:
 - a) B6.3: The proposed project is required to provide Private Useable Open Space (PUOS) at a quantity of 75 square feet per unit; or 50 square feet per bedroom, whichever is greater. The project proposes 15 bedrooms (all-inclusive of units). In result, the project is required to provide 750 square feet of Private Open Space. The studio units do not appear to be provided with any private open space. Please provide private open space to all units. Per B6.6. PUOS shall be located directly adjacent to unit interiors and shall be directly accessible from unit.
 - b) B7.6: A minimum six-foot landscape buffer shall be proved between buildings and walkways. The proposed walkway to the left side does not appear to be in conformance – address accordingly.

COMMUNITY DEVELOPMENT

P. O. BOX 520, Pleasanton, CA 94566-0802

Planning	Building & Safety	Engineering	Traffic	Inspection
200 Old Bernal Ave.	200 Old Bernal Ave.	200 Old Bernal Ave.	200 Old Bernal Ave.	157 Main Street
(925) 931-5600	(925) 931-5300	(925) 931-5650	(925) 931-5650	(925) 931-5680
Fax: 931-5483	Fax: 931-5478	Fax: 931-5479	Fax: 931-5479	Fax: 931-5484

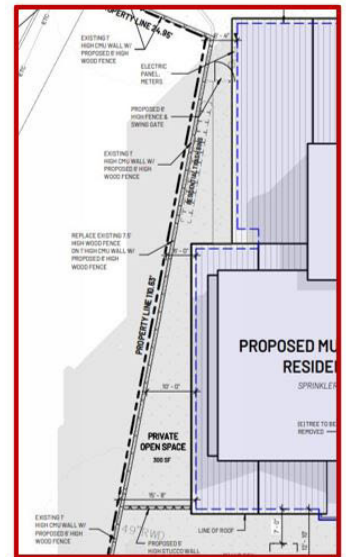
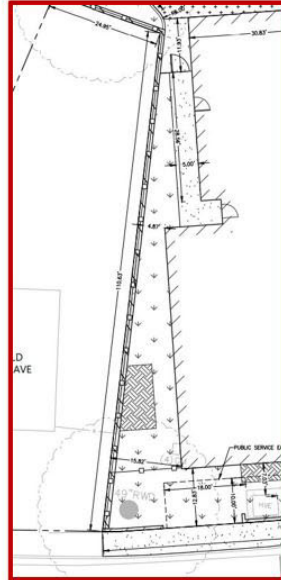
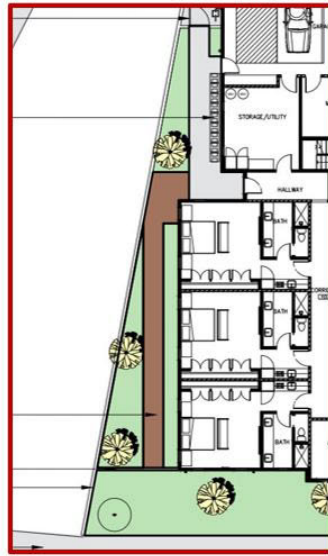
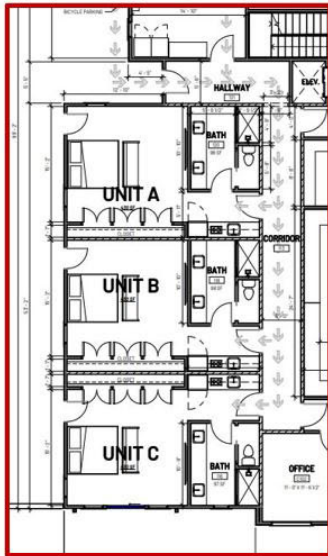
- c) B9.3: Per ODS standard a designated enclosure is required. Provide one in conformance with objective standard (review a-d in ODS of B9.3).
 - i. The trash bins are in the pathway to the side entry. Trash bins shall not impact path of travel.
 - ii. The location of the trash bins and the west rear side entry design is inconsistent throughout the plans. Carefully review and revise plan sheet to be consistent and in conformance with ODS B9.3.
- d) C4.2: Label proposed window glazed and transparency on elevations to be in conformance with standard. Additionally, you may add a key note to the elevations to address comment.
- e) C7.1: Provide proposed window transparency and visible light transmittance. Also, label that muntins shall be on the interior and exterior of glazing.
- f) C7.2: Its noted that as part of the PUD application a request for relaxation is requested. However, please indicate the percent area of ground-level façade fronting the public right of way composed of brick or stone masonry.
- g) C7.6: The project proposes fencing – not consistent with the with the ODS and Downtown Design Guidelines.
 - i. Per the Downtown Design Guidelines, open fencing may be 42 inches in the front yard.

Note: Upon resubmittal, provide a checklist annotating where on the plans each applicable ODS standard is met. Some standards require to demonstrate calculation. Please do so on plans or in the resubmittal checklist document. Where you may be requesting deviation from the ODS as a part of the PUD Development Standards, please indicate.

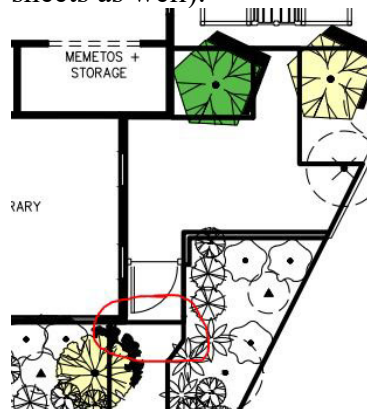
2. General Comments:

- a) Attached is a table of the proposed project and how it's inconsistent or requires additional information per the ODS standards and the Downtown Specific Plan (DSP) goals and policies. The ODS table also includes staff comments.
- b) Sheet A001:
 - i. Revise "Proposed Yard" for "Rear" from 10' to 37'-6".
 - ii. Revise "Maximum Height Limit" from 3 stories to 2 stories.
- c) Sheet A100: Annotate how many bike parking spaces are provided in the shown bicycle parking illustration. For example, "Bicycle Parking (4 stalls, 8 spaces)".
- d) Sheet A200: Per the GHG Checklist, one long-term bicycle parking space is provided at the utility room on the ground floor with lockers. Label on the floor plan, specifically, bicycle parking, and the number of spaces in the locker
- e) Sheet A502 titled "window schedule" is blank. Please provide information.
- f) Sheet LH-1:
 - i. (Repeat) Provide height and elevation of wood trellis by the vegetable garden.
 - ii. Provide elevation detail of double driveway gate. Please note that gates are to conform to the height requirement per ODS C7.6.
 - iii. Sheet indicates "Parking Spaces" for the paved area by the driveway gate. Illustrate on the plans the location of parking stalls.

- iv. Annotate how many bike parking spaces are provided in the shown bicycle parking illustration. For example, “Bicycle Parking (4 stalls, 8 spaces)”.
- v. Walkway, trash bins, and unit floor plans are not consistent throughout the plan set. (see below). Revise all plan sheets to be accurate with what the project is proposing.
 - 1. Per Pleasanton Garbage Service letter dated October 17, 2025, 12 carts for residential service are required. The number of carts is inconsistent on the plans. Sheet A100 illustrates 12 carts, but Sheet LH-1 illustrates 9 carts. Ensure consistency on all plan sheets.



- vi. Clarify the following solid linework by the east side gate (address in Civil/Landscape sheets as well):



- g) Sheet LP-1: Illustrate the location of the HVE box and backflow preventer to ensure adequate screening per ODS B9.2 is provided.

3. Story Pole plan will no longer be required.

4. On-site Project Notification: The project will be required to meet the City's On-Site Project Notification requirements as illustrated in the following handout:
<https://www.cityofpleasantonca.gov/assets/our-government/community-development/handouts/on-site-project-notification-signs.pdf>. The Applicant will be required to work with the project planner to provide the necessary information for the on-site sign. Note: Sign must be placed no less than 10 calendar days prior to any public hearing scheduled for the project.

Building Division - Should you have any questions regarding Building Division comments noted below, please Wayne Newton, Senior Plan Checker, wnewton@cityofpleasantonca.gov.

5. Sheet A001 – Please amend the reference to a B-occupancy. This occupancy classification is not applicable to the proposed project and shall be removed or revised to reflect the correct occupancy classification.
6. CBC 11A accessible sleeping units (Sheet A200 – First Floor Plan)
The first floor shows three individual sleeping units (Units A, B, and C) that appear to include cooking appliances. If these units are considered independent dwelling or sleeping units, they may trigger CBC Chapter 11A adaptable housing requirements. This should be confirmed prior to submittal so the accessibility scope is clearly understood.
7. Accessible parking serving the first? Floor units (Sheet A200 – First Floor Plan)
A van accessible parking space is shown within the garage area. The plans should confirm that a compliant accessible route is provided from this space to the accessible entrance serving the first? Floor sleeping units. Accessible routes, door clearances, and level changes should be verified. Reference: CBC 11A?206, 11A?404, and 11A?502.
8. Sheet A200 – The door from the utility room to the garage occurs along the accessible path of travel serving the CBC 11A sleeping units. Provide the required maneuvering clearance on the pull side of the door, including the minimum 18 inches latch-side clearance, in accordance with CBC Section 11A-404.2.4.

Landscape Division - Should you have any questions regarding Landscape Architecture Department comments noted below, please contact Mr. Matt Gruber, Landscape Architect (mgruber@cityofpleasantonca.gov) at 925-931-5672.

9. The existing tree plan should show which trees are proposed for removal and which to be retained and protected. Accommodations to the plans to retain and protect trees 2, 12-14, and 33 should be made. Every effort should also be made to retain trees 1, 31, and 32. As the plans stand now, many of these trees will not be able to withstand the impacts from the proposed improvements. Have the arborist review the plans and provide a supplemental section to the arborist report. A payment shall be made to the City's urban forest fund for the value of any trees removed minus a credit for new trees.
10. The project plans shall address improvements for the property within the right-of-way, including new landscaping and pavement for the project frontage. This includes making sure the civil plans match the landscape plans.
11. Water use calculations shall be modified to be more realistic. Kurapia is not to be considered a low water use plant.

Patel
Application: PUD-152
March 17, 2026

12. Shade calculations do not meet requirements. Refer to the City of Pleasanton Shade Tree Guidelines.
13. The civil plans show flow through planters, but the landscape plans do not specify plants for the flow through planters. Landscape plans shall be adjusted to accommodate flow through planters.

Traffic Division - Should you have any questions regarding Traffic Engineering Department comments noted below, please contact Matt Nelson, Associate Traffic Engineer, (manelson@cityofpleasantonca.gov) at 925-931-5671.

14. SAME COMMENT FROM PREVIOUS SUBMITTALS: The sight distance triangles on sheet C3.0 show obstructions within the triangles and do not meet city guidelines for safety. In addition to the redwood on the north side that falls within the triangle, the proposed 6' fence, shown on sheet A100, does not comply with city sight distance triangles and shall be removed.
15. The sidewalk on Old Bernal Ave shall be a minimum of 6' wide along the entirety of the project frontage.

Livermore-Pleasanton Fire Department - Should you have any questions regarding Fire Department comments noted below, please Ryan Rucker, Deputy Chief/Fire Marshal (rrucker@lpfire.org) at 925-454-2330.

16. Provide a site plan which shows a standard ladder pad at each rescue window location. Standard ladder pad specification is attached.

Engineering Division - Should you have any questions regarding Engineering Division comments noted below, please contact Tommy Nguyen, Associate Civil Engineer, (tnguyen@cityofpleasantonca.gov) at 925-931-5661.

17. Please see Engineering memo dated March 17, 2026, attached.

General Note:

PUD applications are subject to a public hearing. The request is first heard by the Planning Commission (PC) which provides a recommendation for action to the City Council (CC). The City of Pleasanton requires that projects or applications subject to a public hearing with the Planning Commission or City Council require on-site notification signs.

When resubmitting, **provide a response letter indicating how each item above has been addressed.**

If you have any questions concerning these comments, please feel free to contact me at (925) 931-5618 or by email at dmora@cityofpleasantonca.gov.

Sincerely,

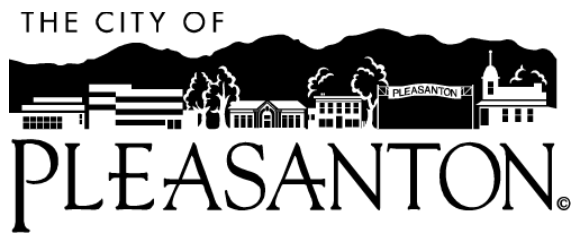


Patel
Application: PUD-152
March 17, 2026

Diego Mora, AICP
Associate Planner

Attachment(s):

1. Engineering Memo dated March 17, 2026
2. Ladder pad specification
3. ODS Table
4. DSP Table



MEMORANDUM

DATE: March 17, 2026

TO: Diego Mora, Associate Planner
Community Development Department

FROM: Tommy Nguyen, P.E. Associate Civil Engineer, tnguyen@cityofpleasantonca.gov
Land Development Section, Public Works Department

SUBJECT: PUD-152, 231 Old Bernal Avenue
APN# 94-156-21
Planned Unit Development & Design Review

The application is for a Planned Unit Development to demolish an existing office building and construct a three-story building consisting of an approximately 14,000 square-foot single family residence with an approximately 3,000 square-foot ground floor commercial space with site improvements. Having reviewed the application materials, the Public Works Department offers our comments as follows. Please forward our comments to the applicant and request formal responses to each. Our standard Conditions of Approval are included with this memo.

