

PLANNING COMMISSION AMENDED MEETING AGENDA

Wednesday, April 10, 2024

7:00 p.m.

City Council Chambers – 200 Old Bernal Ave.
and

3529 Knollwood Drive, Carlsbad, CA 92010

The meeting will be held at the City Council Chambers at 200 Old Bernal Ave, **via teleconference at 3529 Knollwood Drive, Carlsbad, CA 92010**, and will be broadcast live at <https://www.youtube.com/user/TheCityofPleasanton>.

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

In Person at the City Council Chambers:

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

PUBLIC HEARING PROCEDURE

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

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

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

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

CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

AGENDA AMENDMENTS

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

1. Actions of the Zoning Administrator
2. **P24-0110, Nora Collins, 5675 Owens Drive (parent address 4452 Rosewood Drive)** - Application for a Conditional Use Permit to operate a childcare facility for a maximum of 110 children and 18 staff members at the facility at one time in an approved yet constructed building to be located at the northeast corner of Rosewood and Owens Drives.
3. Approve the minutes of March 27, 2024

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. **P23-0599, Kelley Rutchena, 5976 & 5994 West Las Positas Boulevard** - Application for Design Review and a Vesting Tentative Map for a housing development that includes the demolition of two existing commercial buildings and construction of 146 multi-family residential units with 38 accessory dwelling units with associated site improvements located at 5976 & 5994 West Las Positas Boulevard

MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

6. Reports from Meetings Attended (e.g., Committee, Task Force, etc.)
7. Actions of the City Council
8. Future Planning Calendar

MATTERS INITIATED BY COMMISSION MEMBERS

ADJOURNMENT

Notice

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

Accessible Public Meetings

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

SUBJECT: Actions of the Zoning Administrator

P24-0142, Zhengrui He

Application for Administrative Design Review to construct an approximately 634-square-foot addition that includes: a proposed second-story balcony, re-locating the garage and a new metal roof on the rear of the residence located at 6607 Arlington Drive.

Approved. Appeal period expires April 17, 2024. (*Sachiko Riddle, 931-5607*)

P24-0195, Felipe Gutierrez

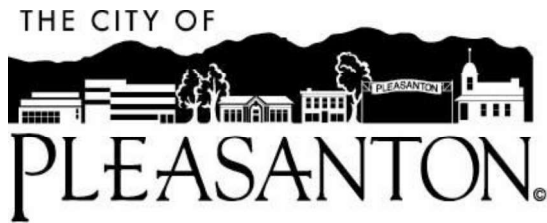
Application for Administrative Design Review to modify the flat roof to a gable roof at 2233 Goldcrest Circle.

Approved. Appeal period expires May 8, 2024. (*Natalie Amos, 931-5613*)

P24-0132, Lorin Nelson, P.E.

Application for Administrative Design Review to construct an approximately 286-square-foot single-story addition to the northeast of the home located at 2542 Secretariat Drive.

Approved. Appeal period expires May 8, 2024. (*Natalie Amos, 931-5613*)



Planning Commission Agenda Report

April 10, 2024
Item 2

SUBJECT: P24-0110

**APPLICANT/
PROPERTY OWNER:** Nora Collins/AvalonBay Communities for L'Academy School

PURPOSE: Application for a Conditional Use Permit to operate a childcare facility for a maximum of 110 children and 18 staff members at the facility at one time in an approved yet constructed building

LOCATION: 5675 Owens Drive (parent address 4452 Rosewood Drive)

GENERAL PLAN: Business Park and Mixed Use

BUSINESS PARK: Hacienda Business Park

ZONING: PUD-HDR (Planned Unit Development – High Density Residential) District

EXHIBITS:

- A. Draft Resolution and Conditions of Approval
- B. Project Narratives and Plans dated "Received" February 14, 2024
- C. Off-Site Parking Agreement
- D. Health Risk Assessment Report
- E. Location and Notification Map

STAFF RECOMMENDATION

Staff recommends the Planning Commission approve Conditional Use Permit (CUP) Case No. P24-0110, based on the findings and subject to the draft conditions of approval in Exhibit A.

EXECUTIVE SUMMARY

Nora Collins of AvalonBay Communities, owner of the project site and on behalf of L'Academy School of Pleasanton, wishes to operate a childcare facility for children between the ages of six months and five years. The proposed facility would be operated in an approved but yet to be constructed stand-alone building¹ Monday through Friday between 7:30 a.m. and 5:30 p.m. The project site would have a total of 27 on-site parking spaces. To facilitate traffic flow and avoid vehicle queuing being backed up onto roadways during facility's drop-off and pickup times, the applicant has secured 10 parking spaces on the adjacent site for daycare staff members. Staff is supportive of the proposed use based on the project analysis described in

¹ The construction plans of the subject building are in plan review. The applicant estimates starting construction in Summer/Fall of 2024.

this report. Hacienda Owners Association has indicated its support of the proposal. Further, staff finds the proposed facility, as conditioned, would be consistent with the intent of the General Plan and objectives of the zoning district.

BACKGROUND

California Center Property

California Center, an office complex with a regional conference center, is located in Hacienda Business Park on Rosewood Drive, occupying an approximately 60.9-acre site. In January 2012, California Center property was identified as one of the sites for high-density multifamily development in order to meet the City's share of the regional housing need in the 4th Cycle Housing Element. As such, the southern, approximately 8.4-acre portion of the site was rezoned for high-density multifamily development. The high-density residential development (Case No. PUD-85-08-01D-4M) was approved by the City Council under Ordinance No. 2067 in April 2013. The approval included up to 10,000 sq. ft. of retail with no minimum required to serve residents. Ordinance No. 2067 lists uses that are permitted, conditionally permitted, and prohibited on this 8.4-acre portion of the site. Daycare center is listed as one of the conditionally permitted uses.

Parcel Map 10172

In September 2013, California Center filed a minor subdivision application to subdivide the existing 60.9 acre into three lots:

- Lot 59A = approximately 52.461 acres (office complex and conference center site)
- Lot 59B = approximately 7.394 acres (high-density residential site); and
- Lot 59C = approximately 1.042 acres (retail site)

Parcel Map 10172 was recorded with Alameda County Recorder's Office on August 25, 2021. Since the map recordation, AvalonBay Communities acquired Lots 59B and 59C.

AvalonBay Communities' Modifications

With real estate market changes and based on community needs, AvalonBay Communities in October 2022 requested modifications to the original approval including changing the proposed use of Lot 59C from a retail use to a childcare facility. Per the PUD modification, such childcare use would be permitted subject to a Conditional Use Permit, consistent with the procedures for similar uses elsewhere in Hacienda and in many of the City's zoning districts. The requested modifications (Case No. PUD-85-08-ID-5M) were approved in 2022.

Section 18.124 of the Pleasanton Municipal Code (PMC) requires Planning Commission's review and approval of a conditional use permit application through a public hearing process. Hence, the proposed daycare facility on Lot 59C is before the Planning Commission for review and action.

SITE AND AREA DESCRIPTION

The California Center site is located at 4400-4460 Rosewood Drive, within Hacienda Business Park. The site fronts on Rosewood Drive and Owens Drive. The subject site Lot 59C is located on the corner of Rosewood and Owens Drives (Figure 1 outlined in blue). Adjacent properties include the Park Hacienda and Hacienda Commons Apartments to the south, on the opposite side of Owens Drive; Wal-Mart, a restaurant (Denica's), and Metro 580 Shopping Center to the west, on the opposite side of Rosewood Drive. The AvalonBay Communities project (Lot 59B),

a new apartment complex is approved and due to be constructed to the east, and the existing California Center office campus (Lot 59A) is located to the immediate north. The East Dublin/Pleasanton BART station platform is approximately 3/4 mile to the west.

Eaves Pleasanton, an existing multi-family residential rental development, is located to the east, opposite Tassajara Creek. As discussed later in this report, the applicant has secured a parking agreement to allow offsite parking for the childcare facility at the Eaves Pleasanton complex.

Figure 1: Project Site Location and Surrounding



THE PROPOSAL

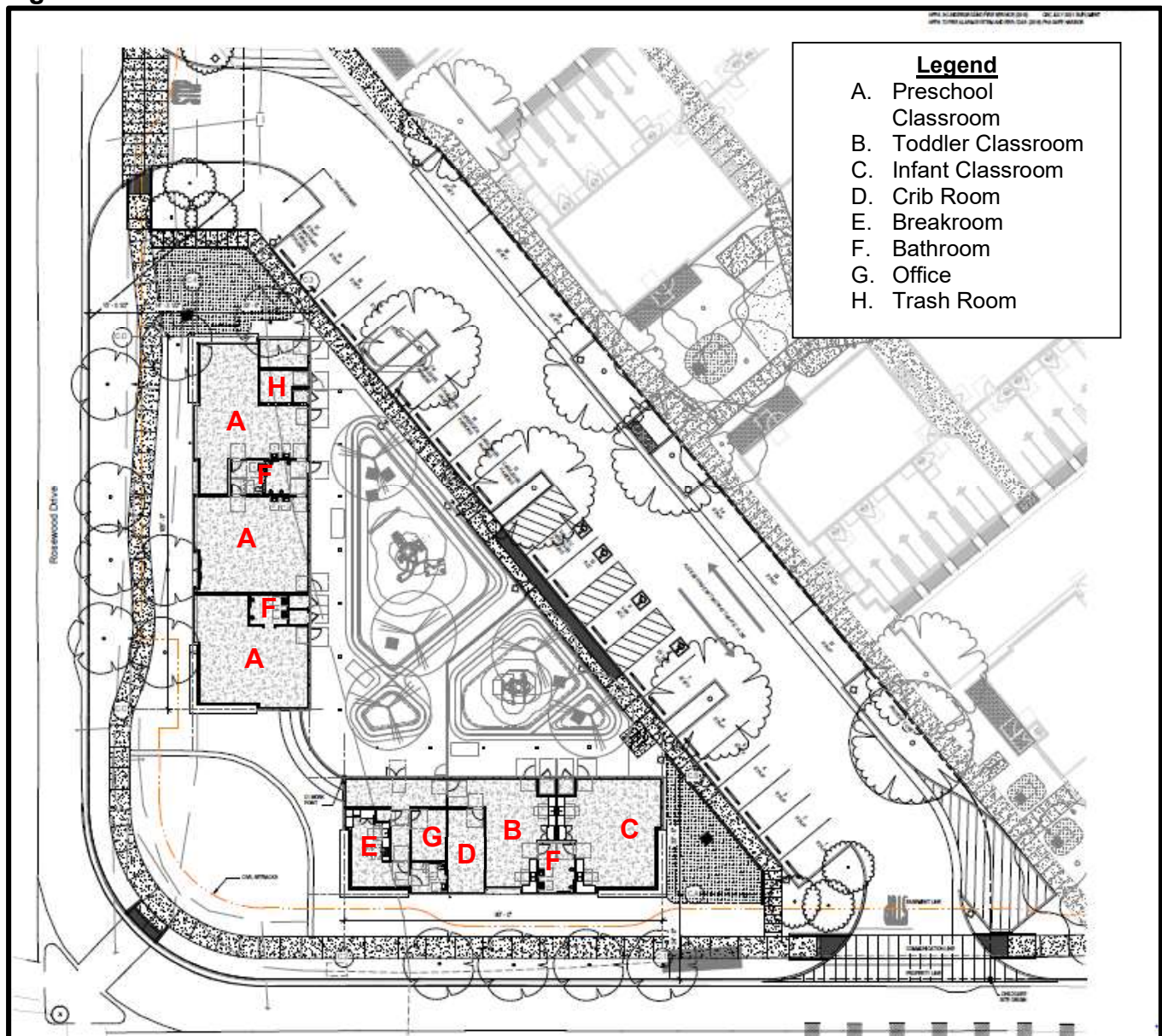
The proposed daycare facility will be operating in a new building totaling approximately 6,600 square feet in building area. Site access is from both Owens Drive and Rosewood Drive. A total of 27 on-site parking spaces are proposed; a series of 90-degree parking spaces are located next to the buildings, and some parallel parking spaces are provided on the opposite side of the drive aisle. An outdoor play area would be located to the northeast of the buildings, equipped with age-appropriate play structures and play surface. Please refer to Figure 2 Site and Floor Plan for details.

To offset parking and circulation congestion during daycare's drop-off and pickup times, the applicant proposed offsite parking on a neighboring property, Eaves Pleasanton, located to the east within walking distance. Please see more discussion on parking and circulation in the Parking and Circulation section of this report.

The applicant proposes the following operational schedules and facility layout:

- Hours of Operation: Monday – Friday 7:30 a.m.-5:30 p.m.
- Maximum Capacity: 128 persons at one time
 - 110 children
 - 18 teachers/staff members
- Facility Layout (Please refer to Figure 2: Site and Floor Plan):
 - 3 preschool classrooms/24 children each classroom
 - 1 toddler classroom/24 children
 - 1 infant classroom/24 children
 - 1 crib room
 - Lobby area, teacher breakroom, office, and restrooms
 - Outdoor play area
 - Trash Room

Figure 2: Site and Floor Plan



STAFF REVIEW/ANALYSIS

Conditional uses are those uses which, by their nature, require special consideration so they may be located properly with respect to the objectives of the Pleasanton Municipal Code and with respect to their effects on surrounding properties. In order to achieve these purposes, the Planning Commission is empowered to approve, conditionally approve, or deny applications for CUP's.

Land Use

Land Use and General Plan

The Land Use Element of the General Plan designates the subject property as "Business Park (Industrial / Commercial and Office) / Mixed Use." The proposed daycare facility includes a variety of age-appropriate programs. The project would be consistent with the General Plan land use designation and with the following General Plan Program, Policies, and Goal:

- Policy 7: Encourage and support high quality public and private educational facilities in Pleasanton and facilitate lifelong educational opportunities for all ages.
- Policy 13: Ensure that neighborhood, community, and regional commercial centers provide goods and services needed by residents and businesses of Pleasanton and its market area.
- Goal 2: Achieve and maintain a complete well-rounded community of desirable neighborhoods, a strong employment base, and a variety of community facilities.

The zoning for this site is PUD-HDR (Planned Unit Development – High Density Residential) District, and it is one of the 5th Cycle housing sites in Hacienda, which conditionally permits land uses such as daycare centers. If the CUP is approved, the proposed childcare facility would be consistent with the zoning district.