Application materials reviewed:

1. Bernal Mixed Use plans by SDA Creative Studio dated 9-19-2024 (13 sheets)
2. Civil plans by YCG Civil Engineering dated 10-23-2025 (4 sheets)
3. Landscape Plans by Studio 317 Designs dated 10-17-2025 (12 sheets)
4. Geotechnical Engineering Investigation by Krazen & Associates dated 9-11-2024 (KA Project No. 042-24027)
5. Preliminary Title Report by Chicago Title dated 8-29-2024 (Order #FWAC-TO24000331A)
6. Stormwater Requirements Checklist by Gautam Patel submitted 10-29-2025 (12 pages)
7. Impervious Exhibit by YCG Civil Engineering dated 10-24-2025 (2 sheets)
8. Worksheet for Calculating the Water Quality Design Volume by YCG Civil Engineering submitted 10-28-2025 (1 page)
9. Confirmation of Garbage Service Availability by Pleasanton Garbage Service, Inc. dated 10-17-2025 (1 page)

Reference materials:

- A. Parcel Map 3081 (Book 116, Pages 43-44)
- B. Pleasanton Downtown Specific Plan adopted August 2019
- C. City of Pleasanton Objective Design Standards adopted on 1-26-2023
- D. Project Narrative by Sajni Design & Architecture dated 9-19-2024 (1 page)

Comments:

1. **RESOLVED.** Moved to Condition of Approval.
2. **AMENDED COMMENT. CLEAN WATER PROGRAM:** Projects that create and/or replace more than 5,000 square feet (0.23 acres) of impervious surface are considered “Regulated” according to Provision C.3.b of the Municipal Regional Stormwater NPDES Permit that regulates stormwater runoff in Alameda County. The Alameda Countywide Clean Water Program developed a C.3 Guidance Manual to assist applicants in addressing these regulations. The Guidance Manual is available for download at:
<https://cleanwaterprogram.org/development/>

Regulated projects must include stormwater treatment measures in the site design to remove pollutants from stormwater upstream of any connection to the City’s stormwater conveyance network. A Stormwater Requirements Checklist must also be submitted to confirm the square footage of existing, new and replaced impervious surfaces per C.3 technical guidance manual Appendix O. Finally, a Stormwater Control Plan must be submitted. These plan sheets shall show the drainage management areas (DMAs) with a corresponding treatment feature. Follow C.3 Stormwater Technical Guidance Section 8.

AMENDED COMMENT. When reviewing Stormwater Sheets C5.0 and C5.1, the following issues shall be addressed:

- a. RESOLVED.
- b. RESOLVED.
- c. RESOLVED.
- d. **AMENDED COMMENT.** Sheet C5.1 proposes two different types of treatment features (Pervious Pavement and Flow through Planters). The design drawings require additional clarification:
 - (1) RESOLVED.
 - (2) **NEW COMMENT.** Figures 8-11 through 8-13 of the manual shows typical Flow Through Planter design details. Sheet C5.1 provides a typical flow-through planter section within Detail B as an at grade planter.
 - (a) Confirm that planters #2 through #6 are all at grade planters or if there will be above grade planters. The typical design standard for flow through planters adjacent to structures is above grade due to water and drainage issues to the foundation. If flow-through planters #5 and #6 are at grade planters, the structure’s foundation designer and geotechnical engineer will need to consider these at grade planters in their design.
 - (b) The landscape plans do not match the civil plans for the landscaping within the flow through planters. The plans shall be revised to match and include planting details per the technical guidance manual section 8.2.1, and follow the planting guide in Appendix B.
 - (3) RESOLVED.
 - (4) **NEW COMMENT.** Sheet C5.1 shows the swimming pool as a self treating area within DMA #2. Swimming pools are considered an impervious surface and shall

be added to the effective impervious area within the DMA#2 calculation for sizing the treatment area.

- e. **RESOLVED.**
 - f. **NEW COMMENT.** Sheets C4.0 & C5.1 show flow through planter #5 within the revised PSE. The design plans shall be revised to show stormwater treatment features outside of the PSE but still sized to ensure the proposed 4% sizing method per the Technical Guidance Manual.
 - g. **NEW COMMENT.** Sheet C4.0 shows a permeable pavement overflow underdrain along the sidewalk transition on the south side of the driveway. Provide clarification on this note. The overflow should connect to the proposed storm drain and flow into the storm drain manhole.
 - h. **NEW COMMENT.** Sheet C4.0 shows a note to connect to ex. SDMH but also proposes a new storm drain manhole. Provide clarification on this conflict and where the proposed storm connection is.
3. **RESOLVED. HORIZONTAL SETBACK FROM OVERHEAD ELECTRICAL LINES.**
4. **RESOLVED. WATER:** Moved to Conditions of Approval.
5. **AMENDED COMMENT. SANITARY SEWER:**
The proposed sewer lateral connecting to Augustine Street has the following design issues that require clarification:
- a) **RESOLVED.**
 - b) **AMENDED COMMENT.** Provide a section detail for permeable pavers (see comment 2c). The revised plan shows section detail with a slurry cap over a sanitary sewer lateral on Sheet C5.1 detail A. Confirm that this cap is intended for the entire length of any sewer laterals.
- Fees are due to both the City of Pleasanton and DSRSD for new connections to the sewer network. Said fee amounts appear in the City's Adopted Master Fee Schedule. (Address this condition prior to plan approval)
6. **RESOLVED. SIDEWALK WIDENING:** Moved to Conditions of Approval.
7. **DRIVEWAY:** The Augustine St driveway has conflicts and the following items will need to be addressed:
- a) **AMENDED COMMENT.** Sheet C4.0 shows a new driveway and sidewalk. Reference City of Pleasanton Standard Drawing 106 reference on the plans. *Applicant response was that a modified driveway entrance has been called out and City Standard Drawing 106 will not work. The proposed modified driveway with a 1.5% cross slope is flat (1.4 to 1.9" from FL to top of driveway approach) and will introduce potential ponding on Augustine Street. The nearest drain inlet is close to corner of Augustine and Bernal. The plans shall be revised to address these issues.*
 - b) **RESOLVED.** ADA parking was removed from the scope.
 - c) **RESOLVED. STORM DRAIN.** Moved to Conditions of Approval.

- d) **REPEAT COMMENT.** *Existing heritage trees are shown and appears to conflict with the improvements. Heritage trees require confirmation from City Landscape Architect for removal. If not, the proposed improvements that conflict with the heritage trees will need to be redesigned.*
8. **RESOLVED. UN-USED DRIVEWAY APPROACH.** Moved to Conditions of Approval.
9. **RESOLVED. ADA ACCESSIBILITY.**
10. **RESOLVED. BICYCLE PARKING.**
11. **RESOLVED. EXISTING UTILITY BOX.**
12. **RESOLVED. TRASH COLLECTION.**
13. **NEW COMMENT.** SWINGING DOUBLE DRIVEWAY GATE. Sheet LH-1 shows a note for a swining double driveway gate and parking spaces but does not provide details for either.

Conditions of Approval.

1. **CONDITIONS OF APPROVAL:** These Conditions of Approval shall be depicted on a plan sheet(s) in the submitted plans for construction.
(Address this condition prior to plan approval)
2. **ENGINEERING DIVISION FEES FOR SERVICE:** The Engineering Division assesses fees for services including plan-check, permit issuance, and inspection according to the City's adopted Master Fee Schedule. These fees are separate and distinct from fees assessed by the Community Development Department (including Planning and Building Division fees). The applicant is responsible for payment of all Engineering Division fees prior to services rendered or permit issuance, whichever is first.
(Address this condition prior to plan approval)
3. **PUBLIC SERVICE EASEMENT DEDICATION:** Grant a Public Services Easement (PSE), 10-feet in width and 18' in length along the Old Bernal Ave frontage of the property pursuant to Pleasanton Municipal Code §19.36.110. A PSE shall be offered as an easement for public purposes including but not limited to installation, construction, access, and maintenance of all public services facilities above and below the ground surface.
(Address this condition prior to plan approval)
4. **STORM DRAIN DESIGN:** Per Sheet C4.0, there is a proposed storm drain manhole on Augustine Street. Include the City standard drawing 205 reference to the plans.
(Address this condition prior to plan approval)
5. **POTABLE WATER SERVICE:** According to City records, the property is served by a 5/8" water meter (#55882904) located along the frontage of the lot on Old Bernal Avenue. If a larger meter is needed to support the proposed residential and commercial use, a fee credit will

be offered for the existing meter, but new connection fees will be due to Zone 7 and the City based on currently adopted fees.

The City purchases water wholesale from Zone 7 Water Agency. Fees are due to both the City of Pleasanton and Zone 7 for new connections to the pipe network. Said fee amounts appear in the City's Adopted Master Fee Schedule. For more information about water usage in Pleasanton, refer to Pleasanton Municipal Code Title 14.

(Address this condition prior to building permit issuance)

6. **BACKFLOW PREVENTION ASSEMBLIES:** Backflow preventer assemblies shall be designed and installed in accordance with current City Standards 704, 705, 706; Pleasanton Municipal Code Chapter 14.16, State Health and Safety Code; State Water Resources Control Board adopted Cross-Connection Control Policy Handbook (CCCPH); and as required by the Director of Public Works. All backflow preventer assemblies shall be tested and certified by a City approved tester with the certification submitted to the City's contractor. Testing will be performed at the time City water is turned on to the site. If an existing backflow preventer is on the site, it shall be tested and certified by a City-approved tester with the certification submitted to the City's contractor before project water is drawn through it. An all-weather cover shall be placed over all backflow prevention assemblies 4-inch and smaller, and follow City Standard 19-02N for Backflow Enclosure requirements. (Address this condition prior to plan approval).
7. **SIDEWALK WIDENING:** Augustine Street and Old Bernal Avenue frontage of the property shall be removed and replaced with a 6'-wide sidewalk constructed similar to City of Pleasanton Standard Drawing 102. Include the City standard drawing reference to the plans. (Address this condition prior to plan approval).
8. **UN-USED DRIVEWAY APPROACH:** The driveway approach that formerly served the property from Old Bernal Ave to be demolished, shall be removed and replaced with standard public sidewalk according to City of Pleasanton Standard Drawing 102. Include the City standard drawing reference to the plans. (Address this condition prior to plan approval).
9. **UTILITY ENCLOSURES:** Proposed utility enclosures including vaults, meter boxes, splice boxes, and pedestals shall be installed in the public right-of-way, in a public service easement (PSE), or in a utility company specific easement. The locations for utility enclosures shall be considered in the following order of preference: (1) PSE area behind public sidewalk; (2) parkstrip area between the roadway curb & gutter and the sidewalk; (3) within the public sidewalk set flush to grade; (4) within driveway approach areas set flush to the surface with traffic-rated lids. In no case shall an above-ground pedestal or utility cabinet obstruct sight-line visibility for vehicle drivers at intersections or driveways. Above-ground pedestals or utility cabinets are preferred within the side-yard area of a corner residential lot rather than the front-yard. Deviations from this standard must be approved by the City Engineer. (Address this condition prior to plan approval)

10. DRY UTILITIES (ELECTRICITY, CATV, TELECOM): All dry utilities including electricity, telecommunications, cable television, street lights, alarm systems, etc. required to serve the project shall be installed underground from the point-of-connection at the utility purveyor's network to the service point. Aerial drops from utility poles will not be allowed without prior approval of the City Engineer.
(Address this condition prior to plan approval)
11. ENCROACHMENT PERMIT: Any work performed within the City's right-of-way, City easements, or City-owned property shall be subject to an Encroachment Permit as defined in Pleasanton Municipal Code Chapter 13.04. All encroachment permit work is subject to adopted City of Pleasanton Standard Specifications and Details, and shall be performed by properly-licensed contractors as determined by the City Engineer. Said contractors must provide evidence of proper licensure (typically a Class "A" General Engineering Contractor license or appropriate Class "C" Specialty Contractor license as issued by the California Contractors State License Board), insurance and City-issued Business License upon application for a permit.
(Address this condition prior to permit issuance)
12. HAUL ROUTE: Deliveries to and from the project site shall conform to the Commercial Vehicle Regulations included in Pleasanton Municipal Code Chapter 11.48. Vehicles with gross weights exceeding 3 tons but less than 8 tons are prohibited on any City roadway other than those designated a Commercial Vehicle Route unless a Transportation Permit has first been obtained. Said Commercial Vehicle Routes include First Street, Stanley Boulevard, and Sunol Boulevard. In addition to weight restrictions, vehicles that exceed 96 inches in width and/or 60 feet in length are also required to obtain a Transportation Permit. For information about Transportation Permits call 925-931-5677.
(Address this condition prior to permit issuance)
13. CONSTRUCTION GENERAL PERMIT: This application is subject to a Construction General Permit according to the National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002. The general permit is applicable to development sites that disturb one or more acres of land surface. The applicant will be required to register the project with the State Water Board's Stormwater Multi-Application and Report Tracking System (SMARTS) website. A Qualified SWPPP Developer (QSD) and a Qualified SWPPP Practitioner (QSP) must be responsible for permit compliance. The SMARTS system will generate a Waste Dischargers Identification (WDID) number, which must be printed on the grading and/or erosion control plans.
(Address this condition prior to permit issuance)
14. HIGH VISIBILITY SAFETY APPAREL: All workers on foot who are exposed to the hazard of vehicular traffic shall wear warning garments such as vests, jackets, or shirts manufactured in accordance with the requirements of the American National Standards Institute (ANSI)/International Safety Equipment Association (ISEA) 107-2004 Performance Class 2, high visibility safety apparel and headwear, or any updates adopted by Cal OSHA. During hours of darkness, warning garments shall be retroreflective with visibility from a minimum 1,000 feet.

(Address this condition during construction)

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

(Address this condition during construction)

16. POLLUTANT REDUCTION IN STORMWATER: At no time during construction of the project shall pollutants be allowed to enter, clog, or contaminate storm drain pipe networks or open stormwater channels in violation of Pleasanton Municipal Code §9.14.080 et seq. The applicant shall contain all trash and debris for proper disposal to authorized landfills or recyclers. Erosion control features shall be deployed during the rainy season that extends from October 1st to April 15th each year, or any time rain is forecast outside of this period. Best Management Practices (BMPs) shall be strictly followed. Street sweepers must be employed if soil or debris is tracked onto the public roads from vehicles exiting the site. Standard BMPs are available from the California Stormwater Quality Association (CASQA), the United States Environmental Protection Agency (EPA), Caltrans, and others. Notes and/or illustrations shall be added to the plans that describe the BMPs to be utilized during construction. The use of manufactured erosion control woven blankets and straw wattles that utilize plastic monofilament netting is specifically prohibited.

(Address this condition during construction)

17. DUST CONTROL: Dust control measures must be employed during all phases of construction to prevent airborne nuisance to neighboring properties. All stockpiles or unused materials that can create dust shall be covered or removed. Exposed soil areas shall be routinely watered until surfacing materials or landscaping is installed. Use of dust palliatives shall conform to Caltrans Standard Specification Section 18. Any damage caused by airborne dust to neighboring properties shall be cleaned with costs paid by the applicant. If the applicant fails the address dust as directed by the City, the City shall have the right to enter the property to effectuate the correction, with all costs paid by the applicant or levied as a lien against the applicant's property.

(Address this condition during construction)

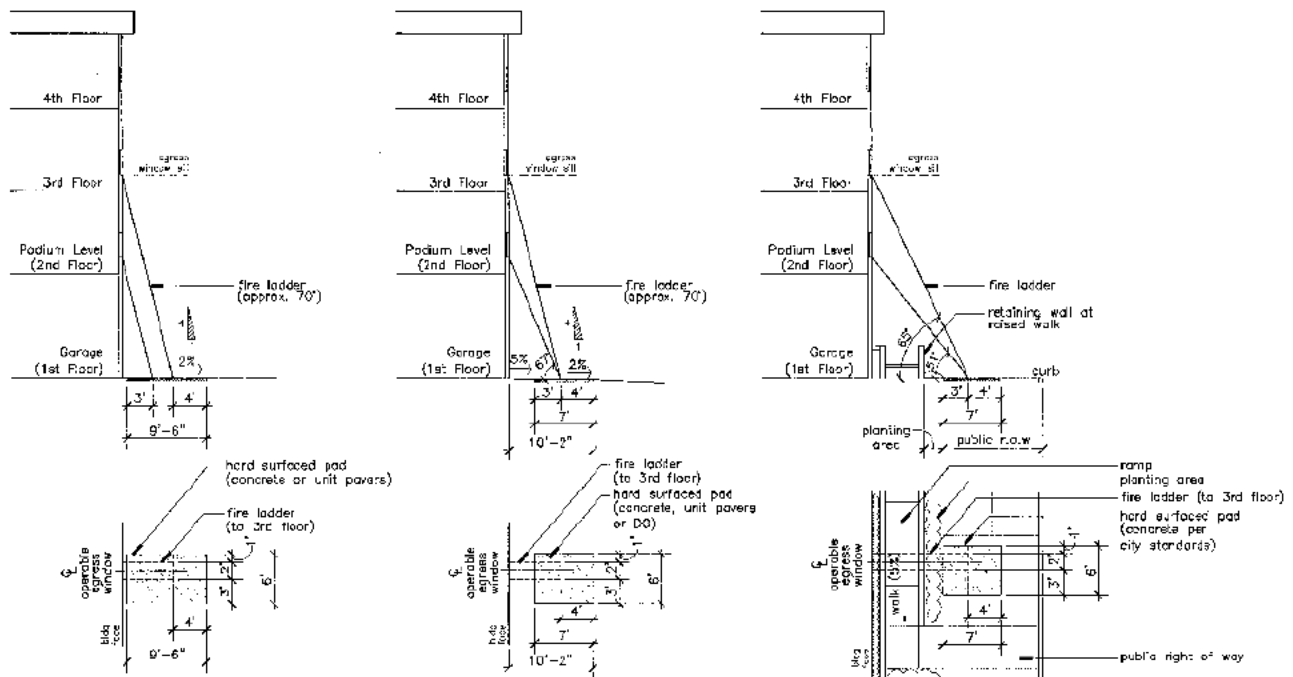
18. **PROPERTY NUISANCE:** At no time during construction of the project shall the condition of the property become a nuisance as defined in Pleasanton Municipal Code §9.28.020. The City shall have the right to inspect the property for conditions that violate the code standard. If a nuisance is found, the applicant shall immediately submit a plan of correction. Depending on the severity of the nuisance, the City may suspend all construction work until the condition is corrected. Any of the following conditions shall be considered severe: Leaking chemicals that can cause environmental damage; open excavations or any excavation deeper than 4 feet that lacks proper shoring; unsecured materials that can fall to the ground causing damage or injury; open or exposed utilities that could cause electrical shock or contamination of sewer, potable water systems, groundwater wells, or storm drainage networks. If the applicant fails the address the nuisance as directed by the City, the City shall have the right to enter the property to effectuate the correction, with all costs paid by the applicant or levied as a lien against the applicant's property.
(Address this condition during construction)
19. **NOISE:** Construction noise is regulated under Pleasanton Municipal Code Chapter 9.04. Noise is prohibited outside of the hours of 8:00 am and 8:00 pm daily except Sundays and holidays when noise is prohibited outside the hours of 10:00 am and 6:00 pm. Noise is defined as a level exceeding 83 dBA at a distance of 25 feet or 86 dBA at any point beyond the boundary of the property under construction. If the applicant fails the address the noise as directed by the City, the City shall have the right to enter the property to effectuate the correction, with all costs paid by the applicant or levied as a lien against the applicant's property. Exceptions to these regulations require a special permit granted by the City for circumstances when strict compliance would be impractical or unreasonable, and contingent upon proper noticing to surrounding property owners that includes the dates and times when noise levels will be exceeded and the specific reasons why an exception to the regulation has been granted.
(Address this condition during construction)
20. **GEOTECHNICAL FINAL REPORT:** At the conclusion of construction, the applicant shall submit to the City a final report from the Geotechnical Engineer or Certified Engineering Geologist testifying to the successful completion of all material testing and/or observation work performed. The final report must provide assurance that all recommendations had been strictly followed. The applicant shall bear all costs associated with this condition. (Address this condition prior to acceptance of improvement or issuance of an Occupancy Permit)
21. **DAMAGE TO EXISTING PUBLIC OR PRIVATE IMPROVEMENTS:** The applicant shall repair damage to existing public or private improvements on and near the project site and along the haul route at the applicant's expense if caused by construction activities.
(Address this condition prior to acceptance of improvements or issuance of an Occupancy Permit)



Exterior Emergency Escape and Rescue Opening Access

When exterior emergency escape and rescue openings are required by code, they shall be accessible by ladder as follows:

1. Provide straight access (compliant stairs may be used); 6 feet wide to court(s) harboring rescue windows. Illustrate that a 35 foot extension ladder folded to it's carrying size of 14'-0" long by 2'-3" wide by 1'-0" thick, carried by a 3 person team can be maneuvered into all locations with rescue windows.
2. All rescue windows must be accessible. A Stable, Slip Resistant, Level Fire Ladder location (Pad) capable of supporting the weight of the ladder, the firefighter in gear, equipment, and the person to be rescued (no less than 600 pounds total). Pads may be of grass crete, gravel or other permeable materials capable of supporting the ladder without slipping. This Fire Ladder Pad shall be no less than 6'-0" wide by 7'-0" deep and shall allow the unobstructed raising of the ladder free of overhead obstacles. The extended ladder angle must be at least 70° from horizontal or 4:1 slope unless otherwise approved. Provide elevation and plan views with ladder details.



Fire Ladder Pad Diagrams

3. The installed Fire Ladder Pads shall be permanently marked "Fire Ladder Pad".

DOCUMENT REVISIONS

This document is subject to revisions. For general information and to verify that you have the most current document, please call (925) 454-2361, and request the current version.



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
Staff Comment	The project proposes a 9-foot front setback.
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.
Staff Comment	The project proposes a 6-foot one-sided setback.
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.
Staff Comment	The project has more than 50 feet of cumulative street frontage. The ODS standard applies, and the current design does not propose to underground utility lines.
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.
Staff Comment	The project has more than 50 feet of cumulative street frontage. The ODS standard applies, and the current design does not propose locating electrical transformers in underground vaults or electrical rooms within the building.
A4.1	Proposed Development within the Downtown Specific Plan area shall conform to the uses described in the Downtown Specific Plan.
Staff Comment	Per the DSP, ground-floor residential is not permitted.
B1	Site circulation should facilitate pedestrian and bicycle use and will ensure developments connect and integrate with broader street networks that serve housing, workplaces, schools, transit, parks and other facilities essential to the daily life of Pleasanton residents.
Staff Comment	The proposed project design does not provide direct connectivity to the public right-of-way from all units in the form of sidewalks or bike paths.
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.
Staff Comment	The proposed project design does not provide active frontage. The rear of the building is orientated to Old Bernal Avenue. There is no access to the building from Old Bernal Avenue.
B2.4	Site plans shall comply with the dimensional standards illustrated in the following Site Circulation and Building Orientation diagram.
Staff Comment	The project design does not provide an active frontage.
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.
Staff Comment	At 15’-8”, the proposed driveway is below 18-feet for bidirectional access.
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.

Staff Comment	Short-term bicycle parking is located on the east side of the property, where units A, B, and C may have to travel more than 100 feet. The project needs to demonstrate that the path of travel is within 100 feet of the main entry doors.
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.
Staff Comment	Group usable open space is not required per ODS B6.1. The project proposes 15 bedrooms (all-inclusive of units). In result, the project is required to provide 750 square feet of Private Open Space. The studio units do not provide conforming private open space. Please provide private open space per ODS B6.5 and B6.6.
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.
Staff Comment	Project plans are inconsistent if private open space is being provided (see comment #e (5) in letter. Ground floor private open space does not meet the minimum dimension of 10-feet and the inclusion of balconies, porches, stoops, etc.
B6.6	Private Usable Open Space shall be located directly adjacent to unit interiors and shall be directly accessible from the unit.
Staff Comment	Project plans are inconsistent if private open space is being provided (see comment #e (5) in letter. As proposed, units A, B, and C are not provided with conforming private open space per ODS B6.5.
B7.1	All landscaped areas shall comply with the City of Pleasanton Water Efficient Landscape Ordinance (WELO).
Staff Comment	Water use calculations require modification. Kurapia is not to be considered a low water use plant.
B7.2	All applicants shall qualify at the minimum threshold of the Bay Friendly (BF) scorecard.
Staff Comment	Bay Friendly scorecard has not been provided.
B7.6	A minimum six-foot landscape buffer shall be provided between buildings and walkways and between buildings and parking lots.
Staff Comment	Less than a 6-foot landscape buffer is provided between the west adjacent building and walkway along units A, B, and C.
B9.1	Utility and Service Areas shall be located to comply with all of the following standards: b. Exterior refuse areas shall be located outside of a 50 feet radius centered on the Primary Building Entrance and shall be screened by opaque, roofed enclosures built of durable materials and designed to harmonize with the proposed architecture;
Staff Comment	The project proposed to locate refuse areas within a 50-foot radius of the primary building entrance.
C1	Buildings should be designed to break down large building volumes into comprehensible parts.
Staff Comment	The Old Bernal Ave. elevation proposes a vertical design with the second floor not setback from the first, which creates a large building volume.
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.

Staff Comment	The proposed project proposes a height of more than 15 feet at the interior of the min. required side yard (10 feet). Per the project's 34-foot height proposal, an additional 5 feet for every 15 feet of height is required, totaling an additional 5-foot side setback for a total of 15 feet side yard setback.
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.
Staff Comment	The proposed project proposes three stories and not in conformance with DSP LD-P.16.
C2	Awnings and arcades help to reinforce the traditional character of downtown Pleasanton.
Staff Comment	The project does not propose awnings, arcades, or other similar features.
C3.b	Successful roof design should emphasize the vertical proportions of individual units rather than horizontal building massing.
Staff Comment	The proposed project desugb does not emphasize individual units – particularly units A, B, and C.
C4.1	Active Frontage design in compliance with this section shall be provided at the following frontage locations: a. Any Mixed-Use, Live-Work if permitted, or multifamily residential development frontage designated as an Active Use Overlay in the Pleasanton Downtown Specific Plan (Figure 4-2). b. Ground floor frontages located on other public rights-of-way.
Staff Comment	The proposed project does not provide an active frontage design.
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.
Staff Comment	The proposed project does not provide an active frontage design.
C5.1	The primary building entrance shall directly face and be visible from the public right of way.
Staff Comment	The proposed project design proposes primary building entrance at the rear of the lot. No entrance from the public right of way is proposed.
C5.2	The following types of building entrances shall be located level with the adjacent public sidewalk: a. Commercial storefronts b. Primary entries (lobby) for multifamily residential buildings c. 50% of exterior entries to residential common areas (community rooms, bike parking, pet grooming rooms etc.).
Staff Comment	The proposed project design does not provide an entrance along the frontage on Old Bernal Avenue.
C5.a	Entries should be the predominant feature of front facades. Larger buildings should have a prominent, centralized primary building entrance.
Staff Comment	The proposed project design does not provide an entrance along the frontage on Old Bernal Avenue.
C7.1	Windows shall comply with the following standards: 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. e. If used, window muntins shall be located on the interior and exterior of glazing, internal grids shall be prohibited.