For projects where the proposed use is educational, instructional, recreational, or daycare, staff evaluates how the use integrates with the surrounding uses. The uses immediately surrounding the site include office, light industrial/warehouse, public and private schools, and residential. In the past, the Planning Commission has granted Conditional Use Permits for preschool facilities in business parks including Safari Kid at 6646 Willow Road, Crosspoint Church preschool at 5627 Gibraltar Drive, Little Ivy League at 4160 Hacienda Drive, Global Village School at 4807 Hopyard Road, Pleasanton Bilingual Montessori School at 5724 W. Las Positas Boulevard, and Empire Montessori at 5950 Stoneridge Drive. These preschools have been operating without any apparent adverse impacts on the surrounding businesses or residents since no complaints have been reported to the City. Staff does not expect the proposed use would create any adverse impacts on the surrounding uses if operated in conformance to the proposed conditions of approval. The subject site would have the needed on-site parking for the proposed use (as discussed in the Parking section below) and the activities occurring at the facility are not expected to generate significant noise levels. Children would be supervised at all times, both inside the facility and in the play area. The play area is located on the northeast side of the buildings, away from the streets. Additionally, the proposed facility could provide convenient childcare services to nearby residential uses. Based on this analysis, staff believes the proposed daycare facility would be compatible with the surrounding uses.

Parking

§Section 18.88.030(E) (*Schedule of off-street parking space requirements*) of the Pleasanton Municipal Code (PMC) requires the proposed use to provide one parking space for each employee, including teachers and administrators, and one space for each four students in grade 10 or above. As the proposed project is a daycare facility, the student parking requirement is not applicable.

There will be 27 on-site parking spaces at the project site. The written narrative estimates the following vehicles on the premises when the facility is open for business:

Time	# of Staff Vehicle arriving the facility	# of Vehicle to pick up/drop off F/T students	# of Staff Vehicle leaving the facility
7:30-8:00 am	4	25	0
8:00-8:30 am	5	28	0
8:30-9:00 am	5	28	0
9:00-9:30 am	3	17	0
9:30-10:00 am	1	12	0
3:00-3:30 pm	0	25	3
3:30-4:00 pm	0	22	3
4:00-4:30 pm	0	20	2
4:30-5:00 pm	0	30	6
5:00 -5:30 pm	0	13	4

Staff notes that Section 18.88.030 of the PMC does not address parking demand during drop-off/pick-up times, which would be the most impacted time from a parking standpoint. As estimated by the daycare operator, there would be 25-28 parking spaces needed in each 30-minute period during morning drop-off and there would be 25-30 parking spaces needed in each 30-minute period afternoon pickup.

In assessing on-site parking adequacy, staff used the scenario that if everyone arrives at the facility at the same time, whether the on-site parking could handle the parking demands. For instance, for the morning drop-off, if everyone arrives at the same time during the 8:30-9a time slot, there would be a total of 44 parking spaces needed (14 for facility staff and 28 for parents/guardians). A similar worst-case scenario was evaluated for evening pickup times, i.e. if everyone arrives at the facility at the same time during the 4:30-5p time slot, there would be a total of 48 parking spaces needed (18 for facility staff and 30 for parents/guardians). The on-site 27 parking spaces are inadequate to meet the parking demands.

The city's Traffic Engineering staff has reviewed the parking demands. While understanding the probability that everyone arrives to the facility at the same time is very slim and there will be a number of children who either carpool (such as siblings) or walk to the facility, staff recommended that 15 of the 27 on-site parking spaces should be allotted for drop-off and pickup uses. The applicant was therefore required to either find off-site parking for staff parking within walking distance or reduce the facility's enrollment.

Eaves Pleasanton, an apartment complex of 456 residential units, is located approximately 0.2 miles to the east of the project. It has a total of 938 on-site parking spaces for both residents and guests, whereas per §18.88.A.3.a. of PMC, 751 parking spaces are required for the 456-unit apartment complex. As such, Eaves Pleasanton has substantially more parking than required by the PMC. .

The applicant, AvalonBay Communities, is also the owner of Eaves Pleasanton. Included in the project narrative is a letter stating AvalonBay Communities will allocate 10 parking spaces at Eaves Pleasanton to be used for the proposed daycare staff parking. This would provide the needed parking during drop-off and pick-up times. Although this would mean a potential drop in available parking at Eaves Pleasanton, the proposed use would be limited to daytime and weekday periods only, when at least a proportion of residents of the complex would not be home and on-site parking demand is lower.

The City's Traffic Engineering staff has reviewed the proposed off-site parking arrangement and accepted it as it finds it should solve the assumed parking shortage and circulation delay. To ensure the parking arrangement will be honored while the daycare facility is in operation, staff has added a condition of approval to address this arrangement. Similar to processing any other conditional use permit, staff has included a condition of approval which addresses if parking problems occur, it would allow the Director of Community Development to refer the use permit back to the Planning Commission for possible mitigation measures, such as reducing enrollment capacity, modifying the arrival/departure times, etc.

Traffic and Circulation

The Traffic Engineering Division has also reviewed the proposal for potential traffic impacts during peak hours. Based on the off-site parking arrangement, circulation to and from the site and temporary queuing on site should not impact the existing vehicle movements on the street. However, staff will monitor the circulation during drop-off and pick-up times to ensure no significant impacts. If it is determined that queuing to wait for an available parking space during drop-off and pick-up times impacts roadway traffic flow, staff will require additional off-site parking arrangements to be made unless the applicant wishes to decrease facility enrollment. Further, if unanticipated impacts are observed and adequate mitigation is not able to be made, then the application may be brought back to the Planning Commission for subsequent review at a public hearing. Staff has included conditions of approval to address this item in Exhibit A.

As the proposed drop-off and pick-up times are within peak traffic periods, applicable traffic impact fees would be required at this time.

Noise

The PMC states a proposed conditional use must be in accord with the objectives of the Zoning Ordinance. One of those objectives is to "promote the stability of existing land uses that conform with the General Plan and to protect them from inharmonious influences and harmful intrusions." As proposed, with the exception of the play area, programs would be held indoors with doors closed during business hours. Although there will be music time included in the curriculum, the applicant has indicated operation would strictly adhere to the City's Noise Ordinance. Since the facility is located in standalone buildings, staff does not believe the noise from activities would cause a significant negative impact on the adjacent uses. However, if noise does become an issue in the future, staff has included a condition of approval which allows the Conditional Use Permit to be amended or revoked.

Health Risk Assessment

Per the California Environmental Quality Act (CEQA), there are air quality guidelines and thresholds that certain uses, such as daycare centers, are required to adhere to their proximity to a pollution source. A health risk assessment is required when daycare centers are proposed within 1,000 feet of a roadway with average daily traffic of 10,000 or more trips. The proposed daycare facility and play area are located within 1,000 feet of Rosewood and Owens Drives, which have average daily traffic of more than 10,000 vehicles. Therefore, a health risk assessment report was required and prepared by ESA. The report estimates the health risks children would be exposed to from nearby sources of air pollution to determine if the health risks would be below the thresholds established by the Bay Area Air Quality Management District (BAAQMD). The results of the report found the daycare facility and play area would not be exposed to significant health risks from existing sources of air pollution and the health risk would be below BAAQMD thresholds. A copy of the report is included in Exhibit D.

ALTERNATIVES

As outlined in the above analysis, staff believes the daycare use, as proposed and conditioned, would be compatible with the other uses in the vicinity and not create adverse impacts, and recommends the Planning Commission approve the project as proposed and conditioned. However, alternatives to the proposal that could be considered by the Planning Commission include:

1. Denial of the application. The Commission could deny the entire project; or
2. Approval of the CUP with modifications. The Planning Commission could approve the CUP to operate a daycare facility at the proposed level of enrollment, with modified hours of operation, or other changes such as playground design or site improvement changes.

Since staff believes the findings to approve the project could be made as proposed and conditioned, believes the project will not adversely impact any existing uses or the surrounding area, and believes the project has been designed to be compatible with the existing building as well as all applicable site development standards, staff recommends neither of the two project alternatives above be pursued.

HACIENDA OWNERS ASSOCIATION

The Hacienda Owners Association has reviewed the application for the proposed use with play area and found it is in substantial compliance with Hacienda's guidelines set forth in the CC&R's (Covenants, Conditions & Restrictions). The Association believes the use, parking, traffic, and play area are compatible with currently approved uses within the subject area and, thereby, approved the proposed use and site changes.

PUBLIC NOTICE

Notice of this application was sent to surrounding property owners and tenants within a 1,000- foot radius of the site. Staff has provided the location and noticing maps as Exhibit E for reference. At the time this report was published, staff received no comments.

ENVIRONMENTAL ASSESSMENT

This project is categorically exempt from environmental review pursuant to the California Environmental Quality Act Guidelines, Section 15301, Existing Facilities, Class 1; Section

15303, New Construction or Conversion of Small Structures, Class 3; and Section 15304, Minor Alternations to Land, Class 4. Therefore, no environmental document accompanies this report.

SUMMARY/CONCLUSION

As proposed and conditioned, staff believes the proposed use will be compatible with the surrounding uses and will not detrimentally affect the existing or future adjacent/nearby uses. Conditions of approval have been included which will ensure the safety and general welfare of the surrounding area, and the City in general, is maintained. Staff has reviewed the proposed plans and believes, with the off-site parking arrangements with Eaves Pleasanton, on-site parking should accommodate the use. Staff believes the proposed use will fulfill a community need and the proposed location is appropriate.

Primary Author:

Jenny Soo, Associate Planner, 925-931-5615 or jsoo@cityofpleasantonca.gov

Reviewed/Approved By:

Melinda Denis, Planning and Permit Center Manager/Deputy Director of Community Development
Ellen Clark, Director of Community Development

RESOLUTION NO. PC-2024-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLEASANTON APPROVING A DAYCARE FACILITY FOR L'ACADEMY SCHOOL LOCATED AT 5675 OWENS DRIVE, FOR A MAXIMUM OF 128 PEOPLE AT ONE TIME, AS FILED UNDER CASE NO. P24-0110

WHEREAS, on February 14, 2024, Nora Collins of AvalonBay Communities submitted an application for Conditional Use Permit (CUP) application on behalf of L'Academy School to operate a daycare facility with a maximum of 110 children and 18 staff members at one time;

WHEREAS, the General Plan land use designation for the property is Business Park and Mixed Use; and

WHEREAS, zoning for the property is PUD-HDR (Planned Unit Development – High-Density Residential) District; and

WHEREAS, the project is located in Hacienda Business Park; and

WHEREAS, the entirety of the project including residential and commercial components was previously analyzed pursuant to CEQA (State Clearinghouse Number 20110520002 for the Residences at California Center Project/PUD-85-8-ID-4M); the proposed daycare use would not cause any impacts different to or in excess of those previously analyzed. The use would occur within a fully entitled and permitted building, and as such would also be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, (Existing Facilities), since the project would not result in the expansion of the previously approved building and/or would be limited to interior alterations of the existing building. Therefore, no additional environmental review is required; and

WHEREAS, on April 10, 2024, the Planning Commission held a duly-noticed public hearing, considered relevant exhibits, recommendations of the City staff concerning this application, and received testimony from the applicant and interested parties.

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

Section 1: Findings for Conditional Use Permit Approval

With respect to the approval of P24-0110, 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.**

One of the primary concerns in reviewing a CUP application is the effect of the proposed use on surrounding uses. The Land Use Element of the General Plan designates the subject property as “Business Park (Industrial / Commercial and Office).” The zoning for the project site is PUD-HDR (Planned Unit Development – High-Density Residential) District. It conditionally permits land uses such as daycare centers. If the CUP is approved, the proposed childcare facility would be consistent with the zoning district.

When the proposed use is educational, instructional, recreational, or daycare, staff evaluates how that use integrates into the surrounding uses. The uses immediately surrounding the site include office, light industrial/warehouse, public and private schools, and residential. In the past, the Planning Commission has granted Conditional Use Permits for preschool facilities in business parks including Safari Kid at 6646 Willow Road, Crosspoint Church preschool at 5627 Gibraltar Drive, Little Ivy League at 4160 Hacienda Drive, Global Village School at 4807 Hopyard Road, Pleasanton Bilingual Montessori School at 5724 W. Las Positas Boulevard, and Empire Montessori at 5950 Stoneridge Drive. These preschools have been operating without any apparent adverse impacts on the surrounding businesses or residents since no complaints have been reported to the City. Staff does not expect the proposed use would create any adverse impacts on the surrounding uses if it is operated in conformance to the conditions of approval. As discussed and analyzed in the agenda report, with off-site parking arrangement for daycare staff parking, the subject site would have the needed on-site parking for the proposed use and the activities occurring at the facility are not expected to generate significant noise levels. Children would be supervised at all times, both inside the facility and in the play area. The play area is located on the northeast side of the buildings, away from the street(s). Additionally, the proposed facility could provide convenient childcare services to nearby residential uses. Based on this analysis, the Planning Commission finds the proposed use would be compatible with the surrounding uses. Therefore, 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.

As conditioned, the Planning Commission finds the proposed daycare facility would make a good neighbor, based on the play area location and off-site parking arrangement which will help alleviate parking and traffic impacts. In addition, the Health Risk Assessment prepared by ESA for the proposed use finds the daycare facility and play area would not be exposed to significant health risks from existing sources of air pollution and the health risk would be below BAAQMD thresholds. If the conditions of approval are followed, the Planning Commission finds the proposed establishment would not be detrimental to the

adjacent/nearby uses. All streets around the subject site are designed per City standards to provide safe ingress and egress into and out of the site. Conditions have also been included that would require the applicant to mitigate any future nuisances as a result of the proposed use. Based on analysis in the agenda report, the Planning Commission finds this finding can be made.

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

The site's zoning conditionally permits daycare facilities. Granting a CUP for the proposed use would be consistent with the City's ability to regulate zoning as listed in Chapter 18.124 of the Municipal Code. In addition, the Planning Commission finds that, as conditioned, the proposed use will comply with all provisions and requirements of the City's zoning ordinance and the approved PUD for Hacienda Business Park.

Section 2: The Planning Commission hereby approves Case P24-0110, a Conditional Use Permit approval allowing the operation of a daycare facility to be located at 5765 Owens Drive, subject to the Conditions of Approval shown in Exhibit A, attached hereto and made part of this case by reference.