Staff Comment	Submittal documents are missing window specifications and details for each type of window to verify conformance with transparency and visible light transmittance.
C7.2	80% of the area of ground-level facades fronting public right of ways shall be composed of brick or stone masonry complying with Standard C7.5, and tile.
Staff Comment	Applicant notes 50%, which is 30% less than required. Additionally, plans do not demonstrate conformance, nor is any additional information provided on how the percentage was calculated.
C7.5	The following materials shall be prohibited for use as exterior cladding: a.adhered stone or masonry less than 1.5 inches thick b.adhered stone or masonry modules less than 3 inches high c.unfinished wood or plywood d.sheet and roll metal e.plexiglass f.polycarbonate g.fiberglass
Staff Comment	Brick veneer is proposed at less than 1.5". Does not provide specific thickness.
C7.7	20% of the façade area above the ground-level fronting public right of ways shall be composed of brick or stone masonry complying with Standard C7.5, and tile. Such high-quality materials shall be located to accentuate architectural massing or detail, including towers, bays, or window surrounds.
Staff Comment	Project does not comply with ODS C7.5. Additionally, plans do not demonstrate conformance, nor is any additional information provided for how the 20% is met.
C7.6	Fencing shall be allowed subject to the following limitations: a. Open metal rod fencing shall be limited to 42 inches in height. b. Solid masonry or wood fences shall be limited to 30 inches in height. c. Chain link or cyclone fencing shall be prohibited. d. Deer fencing and other roll fencing shall be prohibited in front and side yards, and where a. adjacent to public right of way.
Staff Comment	The project proposes 7-foot fences along the west required side property line and along the required front yard – including a vehicle gate with an unknown height.
C7.9	Metal roofing shall be prohibited.
Staff Comment	The proposed project proposes a metal roof design.

Downtown Specific Plan: Goals & Policies - Summary Table Project is inconsistent with and/or requires additional information.

Section	No.	Full Goal/Policy Language
Goals	LD-G.1	Preserve the character and development traditions of the downtown while improving upon its commercial and residential viability.
Goals	LD-G.2	Retain the small-town scale and physical character of the downtown through the implementation of appropriate land use and development standards, including infill development that is sensitive to the context, scale and character of existing neighborhoods.
Goals	LD-G.3	Encourage attractive building architecture that reinforces the traditional, pedestrian-oriented design character and scale of downtown.
Goals	LD-G.6	Design residential projects so that the scale, architecture, and massing enhance and preserve the character of existing residential neighborhoods.
Goals	LD-G.11	Provide streetscape enhancements and improvements that are compatible with downtown's buildings.
Policies	LD-P.2	Downtown Character and Height. In order to preserve the historic character of the Downtown, new or remodeled buildings, whether commercial or residential in nature, shall not exceed the maximum prescribed height prescribed for the district in which they are located. 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.
Policies	LD-P.5	Commercial Frontage. Require new development that includes residential in the Downtown Commercial, Mixed Use – Transitional, and Mixed Use – Downtown Districts to also include ground floor commercial uses fronting the street. Ground floor residential uses are subject to Policy LD-P.20.
Policies	LD-P.9	Materials. Maintain downtown's variety of stucco, brick, and wood facades with high quality materials in new construction

		appropriate to the architectural style of the building. Simulated materials may be used for resource conservation, if determined to have an authentic appearance.
Policies	LD-P.10	Diversity of Architectural Styles. Encourage a diversity of architectural styles in new construction that employ varied rooflines, upper facades, and storefronts.
Policies	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.
Policies	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. • Mixed Use – Transitional: Ground floor residential may be located behind commercial uses in Mixed Use – Transitional district provided that: ▪ o Street fronting commercial space is required, with a minimum building depth of 50-feet to ensure viable commercial uses; ▪ o Re-development sites have no net loss of commercial square footage; ▪ o Residential at the rear of the site designed to minimize visibility from the commercial street-front; ▪ o Corner lots maintain commercial character on secondary frontages to the maximum extent feasible; and ▪ o The proposed residential is fully parked on-site
Policies	LD-P.21	Entrances. 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. In areas designated Downtown Commercial, street fronting residential entrances are discouraged. If proposed, the entrance may not occupy more than the

		minimum width necessary to provide access to the upper floor, and shall be designated and integrated in such a way as to maintain a predominantly commercial frontage for the subject building or property, as determined by the director of community development. • Commercial entrances: In commercial projects, emphasize building entrances with architectural details and/or enhanced transparency. Primary and secondary entrances: Locate main entrances to face onto public streets or the Town Square. Secondary building entrances are encouraged to access pedestrian connections and side streets.
Policies	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.
Policies	LD-P.50	Residential Height Limits. In the interest of ensuring infill development is sensitive to the character and context of existing development, limit residential building heights to no more than 30 feet and a maximum of two stories in all residential districts.
Policies	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.
Policies	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.
Policies	EV-P.2	Mixed Use Development. Encourage the development of office and residential space on upper floors in the Mixed Use-Downtown and Mixed Use-Transitional districts.

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CITY OF PLEASANTON

PLANNING DIVISION

EXHIBIT B



**The
Oakley
Group**

September 13, 2024

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

Submitted to:
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7662 Cottonwood Lane
Pleasanton, California 94588

Prepared by:
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**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

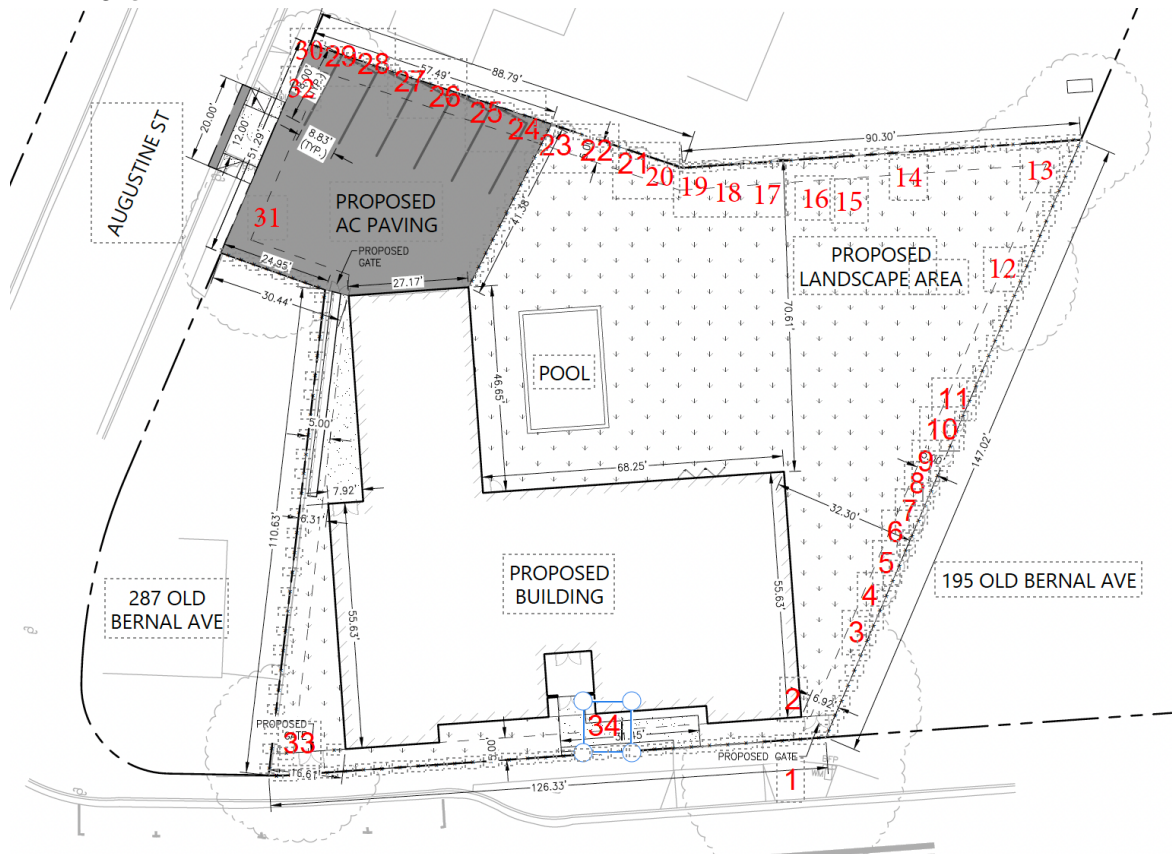


Exhibit 2 - Tree Valuation Matrix

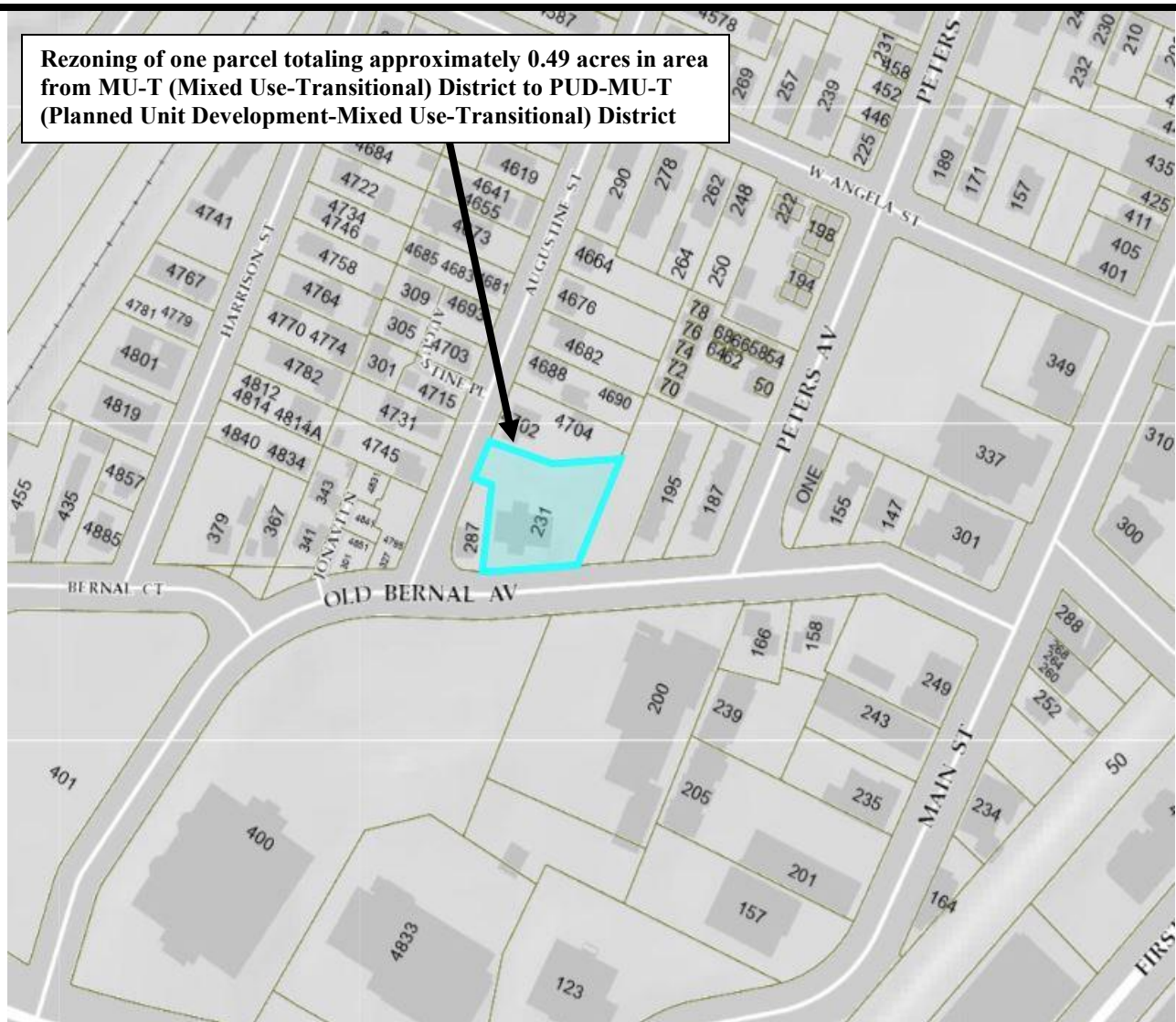
231 Old Bernal Avenue

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%	\$4,498

Rezoning of one parcel totaling approximately 0.49 acres in area from MU-T (Mixed Use-Transitional) District to PUD-MU-T (Planned Unit Development-Mixed Use-Transitional) District



CITY OF PLEASANTON PLANNING DIVISION

Rezoning Map

DRAWN BY:
D. Mora

APPROVED BY:

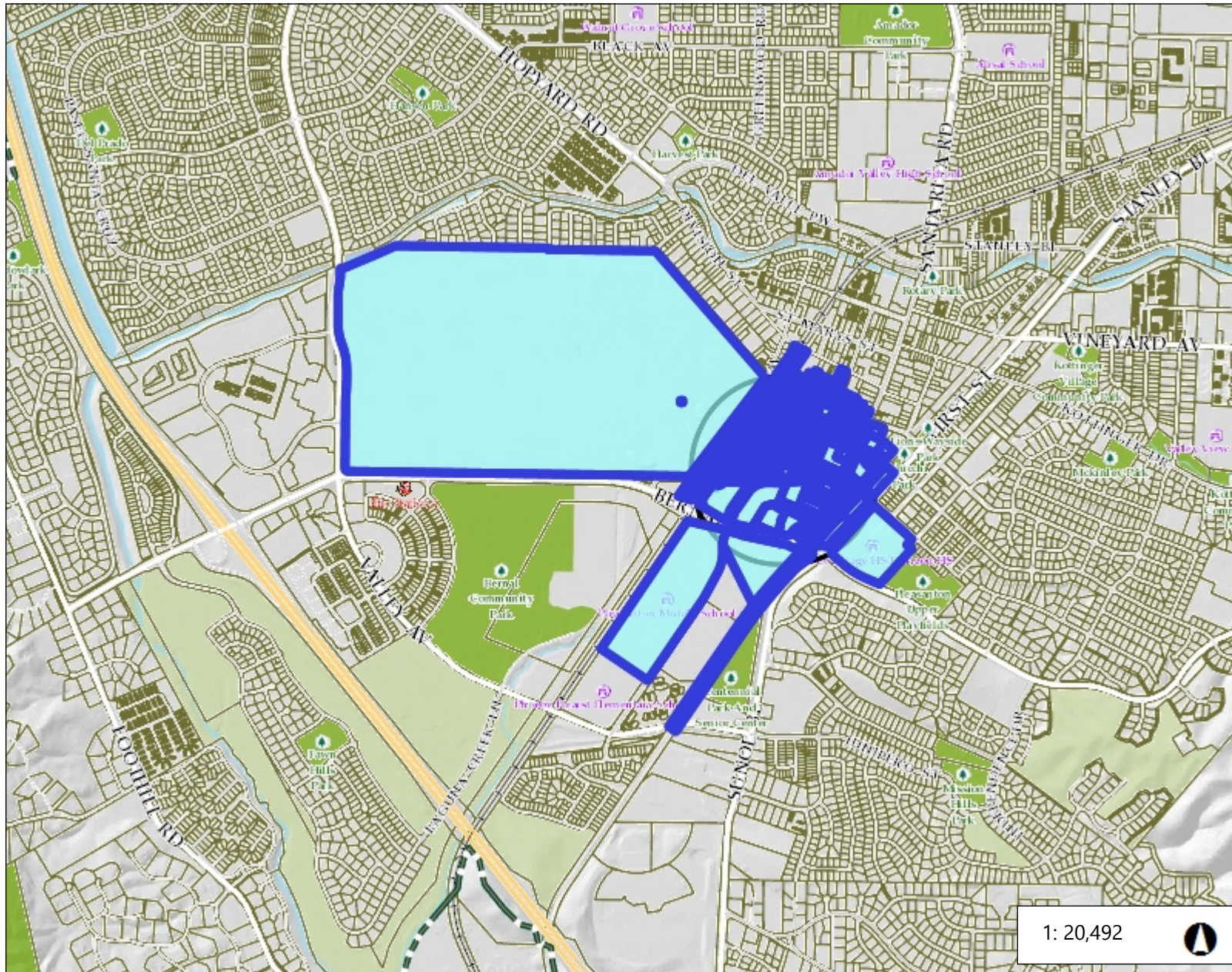
DATE:
May 27, 2026

SCALE:
1" = 300'

SEC. NO.:
P26-0360 & PUD-152

231 OLD BERNAL AVENUE

EXHIBIT F



Legend

- Fire Station
- School
- Park
- Parcels

Notes

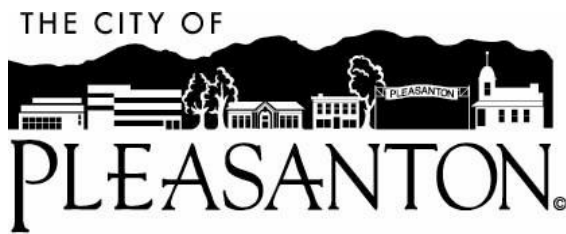
Notes

3,415.3 0 1,707.65 3,415.3 Feet

NAD_1983_2011_StatePlane_California_III_FIPS_0403_Ft_US
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Planning Commission Agenda Report

May 27, 2026
Item 6

SUBJECT:	P26-0255
APPLICANT:	City of Pleasanton
PURPOSE:	Consider and recommend to City Council to rezone two properties to allow up to ten units on each property, as implementation of Housing Element Program 7.6.8
LOCATION:	Various
GENERAL PLAN:	Various
ZONING:	Various
EXHIBITS:	A. Draft Resolution recommending City Council approval to rezone two properties B. Zoning Unit Maps C. Letters to Property Owners

STAFF RECOMMENDATION

Adopt a resolution recommending the City Council rezone the two properties located at 1225 Hopyard Road (Trinity Lutheran Church) and 4100 First Street (Rock Bible Church) to allow up to ten residential units per site, implementing Housing Element Program 7.6.8.

EXECUTIVE SUMMARY

The City adopted its 2023-2031 (6th Cycle) Housing Element in 2023. As implementation of Housing Element Program 7.6.8, the City proposes to rezone two properties to allow up to ten residential units on each property. Staff has identified five properties (with a recommendation for two) that could potentially be rezoned for the Planning Commission's consideration and recommendation to City Council. The selected properties would be rezoned to Planned Unit Development (PUD) to establish capacity for up to 10 units each. A development project would be subject to separate review in the future should an owner propose a project on the rezoned properties.

BACKGROUND

The Housing Element is one of the required chapters of a General Plan and serves as a comprehensive document identifying a jurisdiction's future housing needs and proposed actions to meet housing requirements as mandated by the State. The City Council adopted the Housing Element on January 26, 2023, and, subsequent to revisions in response to comments

and certification from the State Department of Housing and Community Development (HCD), re-adopted it on September 19, 2023.

Program 7.6.8 of the Housing Element requires the City to identify properties for rezoning, each of which may be rezoned to allow up to 10 units per parcel and create an opportunity for 20 units. Similar to the provisions of Senate Bill 10 (SB10), the program requires that each property be rezoned for up to 10 units of residential density per parcel if located in either a transit-rich area or an urban infill site¹, with the objective of providing opportunities for at least an additional 20 units through the rezoning. The sites would be conferred a PUD zoning designation; and therefore, future development initiated by the homeowner would be subject to PUD review. Therefore, development standards would be established for that site with that PUD application.

Staff reviewed potential rezoning sites and reached out to the owners of five sites. These five sites are listed in the Analysis section of this report, for the Commission's recommendation of two to the City Council.

ANALYSIS

One of the key purposes of the Housing Element is to identify adopted housing goals, policies, and programs. Collectively, these represent the City's plan to provide additional housing, increase affordable housing, and preserve existing housing stock. Each of the seven goals in the Housing Element includes policies and programs with actionable steps for implementing the Housing Element, accompanied by timeframes and the responsibilities of various City departments. Accordingly, staff is bringing forward to the Planning Commission options for sites to rezone as implementation of Program 7.6.8, which is intended to provide expanded housing opportunities to varying income levels, improve housing mobility and promote more housing choices and affordability in Pleasanton.

Potential Sites for Rezoning and Property Owner Outreach

Staff reviewed 22 properties that could be potentially suitable for ten units each, and based on the consistency of multiple factors, including: property size, existing use, capacity for additional development, whether it meets parameters of State law (i.e., is it a transit-rich area or an urban infill site), and suitability for infill development (location, topography, adjoining uses, site configuration, condition and potential historic classification of existing structures on the site).

Prior to scheduling this item for the Commission's consideration, staff also contacted each of the property owners (as identified in the County Assessor records) with a series of letters and follow-up phone calls, offers to discuss the proposed rezonings, answer questions, respond to concerns, and understand an owner's interest level in rezoning. The outreach letters are included as Exhibit C to this agenda report.

While some properties require only a change in zoning to the PUD land use designation, due to adjustments to the density range, others would also require a modification to the land use designation in the General Plan (and two of the properties would require a change to the land use designation in the Downtown Specific Plan). Additionally, some properties are proposed to be rezoned entirely while other properties are proposed to be partially rezoned. Table 1

¹ Consistent with GC §65913.5

provides details on each property, as well as a recommended approach. Property owners or representatives of the property owners that have contacted staff in response to outreach have generally indicated a favorable or neutral position on the proposed rezoning of their property, with the understanding that the rezoning provides opportunity for potential development should an owner propose a project in the future, while allowing existing uses to continue (i.e., the existing zoning district for each site would be incorporated into the rezoning such that its provisions of that district would remain in effect). As proposed, the properties would not see a decrease in density from their existing density allocation, as required by State law.

While all five properties could be suitable for rezoning to allow up to 10 units, staff finds that the two church properties, given their size, location, and the Trinity Lutheran Church's stated interest for the additional residential zoning, are the two staff recommends as the most suitable sites for rezoning. Figure 1 in this report shows aerial photos of both of the recommended sites. Rezoning of the two church properties also furthers other objectives in the Housing Element, including those that encourage residential development on properties with existing religious facilities, such as Program 1.5, and Program 7.6.1.

Exhibit B to this agenda report includes zoning unit maps for all five properties for the Commission's review as it makes its recommendation to the City Council. However, to meet the requirements of the Housing Element program, the Commission needs to recommend two sites (to provide opportunities for 20 units, as indicated in Program 7.6.8).

Design Standards and Requirements

Since the properties that would be rezoned are subject to a PUD, both development and design standards would be established by the PUD development plan at the time of proposal. This provides deference to the individual characteristics of each site, acknowledging that the five potential sites are diverse in terms of features such as, but not limited to: existing use, surrounding uses, topography, size, site configuration, number and size of proposed units, and proposed site layout.

Figure 1: Aerial photos of two recommended sites



1225 Hopyard Rd., Trinity Lutheran Church



4100 First St., Rock Bible Church

Table 1: Potential Sites for Rezoning

APN and Approximate Size	Address	Existing Land Use	<u>Current</u> Designation			<u>Proposed</u> Designation			Property Owner Communication
			General Plan	Specific Plan	Zoning	Density and General Plan	Specific Plan	Zoning	
Staff Recommended Sites									
946-3382-2-2 (~3.14 acres)	1225 Hopyard Rd	Religious Facility	P&I	None	R-1-6,500	15.2 DUA HDR on ~0.66 acres	None	PUD-HDR on 0.66 acres	Yes, a church representative has expressed an affirmative interest in the rezoning
<u>94-95-11-1 (~1.88 acres)</u>	4100 First St	Religious Facility	P&I	Public	RM-1,500 on ~1.26 acres RM-4,000 on ~0.74 acres	RM-1,500 remains unchanged 13.5 DUA on 0.74 acres	HDR on 0.74 acres	PUD-HDR on 0.74 acres	Yes, the property owner has contacted staff and is generally receptive to the rezoning if provisions of the existing zoning (and church operations) would remain in effect

APN and Approximate Size	Address	Existing Land Use	Current Designation			Proposed Designation			Property Owner Communication
			General Plan	Specific Plan	Zoning	Density and General Plan	Specific Plan	Zoning	
Other Potential Sites									
94-125-6-2 (~0.46 acres)	4372 Pleasanton Ave	Existing vacant structure	MDR	MDR	R-1-6,500	21.7 DUA HDR	HDR	PUD-HDR	Yes, the property owner is generally receptive to the rezoning
946-1710-1-3 (~1.1 acres)	3425 Bernal Ave	Residential	MDR	None	R-1-6,500	9 DUA HDR	None	PUD-HDR	Yes, the property owner is generally receptive to the rezoning
946-1704-8-1 (~0.82 acres)	3683 Vineyard Ave	Residential	MDR	None	R-1-10,000	12.2 DUA HDR	None	PUD-HDR	Staff has not heard back from the property owners to-date
Legend									
MDR: Medium Density Residential					RM: Multi-family Residential				
P&I: Public and Institutional					R-1: One-family Residential				
HDR: High Density Residential					PUD: Planned Unit Development				
DUA: Dwelling Units per Acre									

PUBLIC NOTICE

Notice of this meeting was published as a display ad in The Valley Times at least 20 days in advance of this Planning Commission meeting on May 5, 2026, as required by Assembly Bill 2904 since the rezonings affect the permitted uses of the properties.

Since modifications to the land use designations of the General Plan and in some instances, the Downtown Specific Plan, are proposed for some of the properties, the City has notified Native American tribes as provided by the State Native American Heritage Commission (NAHC), in accordance with the requirements of Senate Bill 18.

As mentioned above, staff contacted property owners to invite discussion and to answer questions about the rezonings. Four of the five property owners responded, followed by phone conversations, emails, and in-person meetings.

At the time of the report publication, staff has not received any other public comments. Public comments received after publication of this report will be forwarded to the Commission.

ENVIRONMENTAL ASSESSMENT

The City prepared a Program Environmental Impact Report (Program EIR) for the 6th Cycle Housing Element (SCH 2022040091), which was certified by the City Council on January 26, 2023. Implementation of Program 7.6.8 as proposed by the subject rezoning is exempt from the California Environmental Quality Act (CEQA) per Government Code Section 65913.5(a)(3), which specifically exempts these rezonings from environmental review.

SUMMARY/CONCLUSION

Staff recommends the Planning Commission review the potential sites selected for rezoning and, due to their size, location, and owner interest, recommend the City Council rezone the two properties located at 1225 Hopyard Road (Trinity Lutheran Church) and 4100 First Street (Rock Bible Church) to allow up to ten residential units per site, as implementation of Housing Element Program 7.6.8.

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

Reviewed/Approved By:

Derek Farmer, Assistant Director of Community and Economic Development/Planning Manager
Katherine Wisinski, Assistant City Attorney

RESOLUTION NO. PC-2026-15

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLEASANTON RECOMMENDING THAT THE CITY COUNCIL APPROVE CITY-INITIATED AMENDMENTS TO THE GENERAL PLAN, DOWNTOWN SPECIFIC PLAN, AND REZONINGS OF TWO (2) SITES, AS FILED UNDER CASE NO. P26-0255, TO ALLOW UP TO TEN (10) RESIDENTIAL UNITS ON EACH PROPERTY

WHEREAS, subsequent to certification of the Housing Element by the State Department of Housing and Community Development (HCD) on August 25, 2023, and readoption of the Housing Element by the City Council on September 19, 2023, the City of Pleasanton ("City") is implementing Program 7.6.8 of the Housing Element to allow opportunity for up to 20 units by rezoning two properties as identified in Government Code Section 65913.5; and

WHEREAS, the increased density authorized by this action is consistent with the City's obligation to affirmatively further fair housing pursuant to Government Code Section 8899.50;

WHEREAS, the properties have existing and proposed General Plan, Downtown Specific Plan, and zoning land use designations as identified in Attachment 1 to this resolution; and

WHEREAS, since modifications to the land use designations of the General Plan are proposed for some of the properties, the City notified potentially affected Native American tribes as provided by the State Native American Heritage Commission, in accordance with the requirements of Senate Bill 18; and

WHEREAS, on May 27, 2026, the Planning Commission held a duly noticed public hearing to consider the proposed actions; and

WHEREAS, at its duly noticed public hearing of May 27, 2026, the Planning Commission considered all public testimony, relevant exhibits, and recommendations of the City staff concerning Case No. P26-0255.