Section 3: This resolution shall become effective 15 days after its passage and adoption unless appealed prior to that time.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Pleasanton at a regular meeting held on April 10, 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

RECUSED:

ABSENT:

ATTEST:

Melinda Denis
Secretary, Planning Commission

Matthew Gaidos
Chair

APPROVED AS TO FORM:

Julie Harryman
Assistant City Attorney

**EXHIBIT A
DRAFT CONDITIONS OF APPROVAL**

**P24-0110
L'Academy School, a Daycare Facility
5765 Owens Drive
April 10, 2024**

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

This approval is granted for Conditional Use Permit approval to operate L'Academy School, a daycare facility for 110 children of 18 months to 5 years old to be located on Assessor Parcel No. 941-2780-45 at 5765 Owens Drive. Development shall be substantially as shown on the project materials listed below:

- a. Written Narrative and Project plans, Exhibit B, prepared by AvalonBay Communities and Pyatok Architects for L'Academy School, dated "Received" on February 14, 2024, and kept on file in the Planning Division of the Community Development Department.
- b. Off-Site Parking Agreement from AvalonBay Communities, dated "Received" on March 7, 2024, and kept on file in the Planning Division of the Community Development Department.
- c. Health Risk Assessment prepared by ESA, dated "Received" on March 8, 2024, and kept on file in the Planning Division of the Community Development Department.
- d. Approval letter from Hacienda, dated "Received" on March 11, 2024, and kept on file in the Planning Division of the Community development Department.

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

THIS APPROVAL IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. **APPROVAL AND REVISIONS:** The proposed use shall be in substantial conformance with the "Approved Plans," except as modified by the following conditions. Minor changes to the plans may be allowed subject to the approval of the Director of Community Development if found to be in substantial conformance with the approved exhibits.

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. APPEAL PERIOD: The building permit submittal will only be accepted after completion of the appeal period provided in the Municipal Code unless the applicant submits a signed statement acknowledging the plan check fees may be forfeited in the event the approval is overturned on appeal, or the design is significantly changed as a result of the appeal. In no case will a building permit be issued prior to the expiration of the appeal period.
4. 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

5. OPERATION HOURS: The operation hours of the facility shall be those listed in the narrative dated "Received" February 14, 2024, on file with the Planning Division of the Community Development Department. **(Project Specific Condition)**
6. MODIFICATIONS: If additional hours of operation, activities, and/or an increase in the number of children or staff beyond what is stated in the "Approved Plans" are desired, City review and approval is required prior to making said changes/modifications. The applicant shall submit any proposed changes/modifications in writing. The Director of Community Development may approve the modification or refer the matter to the Planning Commission if judged to be substantial.

7. **CONDITIONAL USE PERMIT REVIEW:** If the operation of this use results in conflicts pertaining to parking, noise, traffic/circulation, or other factors, at the discretion of the Director of Community Development, this conditional use permit may be submitted to the Planning Commission for their subsequent review at a public hearing. If necessary, the Planning Commission may modify or add conditions of approval to mitigate such impacts, or may revoke said conditional use permit.
8. **CAPACITY:** L'Academy School, a daycare facility, shall be limited to a maximum of 110 children and 18 staff members on-site at any given time. **(Project Specific Condition)**
9. **NOISE:** The applicant shall keep all exterior doors of the tenant space closed when not being used for ingress/egress purposes. **(Project Specific Condition)**
10. **DIAPER DISPOSAL:** Dirty diapers shall be placed in airtight bags before depositing the diapers in the trash bin. **(Project Specific Condition)**
11. **PARKING:** Parents and guardians shall park in the designated parking stalls when dropping off or picking up students. No double parking, parking in non-designated stalls, or curb-side drop-off and pick-up shall be permitted. **(Project Specific Condition)**
12. **MAINTENANCE:** The applicant shall maintain the subject property or if applicable, the area surrounding the site, in a clean and orderly manner at all times.
13. **DAYCARE LICENSE APPROVAL:** The applicant shall obtain State license approval for the daycare facility prior to commencing enrollment and provide a copy to the Planning Division upon receipt from the State. The facility shall enroll only the number of children for which it has a State license. **(Project Specific Condition)**
14. **SIGNAGE:** This approval does not include approval of any signage. Any signage requires a separate review and approval by the City prior to sign installation.
15. **EXTERIOR CHANGES:** Changes to the exterior of the building shall not be made without prior approval from the Planning Division.
16. **RELOCATION:** If the applicant wishes to relocate the use to a new address or tenant suite, the applicant shall secure a new conditional use permit prior to occupying the new building or tenant space.
17. **IMPACT FEES:** The applicant shall pay the required sewer fees, traffic impact fees, and all other fees the proposed use may be subject to prior to building

permit issuance. The type and amount of the fees shall be those in effect at the time the building permit is issued.

TRAFFIC DIVISION – 925-931-5672

18. **PARKING STALL DESIGNATION:** The applicant shall provide a revised site plan showing the additional 10 parking spaces (15 total parking spaces) signed and/or striped for student pick up/drop off only, requested by Traffic Engineering. The plan shall be reviewed and approved by Traffic Engineering prior to issuance of a building permit. **(Project Specific Condition)**
19. **OFF-SITE PARKING AGREEMENT:** The applicant shall provide a copy of the signed off-site parking arrangement with the Eaves Apartments complex for allocating 10 parking spaces to be used for the daycare staff prior to issuance of a building permit. The parking arrangement shall specify locations of the 10 spaces for use by daycare staff. The applicant shall notify the City 30 days in advance of any changes and modifications to the agreed-upon parking arrangement and the modified off-site parking arrangement is subject to review and approval by the Traffic Engineer prior to implementation. Failure to do so will result in City bringing the subject conditional use permit approval to the Planning Commission to subsequent review and action. **(Project Specific Condition)**
20. **ON-SITE PARKING MODIFICATIONS:** Once the childcare facility is operating at full approved capacity, i.e. 110 children and 18 staff members, the property owner and/or childcare operator may submit a request to the City for a reduction in the required 15 on-site pick-up/drop-off parking spaces located at the site. At this time, the City Traffic Engineer shall require the applicant to pay for a parking monitoring analysis to be completed by the City's on-call transportation consultant. If the analysis is reflective of the request to reduce the required pick-up/drop-off parking spaces, the number of required on-site spaces will be decreased by the City Traffic Engineer. **(Project Specific Condition)**
21. **TRAFFIC IMPACT FEES:** Based on the applicant's narrative received February 14, 2024, the proposed project will generate PM peak hour trips (4-6 p.m.). Therefore, the applicant is required to pay for traffic impact fees prior to operation. **(Project specific condition)**
22. **PARKING AND CIRCULATION 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 programs are 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 minor conditional use permit. **(Project specific condition)**

[End]

EXHIBIT B

L'Academy School Pleasanton - Childcare Facility Operational Overview

Introduction

L'Academy School, a licensed Infant Toddler Preschool, is preparing to establish a standalone childcare facility tailored to children aged between 6 months and 5 years. The institution is dedicated to fostering a nurturing environment and comprehensive care for young learners, focusing on holistic development and language immersion.

We believe in a holistic approach to teaching languages through meaningful activities, fostering social, communication, and cognitive skills. Our curriculum aims to nurture confident, creative, and compassionate global citizens through play-based learning.

Parent Testimonials

Parents praise our responsive communication, supportive environment, and well-structured approach during challenging times, highlighting our spacious, engaging classrooms.

Language Immersion

Our curriculum integrates language immersion, offering Mandarin currently and planning future programs in multiple languages, ensuring inclusivity for all children, regardless of prior language exposure.

Love and Logic

Our institution fosters a civil, diverse, and compassionate environment, emphasizing cultural awareness through language learning, shaping responsible future citizens.

Little Leaders

Our project-based curriculum emphasizes STEM, arts, and music, empowering children with confidence and stage presence through group performances, setting the foundation for future success.

Operational Focus

The operational hours of the facility are set from 7:30 am to 5:30 pm, facilitating morning drop-offs between 7:30 am and 9 am, and afternoon pickups from 3 pm to 5:30 pm throughout the entire workweek.

Facility Features

Regarding parking, the facility will provide a total of 27 parking spaces, with 18 allocated for staff and 6 for temporary caregivers, including one accessible spot. Additionally, there will be three more accessible parking spaces for added convenience. The childcare facility has a maximum licensed capacity of 110 students, spread across five classrooms, each capable of accommodating up to 24 children, with a dedicated staff body of 18 members.

Regulatory Compliance

In alignment with regulatory standards, the facility adheres to several crucial criteria:

- Compliance with the 2022 California Building & Fire Code, incorporating pertinent City of Pleasanton amendments.
- Meeting parking requirements, maintaining a balanced 1:1 ratio for staff and ample temporary caregiver parking.
- Strict adherence to the City of Pleasanton Noise Ordinance.
- Conformance with zoning regulations, ensuring no adverse impact on public health, safety, or welfare.
- Compliance with stipulations outlined in the PMC Chapter 18.14.

Facility Location

Situated at 5675 Owens Dr, spanning 6600 square feet, the facility comprises 5 classrooms, 3 child restrooms, 2 adult bathrooms, and other essential rooms. Additionally, an outdoor play area, discreetly fenced at the rear of the building, utilizes the existing landscaped space.

Operational Schedule

Operating Monday to Friday, the facility offers full-day schedules from 7:30 am to 5:30 pm.

Arrival and Departure

Morning drop-off spans from 7:30 am to 9:30 am, while afternoon pick-up times extend from 3:30 pm to 5:30 pm. The designated large windows for arrival and departure times aim to minimize traffic congestion during peak hours. Drop offs take parents on average approximately 5 minutes, parents drop off their child in a central meeting space within the school and the students are brought from there to their classrooms.

The table below reflects the cumulative drop off and pick up activities:

Time	# of Staff Vehicle arriving the facility	# of Vehicle to pick up/drop off F/T students	# of Staff Vehicle leaving the facility
7:30-8:00 am	4	25	0
8:00-8:30 am	5	28	0
8:30-9:00 am	5	28	0
9:00-9:30 am	3	17	0
9:30-10:00 am	1	12	0
3:00-3:30 pm	0	25	3
3:30-4:00 pm	0	22	3
4:00-4:30 pm	0	20	2
4:30-5:00 pm	0	30	6
5:00 -5:30 pm	0	13	4

Parking

The parking facilities offer 27 spaces in total, with 18 designated for staff and an additional 6 allocated for temporary caregivers. Three accessible parking spaces are also provided for added convenience as well as four bike parking Spaces.

In L 'Academy's other suburban locations between 5-10% of their students do not arrive by car.

This will be one of L 'Academy's best parked locations with 1 parking space for every 4 students, vs other suburban locations where there is 1 parking space for every 9+ students and do not have traffic issues.

	Santa Clara	Kensington	Redwood City	Pleasanton
Students	76	76	68	116
Parking	8	4 street	8	27
Students to Parking Spaces	9.50	19	8.5	4.30

While the operator and AvalonBay are currently confident that there is sufficient parking available for pick up and drop off. If parking and traffic become an issue we are committed to finding an alternate place for on site staff to park in order to free up additional parking spaces, as well as work with on site staff to make changes to drop off procedures to avoid any traffic on Rosewood or Owens.

Sign-In and Sign-Out Procedures

Stringent protocols for signing in and out are meticulously upheld to ensure the safety of children, restricting pick-up privileges solely to pre-authorized individuals.

Operational Calendar and Closures

The operational calendar comprises closures for specific holidays and teacher in-service days. These include 2 Teacher In-Service Days, 2 Parent-Teacher Conference Days, Labor Day, Veterans Day, Thanksgiving Day, the Day after Thanksgiving, Winter Break (from Christmas Eve to New Year's Day),

Martin Luther King Jr. Day, President's Day, Memorial Day, Juneteenth Day, and Independence Day. If a holiday falls on a Saturday or Sunday, it will be observed on the Friday before or the Monday after.

Staffing and Enrollment

The staff comprises 18 members, consisting of 16 teachers and 2 additional staff. The facility allocates one classroom for up to 24 infants aged between 0 months and 18 months, maintaining a student-to-teacher ratio of 1:4 with a total of 6 teachers. For toddlers aged between 18 months and 24 months, one classroom caters to a maximum of 24 children with a student-to-teacher ratio of 1:6 managed by 4 teachers. Three classrooms accommodate up to 24 preschool-aged children between 2 and 5 years, each with a student-to-teacher ratio of 1:12, totaling 6 teachers across these classrooms.

Daily Schedule

Infant Classroom

7:30 - 8:00 am	School opens. Combined age group activities
8:00 - 9:00 am	Transition to age appropriate classrooms. Welcome/ interactive play
9:00 - 9:15 am	Morning songs/get ready for snack
9:15- 9:30 am	Prep for snack
9:30 - 9:45 am	Snack
9:45 - 10:35 am	Themed classroom activities
10:35- 10:55 am	Circle
10:55 - 11:40 am	themed activities
11:40-12:00 pm	Outdoor playtime
12:00 - 12:15 pm	Prep for lunch
12:15 - 12:45 pm	Lunch
12:45 - 1:00 pm	Prep for nap
1:00 - 2:45 pm	Naptime
2:45 - 3:00 pm	Wash up / Afternoon snack
3:00- 3:40 pm	themed activities
3:40 - 4:00 pm	Outdoor playtime
4:00 pm	gross motor activities
4:00 - 5:30 pm	sensory play/music time
5:30 pm	End of program. Parents pick up children.

Toddler Classroom

7:30 - 8:00 am	School opens. Combined age group activities
8:00 - 9:00 am	Transition to age appropriate classrooms. Welcome/ interactive play
9:00 - 9:15 am	morning music time/greeting and diaper checks
9:15- 9:30 am	Prep for snack
9:30 - 9:45 am	Snack
9:45 - 10:35 am	Themed classroom activities
10:35- 10:55 am	Circle
10:55 - 11:40 am	themed activities
11:40-12:00 pm	Outdoor playtime
12:00 - 12:15 pm	Prep for lunch

12:15 - 12:45 pm	Lunch
12:45 - 1:00 pm	Prep for nap
1:00 - 2:45 pm	Naptime
2:45 - 3:00 pm	Wash up / Afternoon snack
3:00- 3:40 pm	themed activities
3:40 - 4:00 pm	Outdoor playtime
4:00 pm	gross motor developments
4:00 - 5:30 pm	different free art station/fine motors
5:30 pm	End of program. Parents pick up children.

Preschool Classroom

7:30 - 8:00 am	School opens. Combined age group activities
8:00 - 9:00 am	Transition to age appropriate classrooms. Welcome/ interactive play
9:00 - 9:15 am	morning book and music time
9:15- 9:30 am	Prep for snack
9:30 - 9:45 am	Snack
9:45 - 10:35 am	Themed classroom activities
10:35- 10:55 am	Circle
10:55 - 11:40 am	themed activities
11:40-12:00 pm	Outdoor playtime
12:00 - 12:15 pm	Prep for lunch
12:15 - 12:45 pm	Lunch
12:45 - 1:00 pm	Prep for nap
1:00 - 2:45 pm	Naptime
2:45 - 3:00 pm	Wash up / Afternoon snack
3:00- 3:40 pm	themed activities
3:40 - 4:00 pm	Outdoor playtime
4:00 pm	Science/sensory time
4:00 - 5:30 pm	science and sensory stations /fine motors
5:30 pm	End of program. Parents pick up children.

Facility

Below table shows the approximate occupancy by room for students.

Room	Square Footage	Maximum Occupancy
Infant Classroom	849 SF	20 children
Toddler Classroom	778 SF	20 children
Preschool Classroom A	815 SF	22 children
Preschool Classroom B	844 SF	24 children
Preschool Classroom C	841 SF	24 children

- Breakroom : staff kitchen and breakroom area
- Office: For school administrator and one-on-one meetings
- Two outdoor playground areas. one for the Infants and Toddlers and one for the Preschool aged children

- Three children's bathrooms in two single occupancy adult bathrooms
- BOH and Utility rooms

Outdoor Play Area

The childcare facility will feature two distinct outdoor play areas situated behind the building. A full-height board and batten fence will enclose and separate the playground from the development site, ensuring safety and privacy. Specifically designed for preschoolers and infants/toddlers, each play area will have dedicated play structures. The Preschool play area will cover 4318 square feet, while the Infants/Toddlers play area will span 1910 square feet. These outdoor spaces will serve as the primary entry point to the childcare facility and will be equipped with access control doors to ensure security.

Schedule of Outdoor Playground:

Infant Toddler Playground

Morning Schedule	
9:30 -10:30 am (60 mins)	Infant Class (maximum 20 students)
10:30 - 11:30 am (60 mins)	Toddler Class (maximum 20 students)
Afternoon Schedule	
3:00 - 3:30 pm (30 mins)	Infant Class (maximum 20 students)
3:30 - 4:00 pm (30 mins)	Toddler Class (maximum 20 students)

Preschool Playground

Morning Schedule	
10:30 -11:00 am (30 mins)	Preschool Class A (maximum 23 students)
11:00 - 11:30 am (30 mins)	Preschool Class B (maximum 24 students)
11:30 -12:00 am (30 mins)	Preschool Class C (maximum 24 students)
Afternoon Schedule	
3:00 - 3:30 pm (30 mins)	Preschool Class A (maximum 22 students)
3:30 - 4:00 pm (30 mins)	Preschool Class B (maximum 24 students)
4:00 - 4:30 pm (30 mins)	Preschool Class C (maximum 24 students)

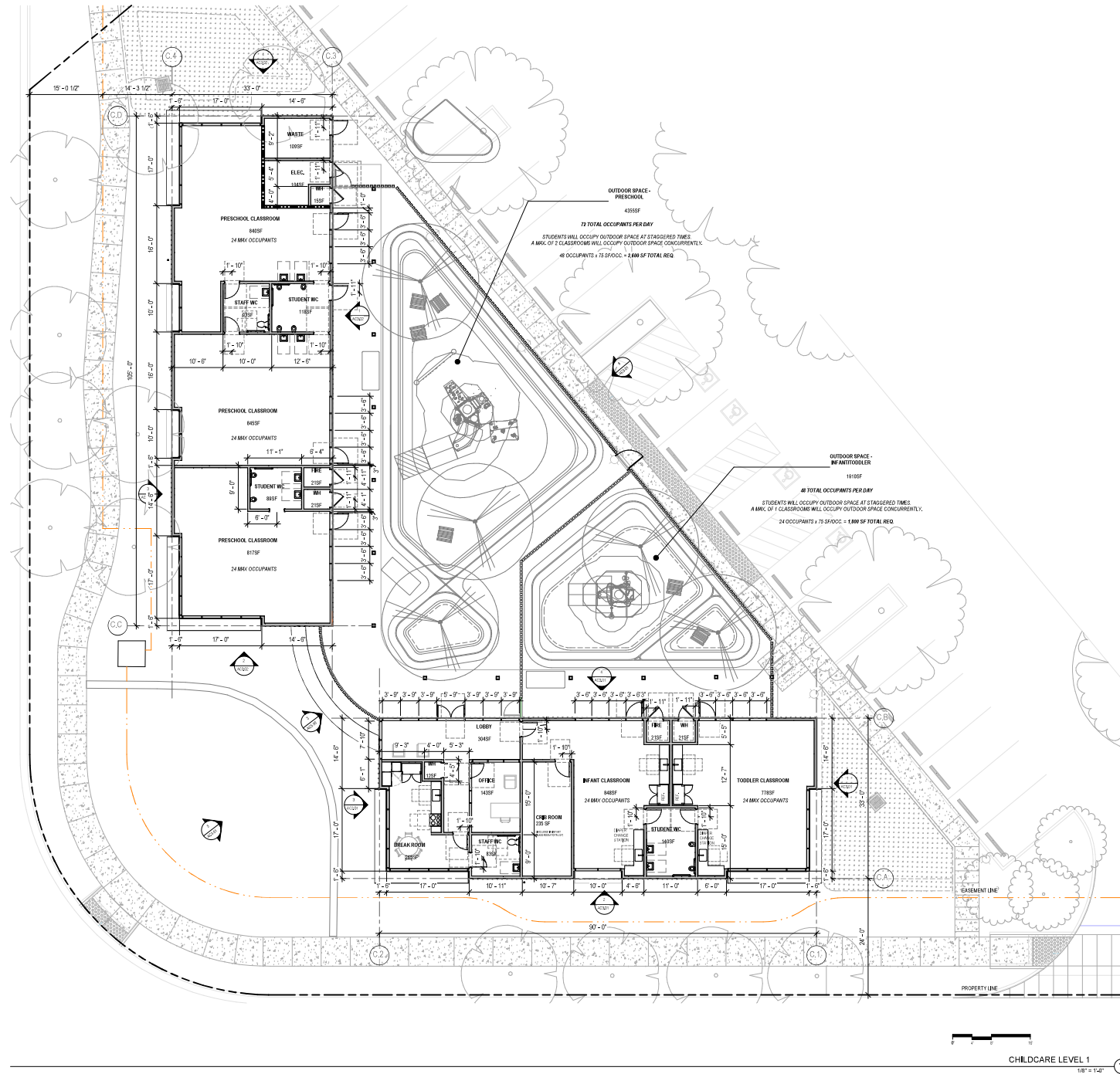
Noise Level:

The noise levels produced by preschool activities will strictly adhere to the mandated limits outlined in the City Noise Ordinance. The majority of these activities won't necessitate amplified music. In the rare case of amplifier use, the noise perceived by neighboring tenants will be negligible. For preschool events such as parent gatherings, graduations, and seminars, sound will be channeled through two pairs of loudspeakers exclusively situated within the Worship Hall. There are no speakers installed in the hallways, lobby, foyer, or outside the building. These measures ensure that noise levels remain imperceptible to neighboring tenants.

Health and Safety:

Prioritizing children's holistic well-being and safety, the facility emphasizes nutritious meals, implements illness protocols, and ensures adequate nap times.





PROJECT INFO

CONSTRUCTION TYPE: WA
OCCUPANCY TYPE: 14-B (INSTITUTIONAL GROUP, DAY CARE FACILITIES)

PYATOK

1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
T. 510.465.7010 | F. 510.465.8575
www.pyatok.com



AVALONBAY COMMUNITIES
455 MARKET ST. STE. 900
SAN FRANCISCO, CA 94105

AVALON PLEASANTON
4444 Rosewood Dr
Pleasanton, CA 94568

STAMP

REVISION SCHEDULE
NO. | ISSUE | DATE
1 | 12/16/2022
2 | 08/03/2023
3 | 07/19/2023

JOB NUMBER: 1234
DRAWN BY: JLD
CHECKED BY: JLD
ISSUE DATE: 10/09/2023
SCALE: As Indicated
TITLE: CHILDCARE LEVEL 1 PLAN

SHEET
AC2.01



March 7, 2024

Jenny Soo, Associate Planner
Community Development Department
City of Pleasanton
200 Old Bernal Avenue
Pleasanton, CA 94566

Re: AvalonBay CUP—Parking

Dear Jenny:

In response to Traffic Engineering's request for additional parking for pickup/drop off for the proposed child care facility, AvalonBay agrees to provide ten (10) parking spaces for on-site child care staff at Eaves Pleasanton, 3650 Andrews Drive, Pleasanton, CA 94588. Eaves Pleasanton is a multifamily project owned and operated by AvalonBay Communities directly adjacent to Avalon Pleasanton. The Eaves Pleasanton site currently includes 938 total spaces and, therefore, has the capacity to accommodate these staff parking spaces.

As a result, there now will be fifteen (15) spaces dedicated for pickup/drop off in front of the child care facility.

Once the child care center is operating at full capacity, the owner and/or the child care operator could determine that some or all of these ten (10) additional parking spaces are no longer necessary and may request that the City rescind this requirement for additional parking. We ask that the City will honor such a request, provided that it is accompanied by a parking and traffic study justifying the removal of the parking spaces.

Please let me know if you have any questions or need any additional information.

Thanks,
Nora Collins

nora collins

Nora Collins
Senior Director – Northern California Development
AvalonBay Communities
nora_collins@avalonbay.com



626 Wilshire Boulevard
Suite 1100
Los Angeles, CA 90017
213.599.4300 phone
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esassoc.com

EXHIBIT D

technical memorandum

date March 8, 2024

to Nora Collins, Senior Development Director, AvalonBay Communities, Inc.

cc Jennifer Renk, Partner, Sheppard Mullin

from Alan Sako, Director of Air Quality, Climate and Acoustics, ESA

subject Screening Health Risk Assessment for the Residences at California Center Project in the City of Pleasanton, California

Purpose

An Addendum to the City of Pleasanton Housing Element and Climate Action Plan General Plan Amendment and Rezonings Supplemental Environmental Impact Report (State Clearinghouse Number 2011052002) was completed for the proposed Residences at California Center Project. A proposed addition of a childcare facility (“the Project”) would be located near the intersection of Owens Drive and Rosewood Drive on the California Center corporate campus within the Hacienda Business Park in the City of Pleasanton (“the Project Site”). Because of the proposed addition of a childcare facility, the City has determined that additional environmental analysis is required for the Project. In an email transmitted to ESA on February 21, 2024, the City states the following:

“BAAQMD requires a health risk analysis for projects if the adjacent roadways carry a daily average vehicle volume of more than 10,000. Per the data I received from Traffic, the daily vehicle counts at Rosewood and Owens exceeds 10,000 (see the attached). Please consult an air quality consultant as it is needed as part of application process.”

In response to the City’s request, the purpose of this assessment is to evaluate air quality health risk impacts to users of the Project, including children, from nearby sources of air pollution to determine if the health risks would be below the thresholds established by the Bay Area Air Quality Management District (BAAQMD).

Summary Description of Proposed Project

The Project Applicant proposes to develop a childcare facility on Owens Drive between Rosewood Drive and Tassajara Creek on the southwestern portion of the California Center corporate campus within the Hacienda Business Park in the City of Pleasanton. The Project Site is surrounded primarily by existing residential development to the southwest and southeast and existing commercial uses to the northwest and northeast, as shown in **Figure 1**.

Screening Health Risk Assessment Overview

Health risk impacts are evaluated based on exposure to toxic air contaminant (TAC) emissions. In addition, the BAAQMD recommends evaluating fine particulate matter (PM_{2.5}) emissions since it is often associated with fossil fuel exhaust TAC emissions. A TAC is defined by California Health and Safety Code Section 39655. As per the definition, all federal hazardous air pollutants (HAPs) are considered as TACs:

“Toxic air contaminant” means an air pollutant which may cause or contribute to an increase in mortality or in serious illness, or which may pose a present or potential hazard to human health. A substance that is listed as a hazardous air pollutant pursuant to subsection (b) of Section 112 of the federal act (42 U.S.C. Sec. 7412(b)) is a toxic air contaminant.”

ESA evaluated the health risks and hazards (including PM_{2.5} concentrations) from existing sources on the future receptors at the Project Site and the results were compared to the applicable BAAQMD significance thresholds.

Significance Thresholds

The potential air quality impacts to future users of the Project are evaluated according to the significance criteria in the BAAQMD CEQA Air Quality Guidelines. According to these guidelines, the Project would result in a significant air quality impact if it would have the following:

- Risk and hazards for new sources and receptors (individual project):
 - Increased Cancer Risk greater than 10 in a million.
 - Increased Non-Cancer greater than 1.0 Hazard Index.
 - PM_{2.5} concentration increase greater than 0.3 micrograms/cubic meters (µg/m³) annual average.
- Risk and hazards for new sources and receptors (cumulative threshold):
 - Cancer Risk greater than 100 in a million (from all local sources).
 - Non-Cancer greater than 10.0 Hazard Index (chronic, from all local sources).
 - PM_{2.5} concentration greater than 0.8 µg/m³ annual average (from all local sources).

The numerical thresholds above are consistent with the applicable health risk thresholds included in BAAQMDs 2022 CEQA Guidelines (BAAQMD 2023).

Technical Approach

Impacts from nearby existing stationary sources were analyzed consistent with the BAAQMD CEQA Guidelines (BAAQMD 2023). The BAAQMD provides screening analysis tools to evaluate potential health risk impacts from exposure to TACs. The BAAQMD’s Health Risk Screening and Modeling – Stationary Source Screening Map Tool (BAAQMD 2022a) is a geographic information systems (GIS) map of all the stationary sources permitted by the BAAQMD with cancer risk, hazard estimates, and PM_{2.5} concentrations. The BAAQMD notes that the tool does not estimate acute hazards since these screening levels were found to be significantly below the thresholds. According to the BAAQMD, sources within 1,000 feet of the Project Site boundary should be included in a health risk assessment. Based on a survey of stationary sources using the Stationary Source Screening Analysis Map Tool, there are no stationary sources located within 1,000 feet of the Project Site. However, a stationary source is located just outside of the 1,000-foot distance from the Project Site (i.e., within

approximately 1,320 feet or one-quarter mile). In order to provide a conservative and health protective assessment, the source located within approximately one-quarter mile has been included in this assessment. The source is identified by the BAAQMD as follows: BAAQMD ID 200392 (Orchard Supply LLC, Generator, 4555 Rosewood Drive, Pleasanton, CA 94588). Stationary source cancer risk, hazard estimates, and PM_{2.5} concentrations are adjusted to account for the distance of the source from the Project Site. The adjustment factor is obtained from the BAAQMD Health Risk Calculator with Distance Multipliers Tool (BAAQMD 2022c) for diesel internal combustion engines (BAAQMD ID 200392). The distance is based on the source location provided in the BAAQMD's Health Risk Screening and Modeling – Stationary Source Screening Map Tool (BAAQMD 2022a) and the nearest Project Site boundary, as shown in **Figure 2**.