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

Section 1. The foregoing recitals are true and correct and are incorporated by reference into this resolution.

Section 2. Recommends the City Council find the actions exempt from the California Environmental Quality Act (CEQA) per Government Code Section 65913.5(a) (3), which specifically exempts actions taken to amend the General Plan, local ordinances, or other local regulations adopted in accordance with Government Code Section 65913.5 from environmental review.

Section 3. With respect to approval of the rezones of the sites listed below, the Planning Commission makes the following findings as to whether each such rezone would be consistent with the objectives of the Zoning Chapter of the Pleasanton Municipal Code, as set out in PMC § 18.04.010:

1. 1225 Hopyard Road (APN 946-3382-2-2). The Planning Commission finds that rezoning this site from R-1-6,500 to PUD-HDR on approximately 0.66 acres would be consistent with Zoning Chapter of the PMC, inasmuch as it would “insure that ... private lands ultimately are used for the purposes which are most appropriate and most beneficial from the standpoint of the city as a whole,” per PMC § 18.04.010(D). Such rezone would allow for the development of up to 10 units of housing at this location, which would be most appropriate and beneficial.
2. 4100 First Street (APN 94-95-11-1). The Planning Commission finds that rezoning this site from RM-4,000 (on approximately 0.74 acres) to PUD-HDR on approximately 0.74 acres would be consistent with Zoning Chapter of the PMC insomuch as it would “insure that ... private lands ultimately are used for the purposes which are most appropriate and most beneficial from the standpoint of the city as a whole,” per PMC § 18.04.010(D). Such rezone would allow for the development of up to 10 units of housing at this location, which would be most appropriate and beneficial.

Section 4. On the foregoing basis, the Planning Commission recommends the City Council approve the actions as shown on Attachment 1 with regard to the ‘Staff Recommended Sites’, allowing up to ten (10) units on each property, thereby implementing Housing Element Program 7.6.8.

Section 5. This resolution shall become effective 10 days after its passage and adoption unless appealed or called to the City Council prior to that time.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Pleasanton at a regular meeting held on May 27, 2026.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

Derek Farmer
Secretary, Planning Commission

Brandon Pace
Chairperson

APPROVED AS TO FORM:

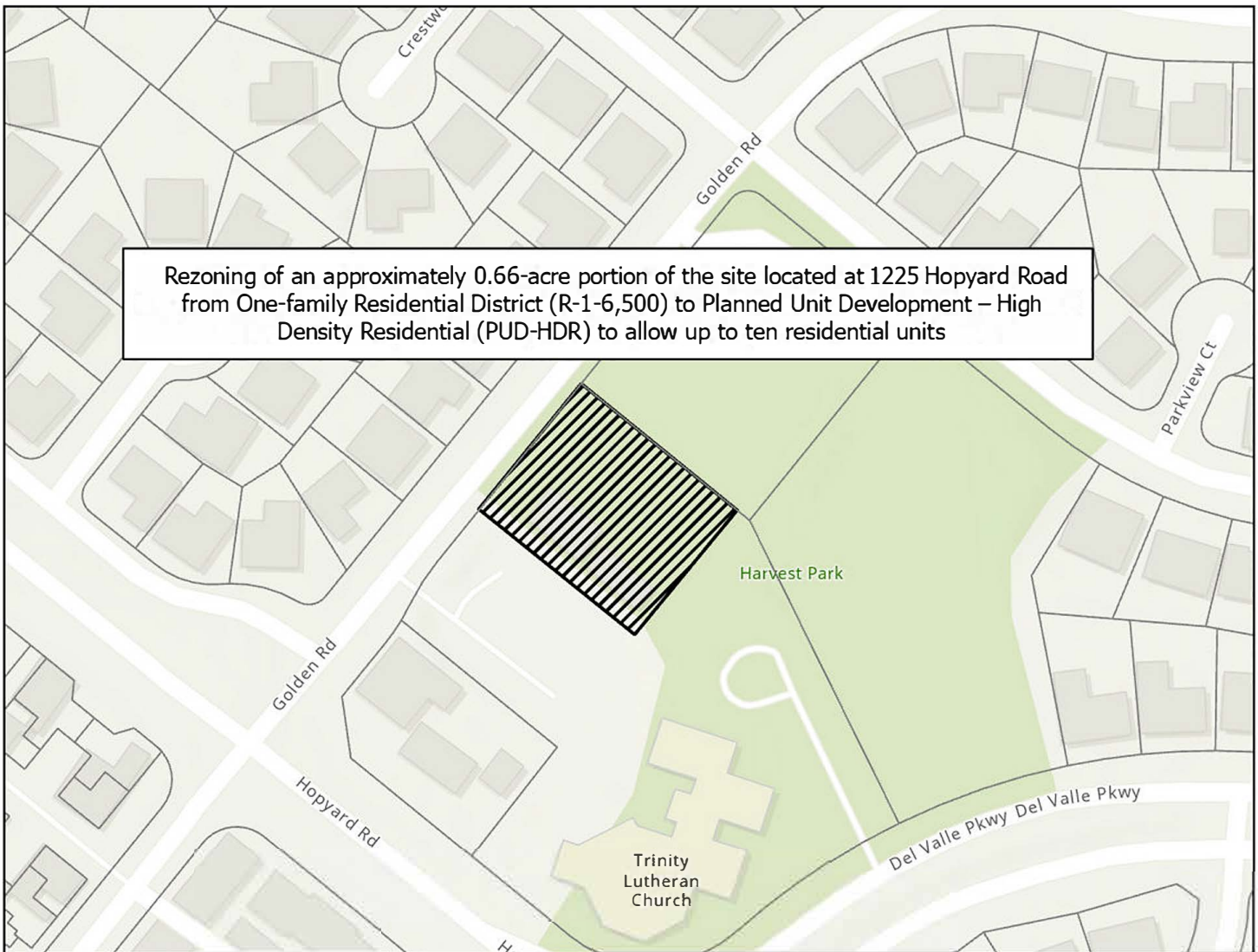
Katherine Wisinski
Assistant City Attorney

Resolution No. PC-2026-15
Attachment 1

APN and Approximate Size	Address	Existing Land Use and Existing Maximum Residential Capacity	Current Designation			Proposed Designation			Property Owner Communication
			General Plan	Specific Plan	Zoning	Density and General Plan	Specific Plan	Zoning	
Staff Recommended Sites									
946-3382-2-2 (~3.14 acres)	1225 Hopyard Rd	Religious Facility	P&I	None	R-1-6,500	15.2 DUA HDR on ~0.66 acres	None	PUD-HDR on 0.66 acres	Yes, a church representative has expressed an affirmative interest in the rezoning
94-95-11-1 (~1.88 acres)	4100 First St	Religious Facility	P&I	Public	RM-1,500 on ~1.26 acres RM-4,000 on ~0.74 acres	RM-1,500 remains unchanged 13.5 DUA on 0.74 acres	HDR on 0.74 acres	PUD-HDR on 0.74 acres	Yes, the property owner has contacted staff and is generally receptive to the rezoning if provisions of the existing zoning (and church operations) would remain in effect

Resolution No. PC-2026-15
Attachment 1

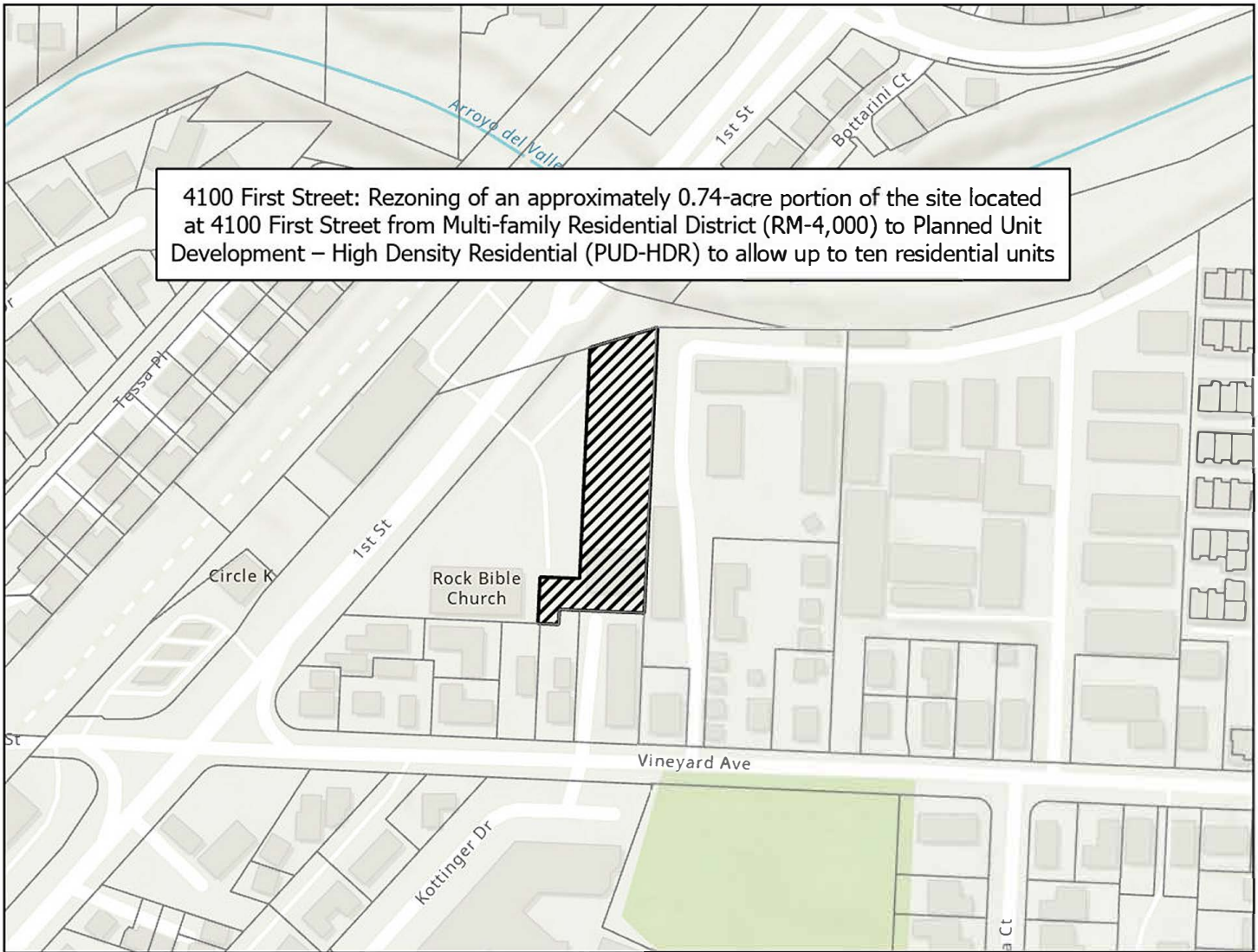
APN and Approximate Size	Address	Existing Land Use and Existing Maximum Residential Capacity	Current Designation			Proposed Designation			Property Owner Communication
			General Plan	Specific Plan	Zoning	Density and General Plan	Specific Plan	Zoning	
Other Potential Sites									
94-125-6-2 (~0.46 acres)	4372 Pleasanton Ave	Existing vacant structure	MDR	MDR	R-1-6,500	21.7 DUA HDR	HDR	PUD-HDR	Yes, the property owner is generally receptive to the rezoning
946-1710-1-3 (~1.1 acres)	3425 Bernal Ave	Residential	MDR	None	R-1-6,500	9 DUA HDR	None	PUD-HDR	Yes, the property owner is generally receptive to the rezoning
946-1704-8-1 (~0.82 acres)	3683 Vineyard Ave	Residential	MDR	None	R-1-10,000	12.2 DUA HDR	None	PUD-HDR	Staff has not heard back from the property owners to-date
Legend									
MDR: Medium Density Residential					RM: Multi-family Residential				
P&I: Public and Institutional					R-1: One-family Residential				
HDR: High Density Residential					PUD: Planned Unit Development				
DUA: Dwelling Units per Acre									



CITY OF PLEASANTON PLANNING DIVISION

Ordinance No.
Zoning Unit Map No.

DRAWN BY: M.McMahon	APPROVED BY:	DATE: 5/19/2026
SCALE: 1:1,842		SEC NO:



CITY OF PLEASANTON PLANNING DIVISION

Ordinance No.
Zoning Unit Map No.