Impacts from nearby roadways were analyzed consistent with the BAAQMD CEQA Guidelines (BAAQMD 2023). The BAAQMD provides screening tools to assess the cumulative impact of roadways with 10,000 average daily trips (ADT) and greater on nearby receptors. The cumulative impact of roadways with 10,000 ADT and greater on nearby receptors for cancer risk, hazard estimates, and PM_{2.5} concentrations was estimated using the BAAQMD's Health Risk Screening and Modeling – Mobile Source Screening Map Tool (BAAQMD 2022b). The roadway sources include Owens Drive and Rosewood Drive in the vicinity of the Project Site, as shown in **Figure 2**. The Project Site is not located in the vicinity of rail sources; therefore, the Project Site does not have adverse impacts from rail sources.

Health Risk and Hazard Results

As discussed previously, the BAAQMD's set of screening analysis tools was used to identify off-site sources of TACs. The BAAQMD Stationary Source Screening Map Tool (BAAQMD 2022a) indicates one permitted TAC source in the area, but none located are within 1,000 feet of the Project Site boundary. As a conservative and health protective assessment, the source located within approximately 1,320 feet (one-quarter mile) was identified based on BAAQMD data and has been included in this assessment. The cancer risk, hazard estimates, and PM_{2.5} concentration impacts at the Project Site from the stationary source is summarized in **Table 1**. As shown, the Project impacts from the stationary source would not exceed applicable thresholds and, therefore, impacts would be less than significant. The BAAQMD Mobile Source Screening Map Tool (BAAQMD 2022b) was used to evaluate health risks at the Project Site from roadways in the vicinity of the Project Site with 10,000 ADT and greater, which include Owens Drive and Rosewood Drive in the vicinity of the Project Site. The cancer risk, hazard estimates, and PM_{2.5} concentration impacts at the Project Site from these roadway sources are summarized in **Table 2**. As shown, the Project impacts from these roadway sources, along with the cumulative risks from the stationary sources, would not exceed applicable thresholds and, therefore, impacts would be less than significant. Supporting data from the BAAQMD Stationary Source Screening Map Tool, Mobile Source Screening Map Tool, and Health Risk Calculator with Distance Multipliers Tool are provided in **Appendix A** of this memorandum.

TABLE 1
MAXIMUM UNMITIGATED HEALTH RISK IMPACTS FROM INDIVIDUAL OFF-SITE SOURCES

Sources	Distance (feet)	Distance Adjustment Multiplier Applied	Cancer Risk with Distance Adjustment Multiplier Applied (# in one million)	Chronic Hazard Index with Distance Adjustment Multiplier Applied	Maximum Annual PM2.5 with Distance Adjustment Multiplier Applied (µg/m³)
Individual Sources					
BAAQMD ID 200392	1,300	0.04	0.02672	0.00000	0.00004
Applicable Threshold			10	1.0	0.3
Exceeds Applicable Threshold?			No	No	No

SOURCES: BAAQMD 2022a, 2022b, 2022c, 2023; ESA 2024.

TABLE 2
MAXIMUM UNMITIGATED HEALTH RISK IMPACTS FROM CUMULATIVE OFF-SITE SOURCES

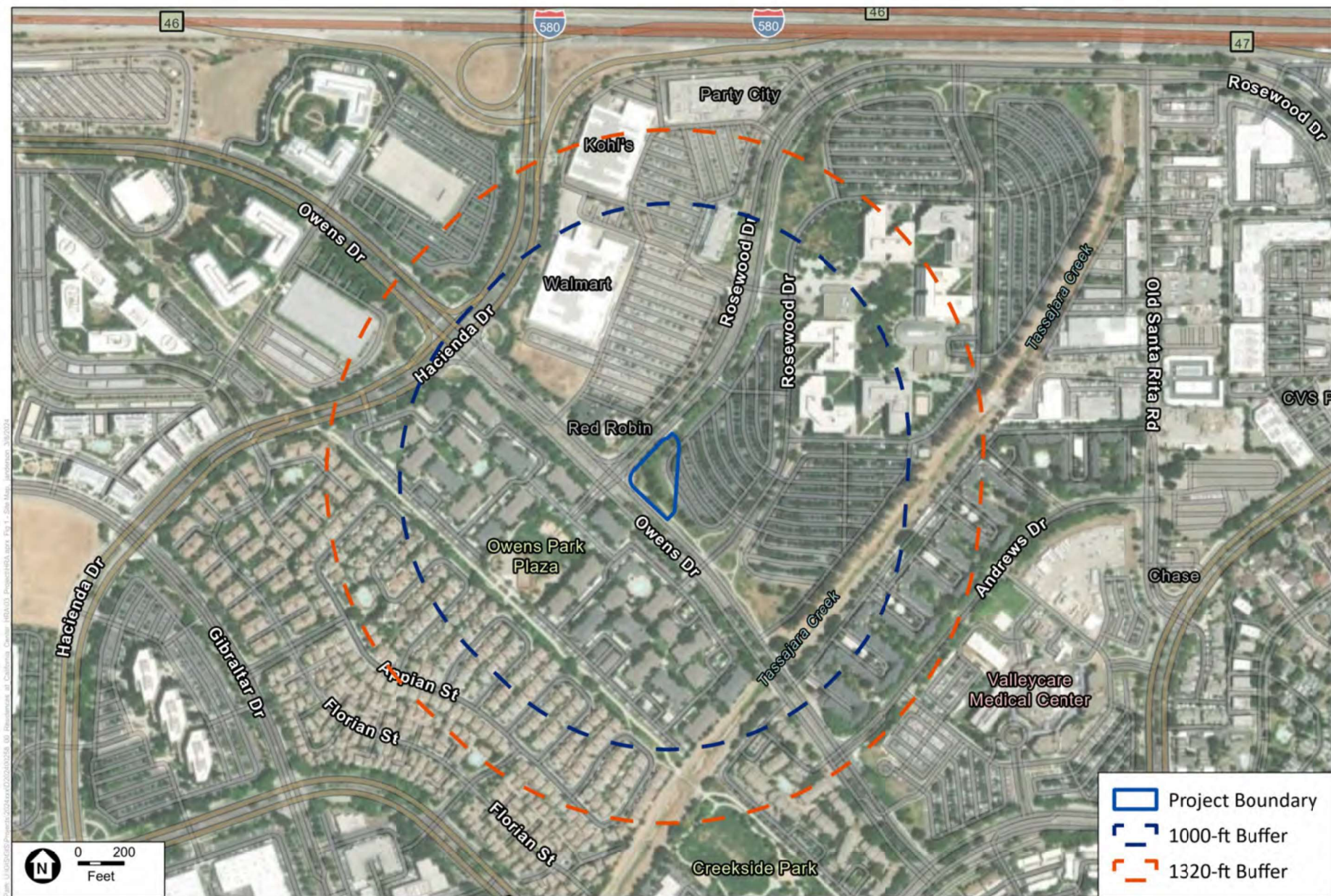
Sources	Cancer Risk (# in one million)	Chronic Hazard Index	Maximum Annual PM2.5 (µg/m³)
Cumulative Sources			
BAAQMD ID 200392	0.02672	0.00000	0.00004
Roadways (see note)	20.772 to 58.99	0.015 to 0.058	0.102 to 0.418
Cumulative Source Total	20.799 to 59.02	0.015 to 0.058	0.102 to 0.418
Applicable Threshold	100	10.0	0.8
Exceeds Applicable Threshold?	No	No	No

NOTE: Roadways are evaluated as cumulative risks per the BAAQMD Health Risk Screening and Modeling – Mobile Source Screening Map Tool. Roadway risks are presented as a range, with higher risk values corresponding to Project Site areas located nearest to the roadways and lower risk values at interior portions of the Project Site as the buffer distance from the roadways increase. Building setbacks from roadways would result in reduced risks compared to the maximum risk values in the screening impact range.

SOURCES: BAAQMD 2022a, 2022b, 2022c, 2023; ESA 2024.

References

- Bay Area Air Quality Management District (BAAQMD), 2022a. Health Risk Screening and Modeling, Stationary Source Screening Map Tool. Available: <https://www.baaqmd.gov/plans-and-climate/california-environmental-quality-act-ceqa/ceqa-tools/health-risk-screening-and-modeling>. Accessed March 2024.
- _____, 2022b. Health Risk Screening and Modeling, Mobile Source Screening Map Tool. Available: <https://www.baaqmd.gov/plans-and-climate/california-environmental-quality-act-ceqa/ceqa-tools/health-risk-screening-and-modeling>. Accessed March 2024.
- _____, 2022c. Health Risk Calculator with Distance Multipliers Tool. Available: <https://www.baaqmd.gov/plans-and-climate/california-environmental-quality-act-ceqa/ceqa-tools/health-risk-screening-and-modeling>. Accessed March 2024.
- _____, 2023. California Environmental Quality Act Air Quality Guidelines. Available: <https://www.baaqmd.gov/plans-and-climate/california-environmental-quality-act-ceqa/updated-ceqa-guidelines>. Accessed March 2024.



SOURCE: ESA, 2024

Residences at California Center Project HRA

Figure 1
Site Map



SOURCE: ESA, 2024

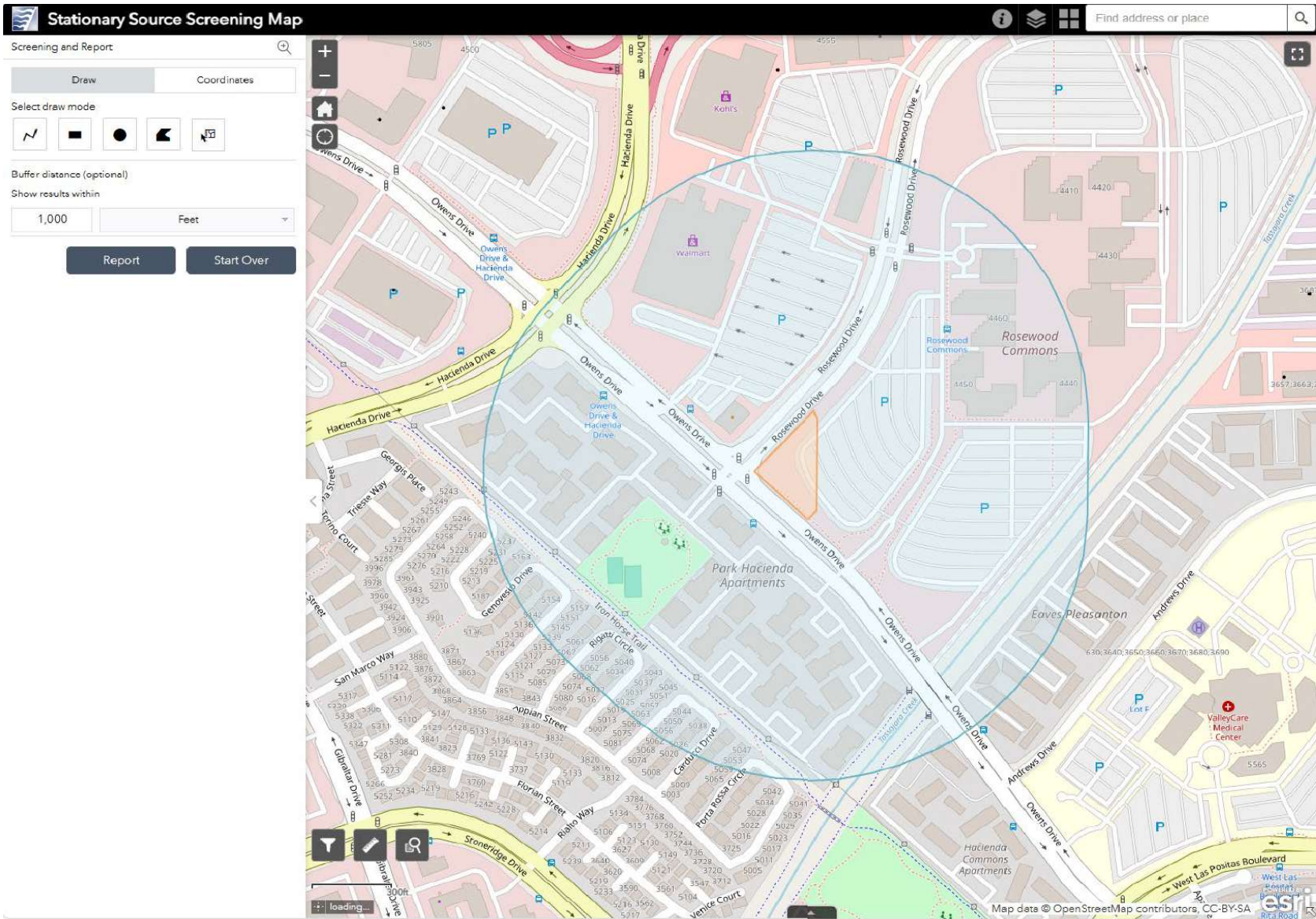
Residences at California Center Project HRA

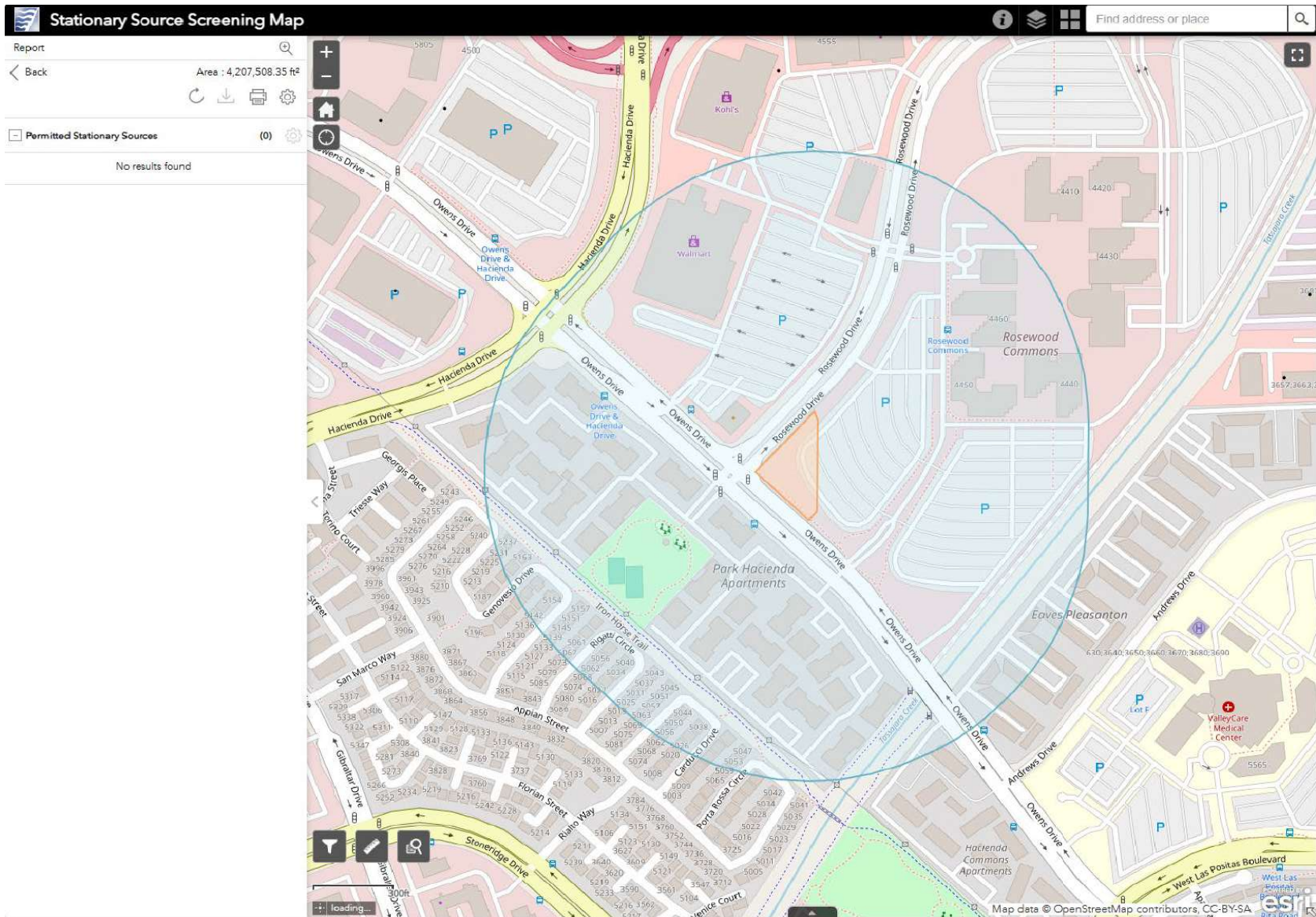
Figure 2
Roadways and Stationary Sources

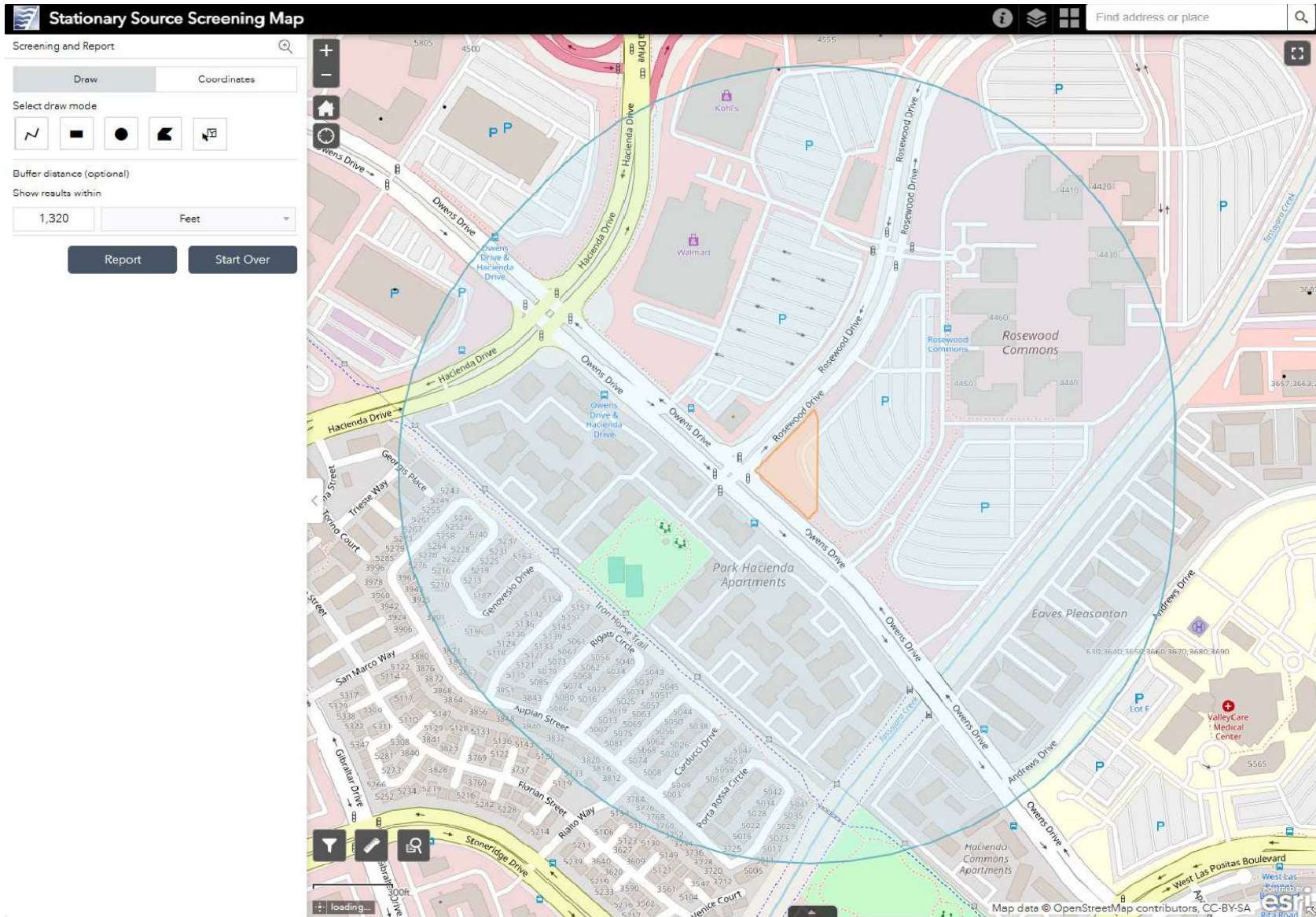
Appendix A

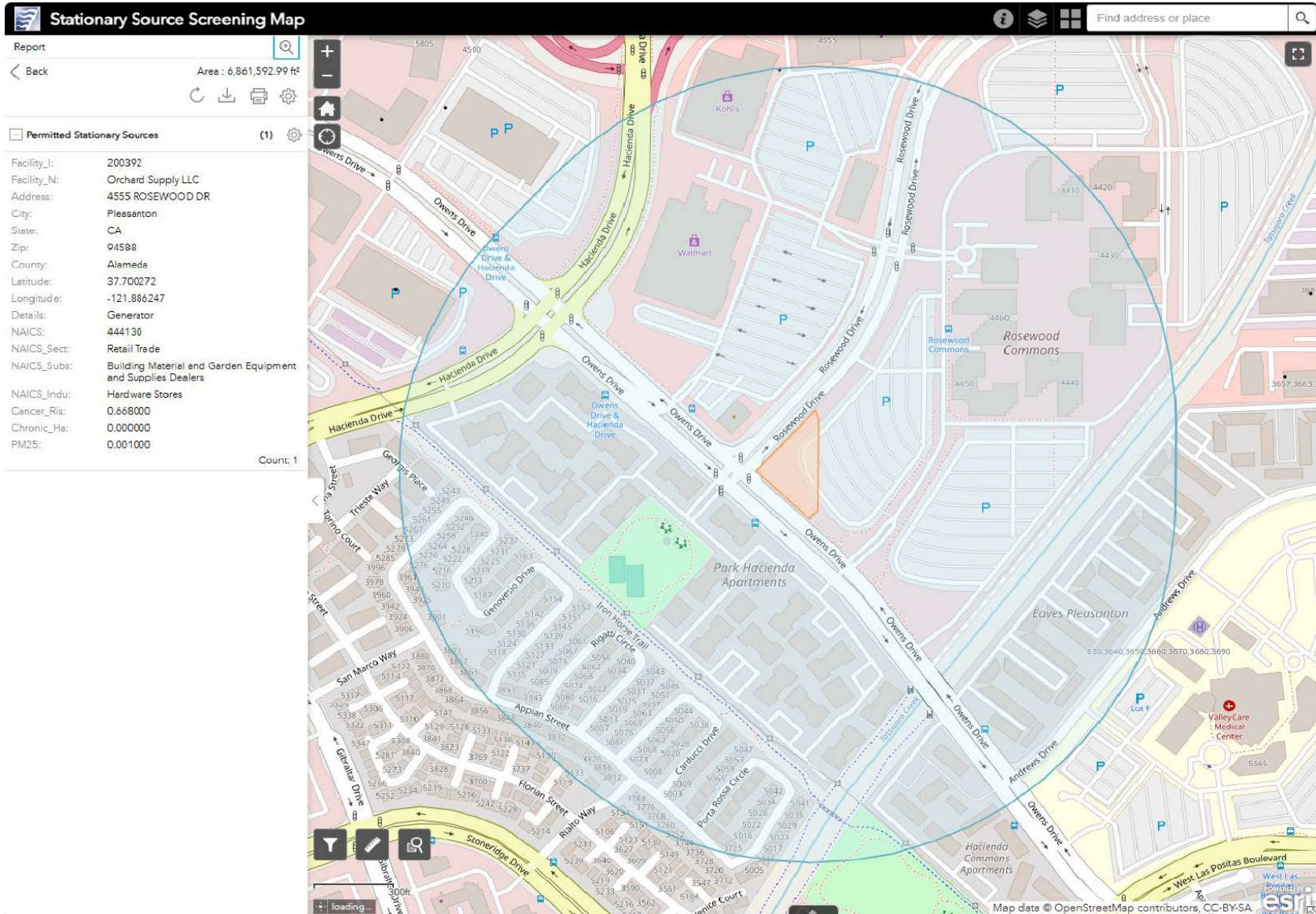
Supporting data from:

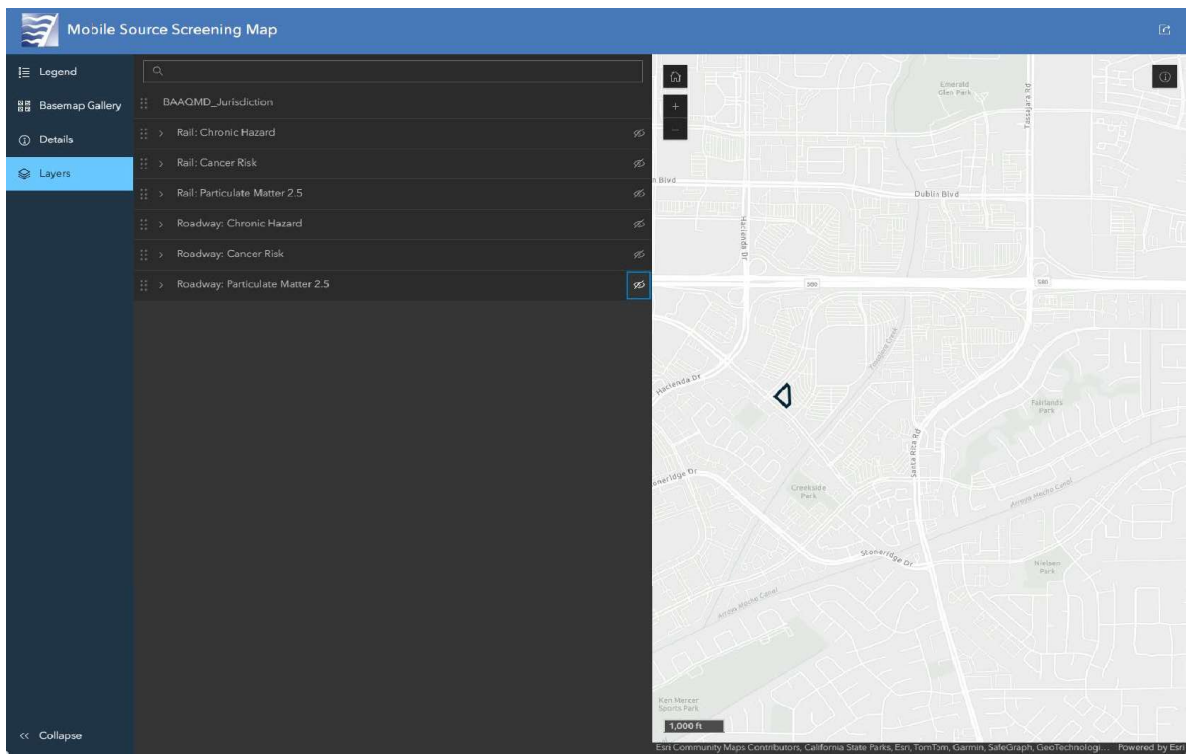
BAAQMD Stationary Source
Screening Map Tool, Mobile
Source Screening Map Tool, and
Health Risk Calculator with
Distance Multipliers Tool