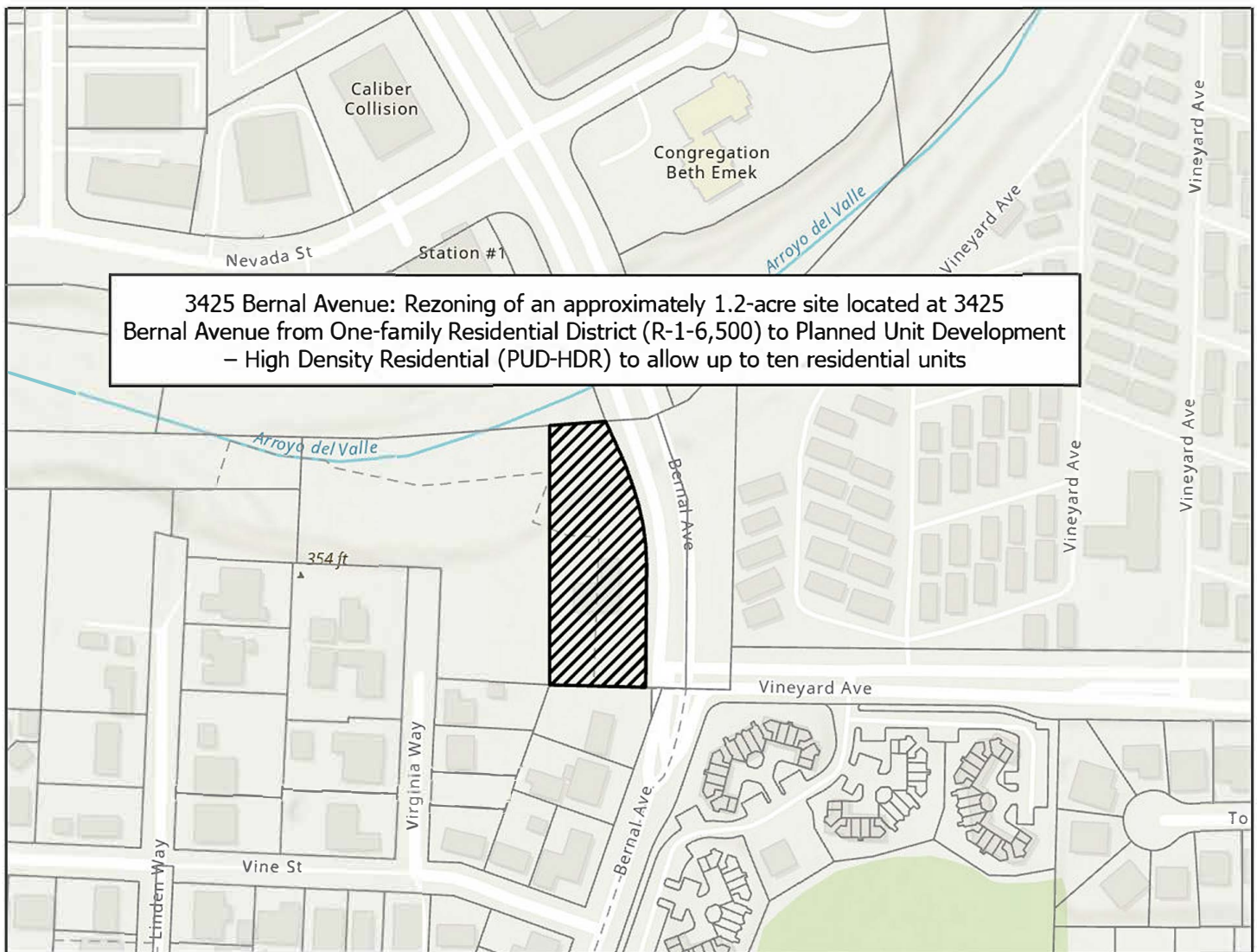
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CITY OF PLEASANTON PLANNING DIVISION

Ordinance No.
Zoning Unit Map No.

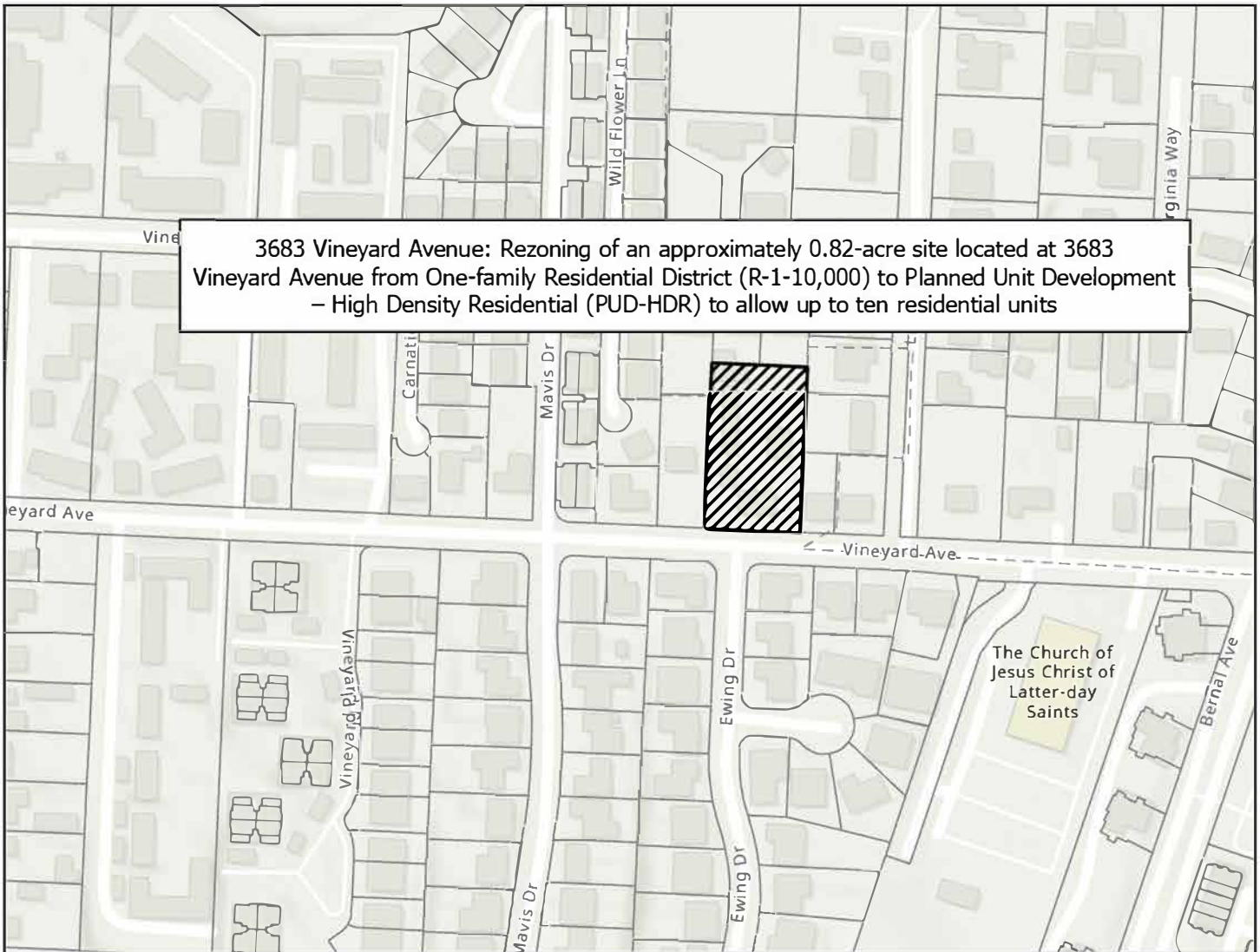
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SCALE: 1:3,000		SEC NO:



CITY OF PLEASANTON PLANNING DIVISION

Ordinance No.
Zoning Unit Map No.

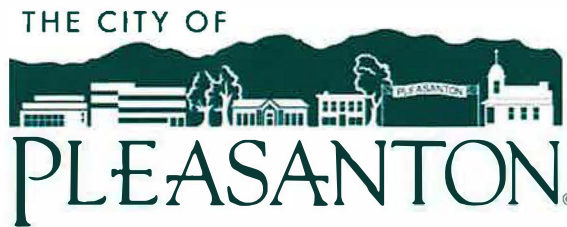
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SCALE: 1:3,000		SEC NO:



CITY OF PLEASANTON PLANNING DIVISION

Ordinance No.
Zoning Unit Map No.

DRAWN BY: M.McMahon	APPROVED BY:	DATE: 4/21/2026
SCALE: 1:3,000		SEC NO:



February 9, 2026

William and Ann Apperson
4336 Pleasanton Avenue
Pleasanton, CA 94566

Dear Mr. William and Ms. Ann Apperson,

The City of Pleasanton is reaching out to you because it is exploring the modification of your property's (i.e., 4372 Pleasanton Avenue) zoning designation to increase its development opportunity to accommodate more residential zoning units, should you make the choice to redevelop your property in the future.

The potential change is being contemplated because the City has committed to taking this rezoning action as part of its 2023-2031 Housing Element. Specifically, Housing Element Program 7.6.8 requires the City to rezone properties that are either in a transit-rich area or considered urban infill sites, to allow up to 10 residential housing units on each property.

At this time, no action is proposed. The Planning Commission and City Council will consider these changes for a final decision later in 2026. You will be notified of these future meetings as the property owner of the subject property.

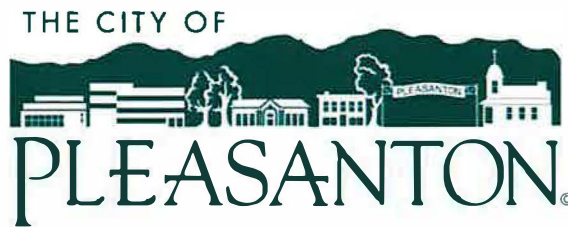
However, before making a recommendation to the Planning Commission, staff would like to meet with you to discuss the proposed zoning modifications.

Please contact me at 925-931-5611 or SBonn@CityofPleasantonCa.gov, and I would be happy to schedule an appointment to discuss your property in detail, preferably the week of February 16 or the week of February 23, 2026. We can meet in person at City offices located at 200 Old Bernal Avenue or I am happy to set up a virtual meeting (e.g., Zoom or Microsoft Teams), based on your preference.

Thank you for your time and attention. I look forward to hearing from you.

Sincerely,


Shweta Bonn
Senior Planner



February 9, 2026

Rock Bible Church
4100 First Street
Pleasanton, CA 94566

Dear Rock Bible Church,

The City of Pleasanton is reaching out to you because it is exploring a partial modification of your property's (4100 First Street) zoning designation to increase its development opportunity to accommodate more residential zoning units, should you make the choice to redevelop your property in the future.

The potential change is being contemplated because the City has committed to taking this rezoning action as part of its 2023-2031 Housing Element. Specifically, Housing Element Program 7.6.8 requires the City to rezone properties that are either in a transit-rich area or considered urban infill sites, to allow up to 10 residential housing units on each property.

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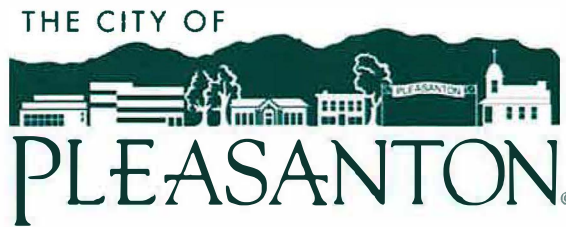
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Sincerely,

Shweta Bonn
Senior Planner



February 9, 2026

William and Mark Webster
3683 Vineyard Avenue
Pleasanton, CA 94566

Dear Mr. William and Mr. Mark Webster,

The City of Pleasanton is reaching out to you because it is exploring the modification of your property's (3683 Vineyard Avenue) zoning designation to increase its development opportunity to accommodate more residential zoning units, should you make the choice to redevelop your property in the future.

The potential change is being contemplated because the City has committed to taking this rezoning action as part of its 2023-2031 Housing Element. Specifically, Housing Element Program 7.6.8 requires the City to rezone properties that are either in a transit-rich area or considered urban infill sites, to allow up to 10 residential housing units on each property.

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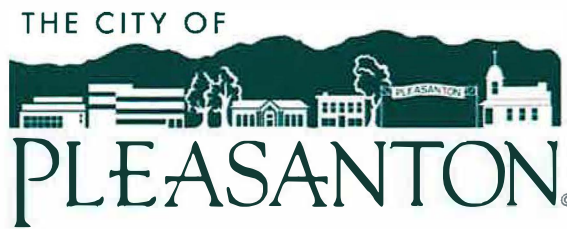
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Thank you for your time and attention. I look forward to hearing from you.

Sincerely,

Shweta Bonn
Senior Planner



February 9, 2026

Kent and Alice Pryor
3425 Bernal Avenue
Pleasanton, CA 94566

Dear Mr. Kent and Ms. Alice Pryor,

The City of Pleasanton is reaching out to you because it is exploring the modification of your property's (3425 Bernal Avenue) zoning designation to increase its development opportunity to accommodate more residential zoning units, should you make the choice to redevelop your property in the future.

The potential change is being contemplated because the City has committed to taking this rezoning action as part of its 2023-2031 Housing Element. Specifically, Housing Element Program 7.6.8 requires the City to rezone properties that are either in a transit-rich area or considered urban infill sites, to allow up to 10 residential housing units on each property.

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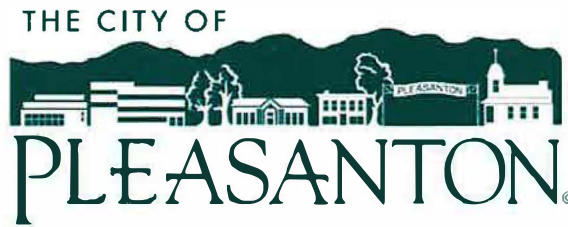
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Thank you for your time and attention. I look forward to hearing from you.

Sincerely,

Shweta Bonn
Senior Planner



February 9, 2026

Trinity Lutheran Church
1225 Hopyard Road
Pleasanton, CA 94566

Dear Trinity Lutheran Church,

The City of Pleasanton is reaching out to you because it is exploring a partial modification of your property's (1225 Hopyard Road) zoning designation to increase its development opportunity to accommodate more residential zoning units, should you make the choice to redevelop your property in the future.

The potential change is being contemplated because the City has committed to taking this rezoning action as part of its 2023-2031 Housing Element. Specifically, Housing Element Program 7.6.8 requires the City to rezone properties that are either in a transit-rich area or considered urban infill sites, to allow up to 10 residential housing units on each property.

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Thank you for your time and attention. I look forward to hearing from you.

Sincerely,

Shweta Bonn
Senior Planner

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

www.cityofpleasantonca.gov

P. O. BOX 520 · 200 Old Bernal Avenue
Pleasanton, CA 94566-0802

Building & Safety	Code Enforcement	Economic Development	Housing	Permit Center	Planning	Traffic Engineering
(925)931-5300	(925)931-5620	(925)931-5042	(925)931-5007	(925)931-5630	(925)931-5600	(925)931-5677



March 2, 2026

William and Ann Apperson
4336 Pleasanton Avenue
Pleasanton, CA 94566

Dear Mr. William and Ms. Ann Apperson,

The City of Pleasanton is reaching out to you because it is exploring the modification of your property's (i.e., 4372 Pleasanton Avenue) zoning designation to increase its development opportunity to accommodate more residential zoning units, should you make the choice to redevelop your property in the future. This letter is follow-up to the correspondence dated February 9, 2026.