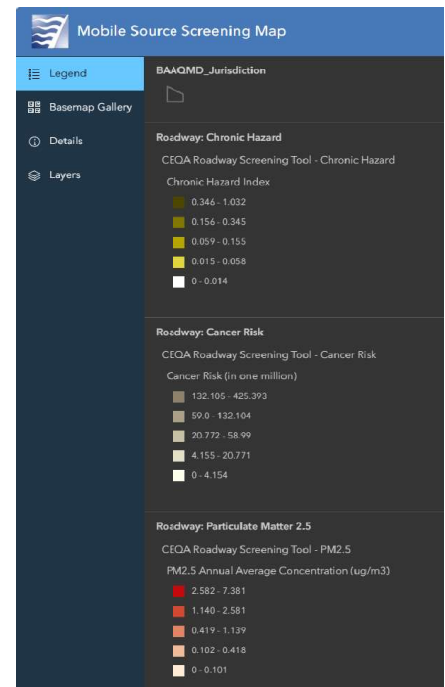
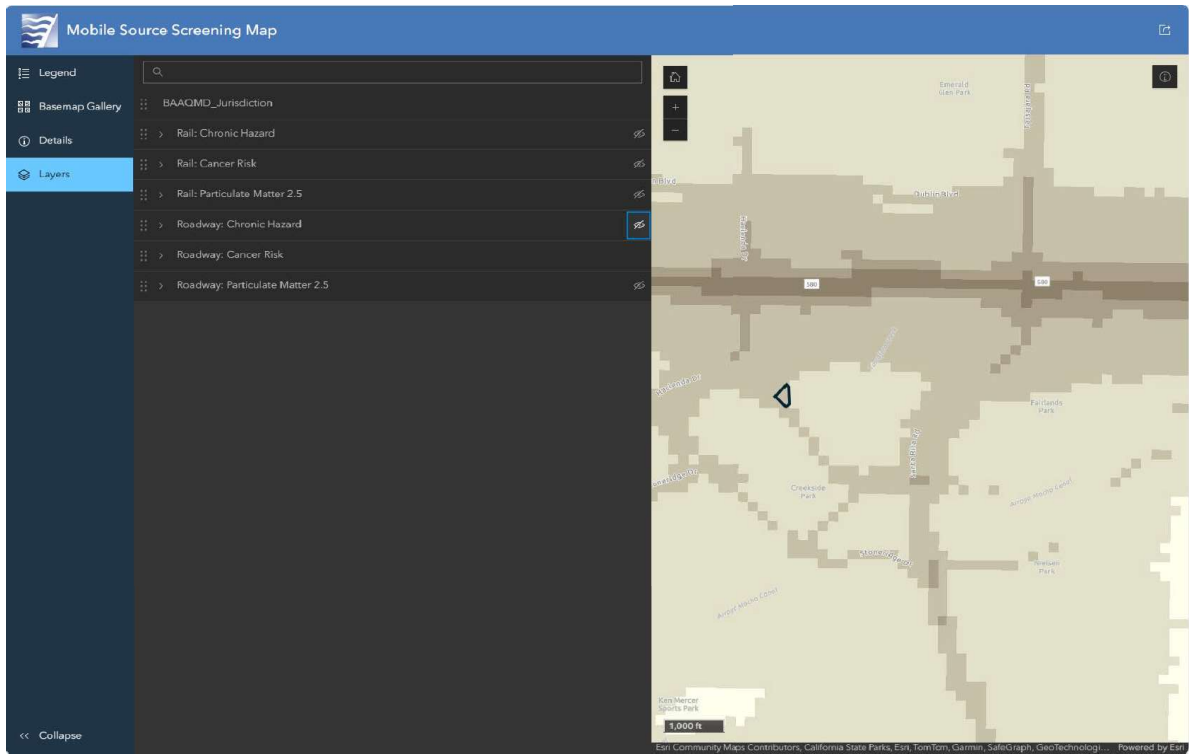


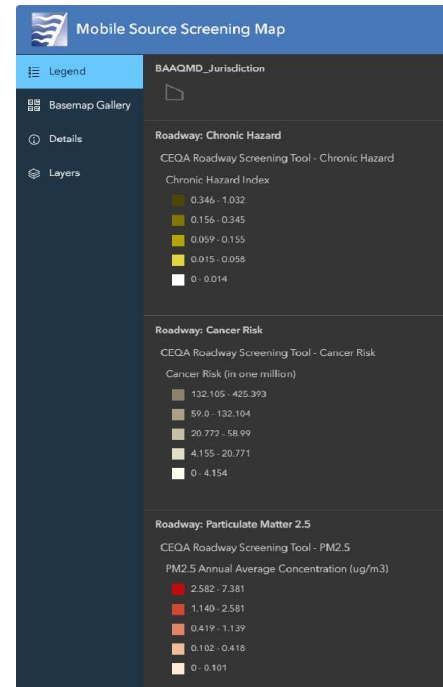
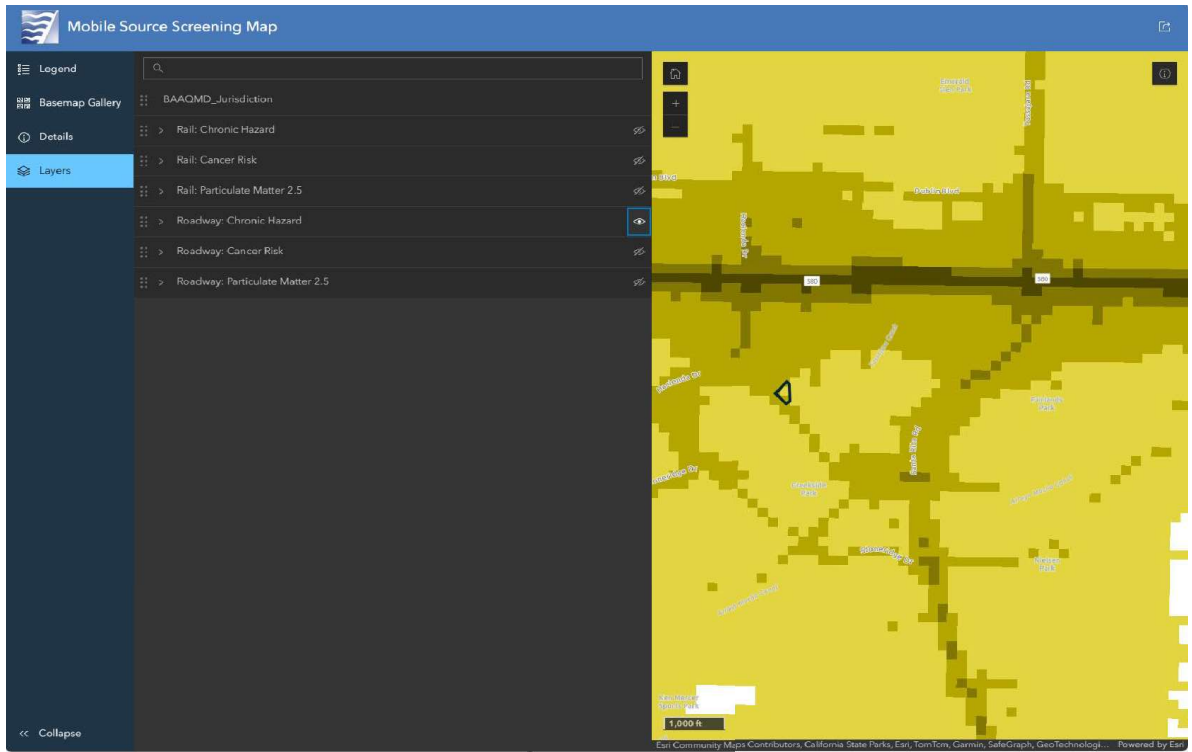


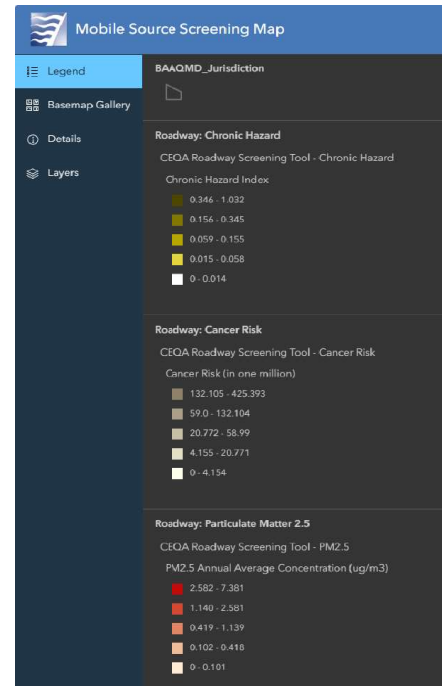
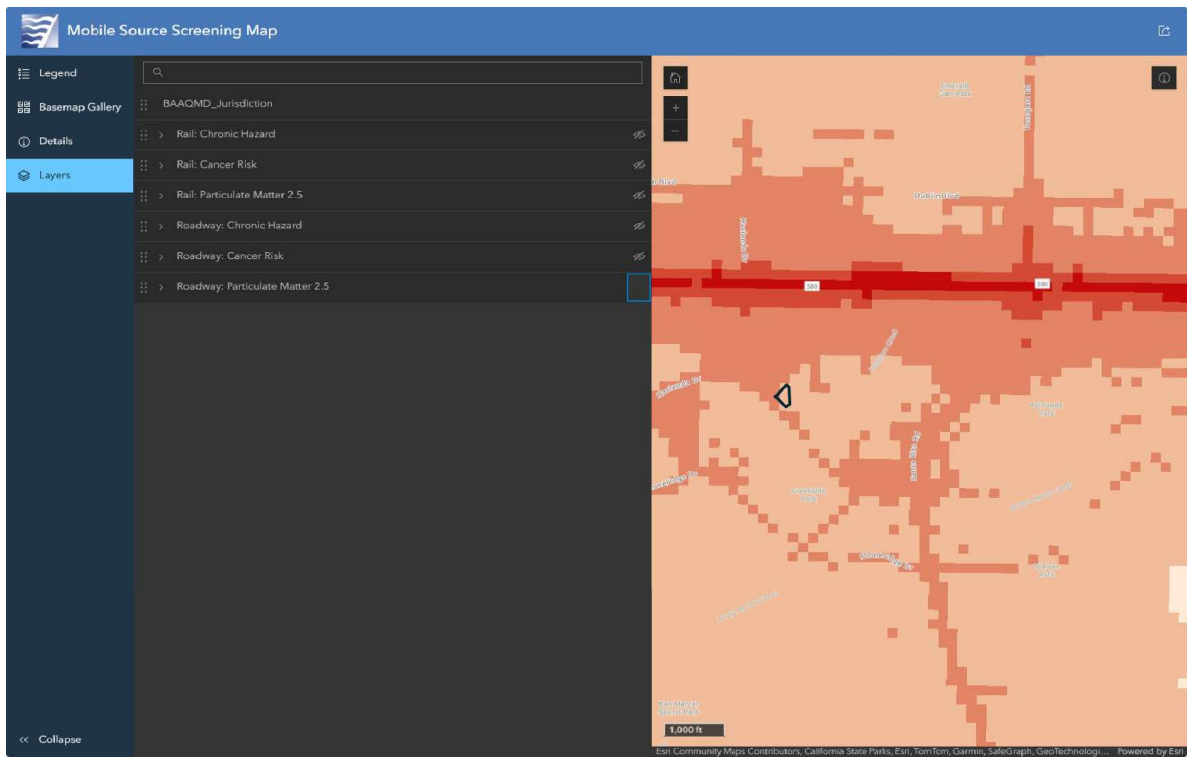












Diesel Internal Combustion (IC) Engine Distance Multiplier Tool: This distance multiplier tool refines the screening values for cancer risk and PM_{2.5} concentrations found in the District's Stationary Source Screening Analysis Tool for permitted facilities which contain only diesel IC engines, to represent adjusted risk and hazard impacts that can be expected with farther distances from the source of emissions.

Diesel Internal Combustion Engines						
Distance (meters)	Distance (feet)	Distance adjustment multiplier	Enter Risk or Hazard	Adjusted Risk or Hazard	Enter PM _{2.5} Concentration	Adjusted PM _{2.5} Concentration
0	0.0	1.000		0		0
5	16.4	1.000		0		0
10	32.8	1.000		0		0
15	49.2	1.000		0		0
20	65.6	1.000		0		0
25	82.0	0.85		0		0
30	98.4	0.73		0		0
35	114.8	0.64		0		0
40	131.2	0.58		0		0
50	164.0	0.5		0		0
60	196.9	0.41		0		0
70	229.7	0.31		0		0
80	262.5	0.28		0		0
90	295.3	0.25		0		0
100	328.1	0.22		0		0
110	360.9	0.18		0		0
120	393.7	0.16		0		0
130	426.5	0.15		0		0
140	459.3	0.14		0		0
150	492.1	0.12		0		0
160	524.9	0.1		0		0
180	590.6	0.09		0		0
200	656.2	0.08		0		0
220	721.8	0.07		0		0
240	787.4	0.06		0		0
260	853.0	0.05		0		0
280	918.6	0.04		0		0

Generic Distance Multiplier Tool: This distance multiplier tool refines the screening values to represent adjusted risk and hazard impacts that can be expected with farther distances from the source of emissions.

Generic Case						
Distance (meters)	Distance (feet)	Multiplier	Enter Risk or Hazard	Adjusted Risk or Hazard	Enter PM _{2.5} Concentration	Adjusted PM _{2.5} Concentration
0	0.0	1.000		0		0
5	16.4	1.000		0		0
10	32.8	0.883		0		0
15	49.2	0.855		0		0
20	65.6	0.827		0		0
25	82.0	0.801		0		0
30	98.4	0.775		0		0
35	114.8	0.750		0		0
40	131.2	0.726		0		0
45	147.6	0.702		0		0
50	164.0	0.679		0		0
55	180.4	0.658		0		0
60	196.9	0.636		0		0
65	213.3	0.616		0		0
70	229.7	0.596		0		0
75	246.1	0.577		0		0
80	262.5	0.558		0		0
85	278.9	0.540		0		0
90	295.3	0.523		0		0
95	311.7	0.506		0		0
100	328.1	0.489		0		0
105	344.5	0.474		0		0
110	360.9	0.458		0		0
115	377.3	0.444		0		0
120	393.7	0.429		0		0
125	410.1	0.415		0		0
130	426.5	0.402		0		0
135	442.9	0.389		0		0
140	459.3	0.376		0		0
145	475.7	0.364		0		0
150	492.1	0.353		0		0
155	508.5	0.341		0		0
160	524.9	0.330		0		0
165	541.3	0.319		0		0
170	557.7	0.309		0		0
175	574.1	0.299		0		0
180	590.6	0.290		0		0
185	607.0	0.280		0		0
190	623.4	0.271		0		0
195	639.8	0.262		0		0
200	656.2	0.254		0		0
205	672.6	0.246		0		0
210	689.0	0.238		0		0
215	705.4	0.230		0		0
220	721.8	0.223		0		0
225	738.2	0.216		0		0
230	754.6	0.209		0		0
235	771.0	0.202		0		0
240	787.4	0.195		0		0
245	803.8	0.189		0		0
250	820.2	0.183		0		0
255	836.6	0.177		0		0
260	853.0	0.171		0		0
265	869.4	0.166		0		0
270	885.8	0.160		0		0
275	902.2	0.155		0		0
280	918.6	0.150		0		0
285	935.0	0.145		0		0
290	951.4	0.141		0		0
295	967.8	0.136		0		0
300	984.3	0.132		0		0