The potential change is being contemplated because the City has committed to taking this rezoning action as part of its 2023-2031 Housing Element. Specifically, Housing Element Program 7.6.8 requires the City to rezone properties that are either in a transit-rich area or considered urban infill sites, to allow up to 10 residential housing units on each property.

At this time, no action is proposed. The Planning Commission and City Council will consider these changes for a final decision, likely between April and June of this year. You will be notified of these future meetings as the property owner of the subject property.

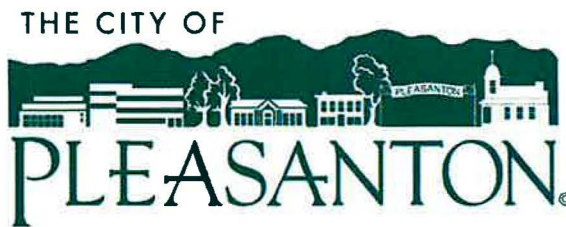
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Please contact me at 925-931-5611 or SBonn@CityofPleasantonCa.gov, and I would be happy to schedule an appointment to discuss your property in detail, preferably in early March. We can meet in person at City offices located at 200 Old Bernal Avenue or I am happy to set up a virtual meeting (e.g., Zoom or Microsoft Teams), based on your preference.

Thank you for your time and attention. I look forward to hearing from you.

Sincerely,

Shweta Bonn
Senior Planner



March 2, 2026

Rock Bible Church
Attention: Mr. Scott Berglin
4100 First Street
Pleasanton, CA 94566

Dear Mr. Berglin,

Thank you for reaching out to me in response to my correspondence dated February 9, 2026. As indicated in that letter and as part of our conversation, the City of Pleasanton is reaching out to you because it is exploring a partial modification of the church property's (4100 First Street) zoning designation to increase its development opportunity to accommodate more residential zoning units, should you make the choice to redevelop your property in the future.

The potential change is being contemplated because the City has committed to taking this rezoning action as part of its 2023-2031 Housing Element. Specifically, Housing Element Program 7.6.8 requires the City to rezone properties that are either in a transit-rich area or considered urban infill sites, to allow up to 10 residential housing units on each property.

At this time, no action is proposed. The Planning Commission and City Council will consider these changes for a final decision, likely between April and June of this year. You will be notified of these future meetings as the property owner of the subject property.

Please let me know if you are interested in meeting before staff makes a recommendation to the Planning Commission. I would be happy to schedule an appointment to discuss your property in detail, preferably in early March. We can meet in person at City offices located at 200 Old Bernal Avenue or I am happy to set up a virtual meeting (e.g., Zoom or Microsoft Teams), based on your preference.

Thank you again for reaching out and please do not hesitate to do so again if you would like to discuss this topic further.

Sincerely,

Shweta Bonn
Senior Planner



March 2, 2026

William and Mark Webster
3683 Vineyard Avenue
Pleasanton, CA 94566

Dear Mr. William and Mr. Mark Webster,

The City of Pleasanton is reaching out to you because it is exploring the modification of your property's (3683 Vineyard Avenue) zoning designation to increase its development opportunity to accommodate more residential zoning units, should you make the choice to redevelop your property in the future. This letter is follow-up to the correspondence dated February 9, 2026.

The potential change is being contemplated because the City has committed to taking this rezoning action as part of its 2023-2031 Housing Element. Specifically, Housing Element Program 7.6.8 requires the City to rezone properties that are either in a transit-rich area or considered urban infill sites, to allow up to 10 residential housing units on each property.

At this time, no action is proposed. The Planning Commission and City Council will consider these changes for a final decision, likely between April and June of this year. You will be notified of these future meetings as the property owner of the subject property.

However, before making a recommendation to the Planning Commission, staff would like to meet with you to discuss the proposed zoning modifications.

Please contact me at 925-931-5611 or SBonn@CityofPleasantonCa.gov, and I would be happy to schedule an appointment to discuss your property in detail, preferably in early March. We can meet in person at City offices located at 200 Old Bernal Avenue or I am happy to set up a virtual meeting (e.g., Zoom or Microsoft Teams), based on your preference.

Thank you for your time and attention. I look forward to hearing from you.

Sincerely,

Shweta Bonn
Senior Planner



March 2, 2026

Kent and Alice Pryor
3425 Bernal Avenue
Pleasanton, CA 94566

Dear Mr. Kent and Ms. Alice Pryor,

The City of Pleasanton is reaching out to you because it is exploring the modification of your property's (3425 Bernal Avenue) zoning designation to increase its development opportunity to accommodate more residential zoning units, should you make the choice to redevelop your property in the future. This letter is follow-up to the correspondence dated February 9, 2026.

The potential change is being contemplated because the City has committed to taking this rezoning action as part of its 2023-2031 Housing Element. Specifically, Housing Element Program 7.6.8 requires the City to rezone properties that are either in a transit-rich area or considered urban infill sites, to allow up to 10 residential housing units on each property.

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Thank you for your time and attention. I look forward to hearing from you.

Sincerely,

Shweta Bonn
Senior Planner



March 2, 2026

Trinity Lutheran Church
1225 Hopyard Road
Pleasanton, CA 94566

Dear Trinity Lutheran Church,

The City of Pleasanton is reaching out to you because it is exploring a partial modification of your property's (1225 Hopyard Road) zoning designation to increase its development opportunity to accommodate more residential zoning units, should you make the choice to redevelop your property in the future. This letter is follow-up to the correspondence dated February 9, 2026.

The potential change is being contemplated because the City has committed to taking this rezoning action as part of its 2023-2031 Housing Element. Specifically, Housing Element Program 7.6.8 requires the City to rezone properties that are either in a transit-rich area or considered urban infill sites, to allow up to 10 residential housing units on each property.

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Thank you for your time and attention. I look forward to hearing from you.

Sincerely,

Shweta Bonn
Senior Planner



April 28, 2026

Trinity Lutheran Church
1225 Hopyard Road
Pleasanton, CA 94566

Dear Trinity Lutheran Church,

Thank you for meeting with staff recently to discuss the potential modification of your property's (located at 1225 Hopyard Road) zoning designation to accommodate additional residential units, should you choose to redevelop your property in the future.

As we discussed, the potential change is being contemplated because the City has committed to taking this rezoning action as part of its 2023-2031 Housing Element. Specifically, Housing Element Program 7.6.8 requires the City to rezone properties that are either in a transit-rich area or considered urban infill sites, to allow up to 10 residential housing units on each property.

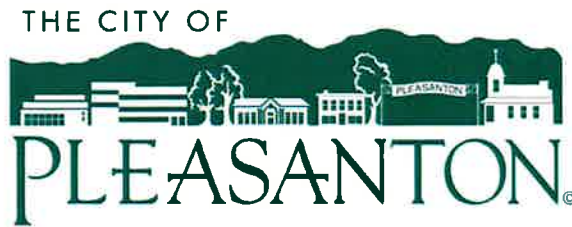
This letter is to inform you that the Planning Commission is scheduled to discuss this item at its May 27, 2026, meeting and make a recommendation to the City Council for a decision at a future hearing. The Planning Commission meeting will commence at 7:00 pm and will take place in the Chambers located at City Hall (200 Old Bernal Ave). An agenda report will be posted to the City's website by 5:00 pm on Friday, May 22, 2026, at: <https://www.cityofpleasantonca.gov/calendar/>

Please feel free to contact me at 925-931-5611 or SBonn@CityofPleasantonCa.gov if you have any questions.

Thank you.

Sincerely,

Shweta Bonn
Senior Planner



April 28, 2026

Rock Bible Church
Attention: Mr. Scott Berglin
4100 First Street
Pleasanton, CA 94566

Dear Mr. Berglin,

Thank you for reaching out to me earlier this year regarding my letter to you dated February 9.

This communication is to inform you that the Planning Commission, at its May 27, 2026, meeting, is scheduled to consider modifying the zoning for at least two properties in Pleasanton to allow up to 10 units and make a recommendation to the City Council for a decision at a future hearing. The church property at 4100 First Street is among those being considered. The Planning Commission meeting will commence at 7:00 pm at City Hall (200 Old Bernal Ave). An agenda report will be posted to the City's website by 5:00 pm on Friday, May 22, 2026, at: <https://www.cityofpleasantonca.gov/calendar/>

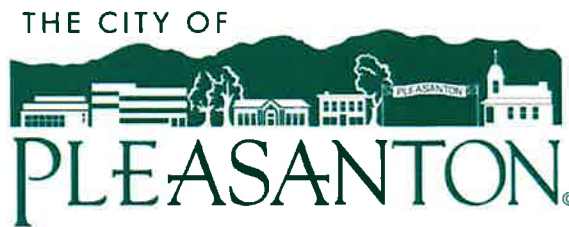
As described in the City's letters to you (dated February 9 and March 2, 2026), the change to the zoning would increase a property's development capacity should an owner decide to redevelop in the future. This effort is contemplated because the City has committed to taking this rezoning action as part of its 2023-2031 Housing Element. Specifically, Housing Element Program 7.6.8 requires the City to rezone properties that are either in a transit-rich area or considered urban infill sites, to allow up to 10 residential housing units on each property.

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Thank you.

Sincerely,

Shweta Bonn
Senior Planner



April 28, 2026

William and Mark Webster
3683 Vineyard Avenue
Pleasanton, CA 94566

Dear Mr. William and Mr. Mark Webster,

This letter is to inform you that the Planning Commission, at its May 27, 2026, meeting, is scheduled to consider modifying the zoning for at least two properties in Pleasanton to allow up to 10 units and make a recommendation to the City Council for a decision at a future hearing. Your property at 3683 Vineyard Ave is among those being considered. The meeting will commence at 7:00 pm at City Hall (200 Old Bernal Ave). An agenda report will be posted to the City's website by 5:00 pm on Friday, May 22, 2026, at: <https://www.cityofpleasantonca.gov/calendar/>

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Thank you.

Sincerely,

Shweta Bonn
Senior Planner



April 28, 2026

Kent and Alice Pryor
3425 Bernal Avenue
Pleasanton, CA 94566

Dear Mr. Kent and Ms. Alice Pryor,

Thank you for reaching out to me via email recently. As I mentioned in my response, I would be happy to answer any questions you have or schedule a time to meet if you would like to do so.

This letter is to inform you that the Planning Commission, at its May 27, 2026, meeting, is scheduled to consider modifying the zoning for at least two properties in Pleasanton to allow up to 10 units and make a recommendation to the City Council for a decision at a future hearing. Your property at 3425 Bernal Avenue is among those being considered. The Planning Commission meeting will commence at 7:00 pm at City Hall (200 Old Bernal Ave). An agenda report will be posted to the City's website by 5:00 pm on Friday, May 22, 2026, at: <https://www.cityofpleasantonca.gov/calendar/>

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Thank you.

Sincerely,

Shweta Bonn
Senior Planner



April 28, 2026

Flint Apperson
4336 Pleasanton Avenue
Pleasanton, CA 94566

Dear Mr. Flint Apperson,

Thank you for meeting with staff recently to discuss the potential modification of your property's (located at 4372 Pleasanton Avenue) zoning designation to accommodate additional residential units, should you choose to redevelop your property in the future.

As we discussed, the potential change is being contemplated because the City has committed to taking this rezoning action as part of its 2023-2031 Housing Element. Specifically, Housing Element Program 7.6.8 requires the City to rezone properties that are either in a transit-rich area or considered urban infill sites, to allow up to 10 residential housing units on each property.

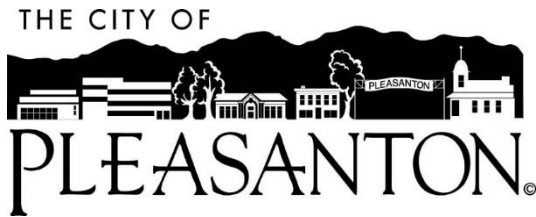
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Sincerely,

Shweta Bonn
Senior Planner



Planning Commission Agenda Report

May 27, 2026
Item 7

SUBJECT: Planning Commission Subcommittee List

Bicycle, Pedestrian, and Trails Committee

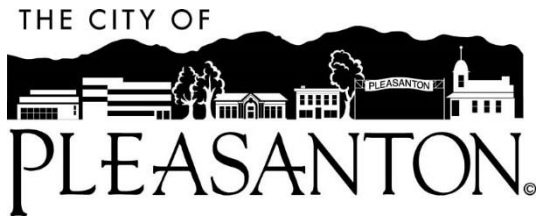
Advise the Parks and Recreation Commission and the City's Traffic Engineering Division on bicycle, pedestrian and trail-related items. The committee reviews and prioritizes potential projects and provides input on policies related to bikeways and trails.

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: Commissioner Jagoe, Wedge
Alternate: Commissioner Morgan
Staff Contact: Sarah Hosterman, Landscape Architect Asst., 931-5514



Planning Commission Agenda Report

May 27, 2026
Item 8

SUBJECT: Future Planning Calendar

PUD-154 et al, Arroyo Lago Vacant lots with APN 946-4634-1 and APN 946-4634-2 located on the north side of Busch Road and east of 3333 Busch Road: Recommendation to City Council on Applications for Annexation (P25-0115), General Plan Amendment (P25-0116), Rezoning (P25-0018), Planned Unit Development Plan (PUD-154), and Vesting Tentative Subdivision Map 8423 for the construction of 189 single-family residential homes and on- and off-site improvements.

P26-0164: Conditional Use Permit for proposed private school for up to 40 students located at 2340 Santa Rita Road.

Update the Objective Design Standards for Residential Multifamily Development - Recommend updating the Objective Design Standards for Residential Multi-Family (RM), Central Commercial (CC) and Mixed Use (MU) Districts and adoption of an Ordinance amending Chapter 18.88 of the Pleasanton Municipal Code.