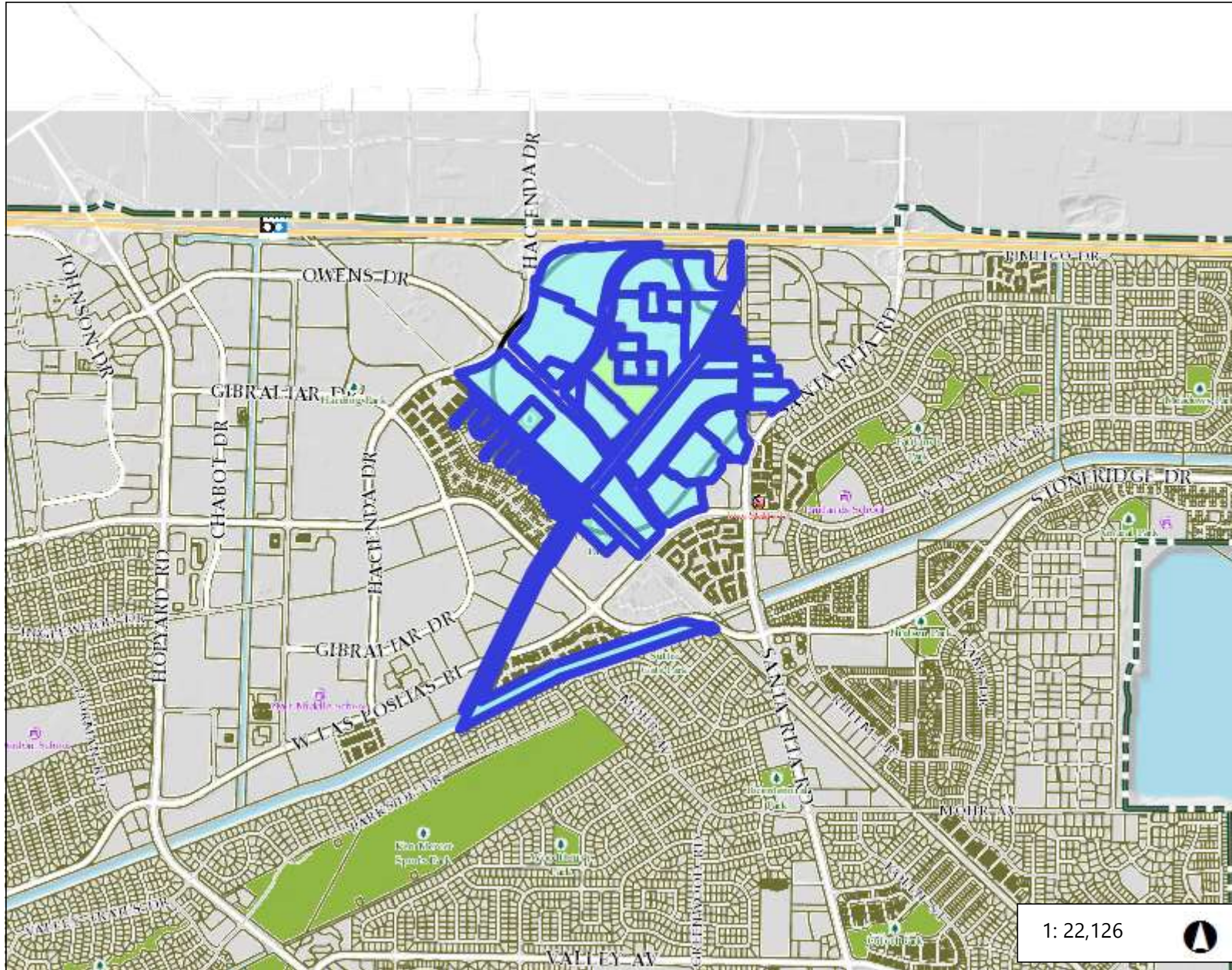
Screening Health Risk Assessment for the Residences at California Center Project in the City of Pleasanton, California

Stationary Sources with Distance Multiplier

BAAQMD ID #200392	Risk	Distance Multiplier	Risk with Distance Multiplier Applied	Units
Cancer Risk	0.6680	0.04	0.02672	(# in one million)
Chronic Hazard Index	0.0000	0.04	0.00000	(Hazard Index)
PM2.5 Concentration	0.0010	0.04	0.00004	(µg/m3)

4452 ROSEWOOD DRIVE

EXHIBIT E



Legend

- Fire Station
- School
- Park
- Parcels

Notes

Notes

3,687.7 0 1,843.86 3,687.7 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

Wednesday, March 27, 2024

CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

Chair Gaidos called the regular meeting of the Planning Commission to order at 7:01 p.m. from the City Council Chambers located at 200 Old Bernal Avenue and via teleconference at Apt 202, T-24, Nirala Estate-2, Plot#GH-04, TECHZONE-4, Greater Noida (West) UP, India.

Commissioner Mohan led the Pledge of Allegiance.

Commissioners Present: Commissioners Anurag Jain via teleconference, Vivek Mohan, Ken Morgan, Brandon Pace, Stephanie Wedge, and Chair Matt Gaidos

Commissioners Absent: None

Commissioner Pace arrived at approximately 7:15 p.m.

AGENDA AMENDMENTS

None.

CONSENT CALENDAR

1. Actions of the Zoning Administrator

Recommendation: Receive report.

2. PUD-149, Douglas Harwood, 544 Sycamore Road - Application for Planned Unit Development (PUD) development plan to: 1) Establish development standards; and 2) Construct an approximately 1,117-square-foot addition to the front, an approximately 65-square-foot attached front covered porch, and an approximately 160-square-foot attached rear covered porch to an existing single-family residence located at 544 Sycamore Road zoned PUD-A (Agriculture)

Recommendation: Adopt Resolution No. PC-2024-04 approving the application.

3. Approve the meeting minutes of March 13, 2024

Recommendation: Approve the meeting minutes.

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

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

MEETING OPEN TO THE PUBLIC

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

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

PUBLIC HEARING AND OTHER MATTERS

5. P23-0906, Laura Melchionne, 3132 Tokay Court - Appeal of the Zoning Administrator's approval of beekeeping application to maintain two beehives on the property located at 3132 Tokay Court

Recommendation: Adopt Resolution No. PC-2024-05 denying the appeal, thereby upholding the Zoning Administrator's decision approving the beekeeping application.

Associate Planner Emily Carroll presented the item.

Appellant attorney John Hanna delivered a presentation.

Applicant Laura Melchionne delivered a presentation.

Chair Gaidos opened the public comment. Public comments were received by: Paul Chopelas, Jan Pinkerton Spieth, Kathleen Gilcrest, David Jefferson, Paul Paradiso, Patricia Athenour, and Natalie Molger.

Appellant attorney Hanna delivered a rebuttal.

Applicant Melchionne delivered a rebuttal.

Chair Gaidos closed the public comment.

MOTION: It was m/s by Pace/Morgan to adopt Resolution No. PC-2024-05, as recommended. Motion passed by the following roll call vote:

Ayes:	Commissioners Jain, Mohan, Morgan, Pace, and Chair Gaidos
Noes:	None
Absent:	None

MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

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

None.

7. Actions of the City Council

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

8. Future Planning Calendar

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

MATTERS INITIATED BY COMMISSION MEMBERS

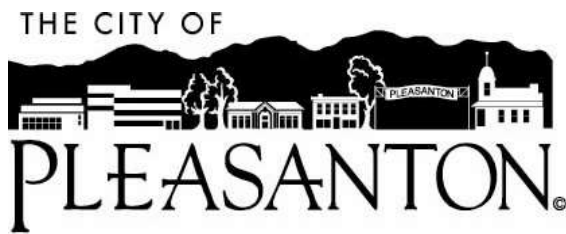
None.

ADJOURNMENT

Chair Gaidos adjourned the meeting at 8:28 p.m.

Paul Eichenholtz, Recording Secretary

DRAFT



Planning Commission Agenda Report

April 10, 2024
Item 5

SUBJECT: P23-0599

APPLICANT: Kelley Rutchena, TTLC Pleasanton - Las Positas, LLC

PROPERTY OWNER: Tony Bullock, BMP LPOP LLC

PURPOSE: Application for Design Review and a Vesting Tentative Map for a housing development that includes the demolition of two existing commercial buildings and construction of 146 multi-family residential units with 38 accessory dwelling units with associated site improvements located at 5976 & 5994 West Las Positas Boulevard.

LOCATION: 5976 & 5994 West Las Positas Boulevard

GENERAL PLAN: Mixed Use/Business Park

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

HACIENDA PLANNING ZONING: OGPD (Garden Office District)

EXHIBITS:

- A. Draft Resolution
- B. SB 330 Application received on 1/26/23
- C. Design Review and Vesting Tentative Map Application & Project Plans received on 7/24/23
- D. City letters to applicant sent on 8/23/23 and 8/25/23
- E. Applicant's resubmittal received on 11/17/23
- F. City letters to applicant sent on 12/15/23 and 12/18/23
- G. City letters to applicant sent on 1/12/24
- H. Letters from Applicant's legal counsel January 25, 2023, July 24, 2023, November 17, 2023, January 31, 2024
- I. Location and Notification Map

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt a resolution denying the applications for Design Review and Vesting Tentative Tract Map, filed as P23-0599.

EXECUTIVE SUMMARY

The project consists of an application for Design Review and a Vesting Tentative Map for a housing development that includes the demolition of two existing commercial buildings and construction of 146 multi-family residential units with 38 accessory dwelling units, and with associated site improvements located at 5976 & 5994 West Las Positas Boulevard. The Hacienda PUD designates the subject site as Garden Office (OGPD), which does not permit residential development except Nursing Homes/Assisted Living Facilities. Therefore, staff recommends that the Planning Commission deny the applications.

BACKGROUND

On January 26, 2023, the applicant submitted an application for preliminary review pursuant to SB 330¹. (Exhibit B) On July 24, 2023, the applicant submitted applications for Design Review and a Vesting Tentative Tract Map. (Exhibit C) On August 23, 2023, staff notified the applicant that the applications were incomplete. (Exhibit D) Staff also sent the applicant a courtesy letter on August 25, 2023, pointing out that the Hacienda PUD (Ordinance No. 2186) designates the subject site as Garden Office (OGPD), which does not permit residential development except Nursing Homes/Assisted Living Facilities. (Exhibit D) The courtesy letter also pointed out that it would be necessary for the applicant to submit an application for a Major Planned Unit Development (PUD) Modification to allow residential development as proposed.

The applicant resubmitted the applications on November 17, 2023, with additional materials, but without any application for the Major PUD Modification. (Exhibit E) On December 15, 2023, staff notified the applicant that the applications were complete. Staff also sent the applicant a second courtesy letter on December 18, 2023, notifying the applicant that, although the applications were deemed complete, a Major PUD Modification was still required for the project. (Exhibit F)

On January 12, 2024, staff provided notification to the applicant that, pursuant to SB 330, their applications did not conform with City standards because the proposed project is inconsistent with the zoning of the parcel. (Exhibit G) Also, on January 12, 2024, staff sent the applicant a third courtesy letter, again urging the applicant to submit an application for a Major PUD Modification. (Exhibit G) The courtesy letter also outlined a viable path forward for obtaining such a Major PUD Modification, including providing the applicant with sample standards that could be adopted via the Major PUD Modification process and applied to the project.

SITE AREA AND DESCRIPTION

The approximately 7.29-acre project site is currently occupied by general office uses, including medical offices. Surrounding existing land uses include commercial uses (primarily general offices) that also include medical offices to the west, north, and east. A grocery store is located diagonally across Hopyard Road northwest, and the Arroyo Mocho trail is located at the project's southern border.

¹ SB 330 is also known as the Housing Crisis Act of 2019 (Government Code, §65589.5) SB 330 also amended other California laws, including the Housing Accountability Act and the Permit Streamlining Act.

The project proposes demolition of two existing commercial buildings and construction of 146 multi-family residential units with 38 accessory dwelling units with associated site improvements.

Figure 3: Site Plan (West Portion)

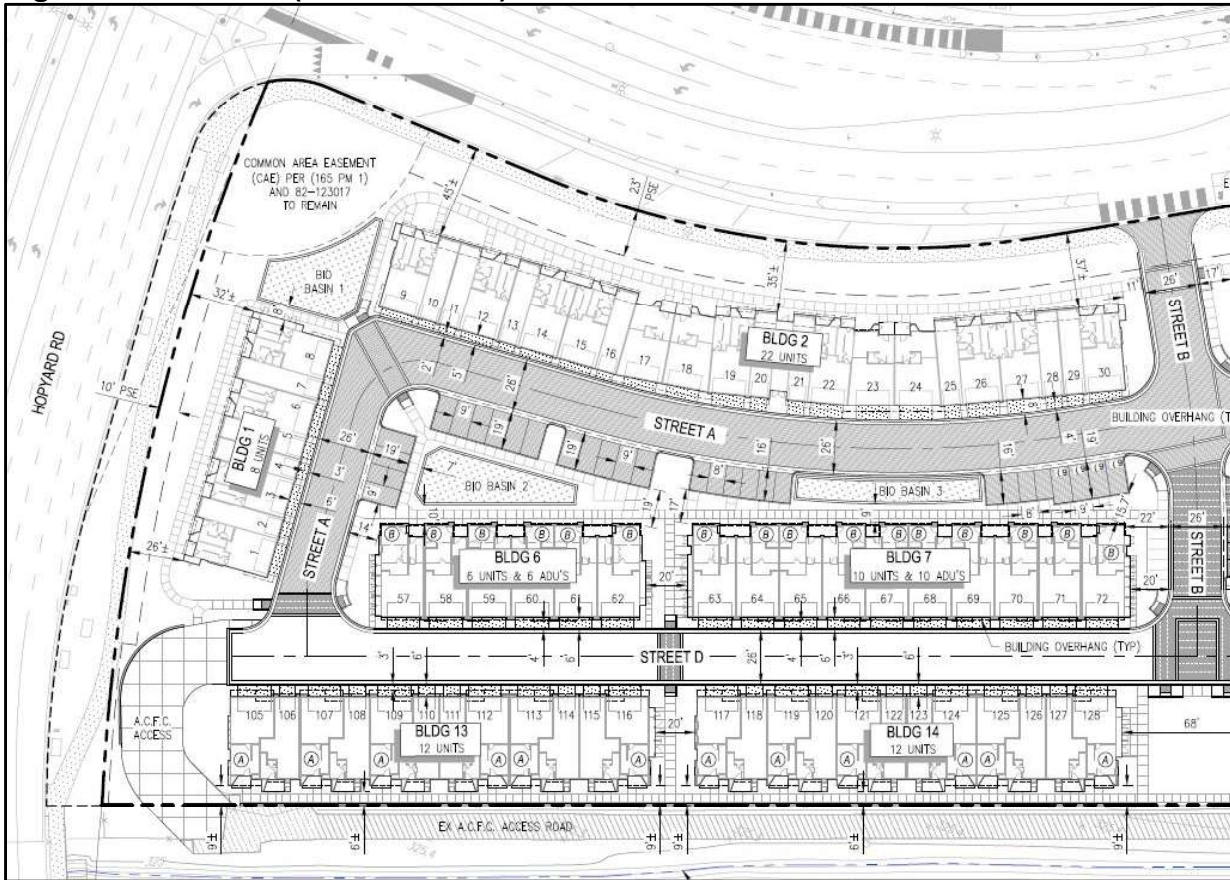


Figure 4: Site Plan (East Portion)

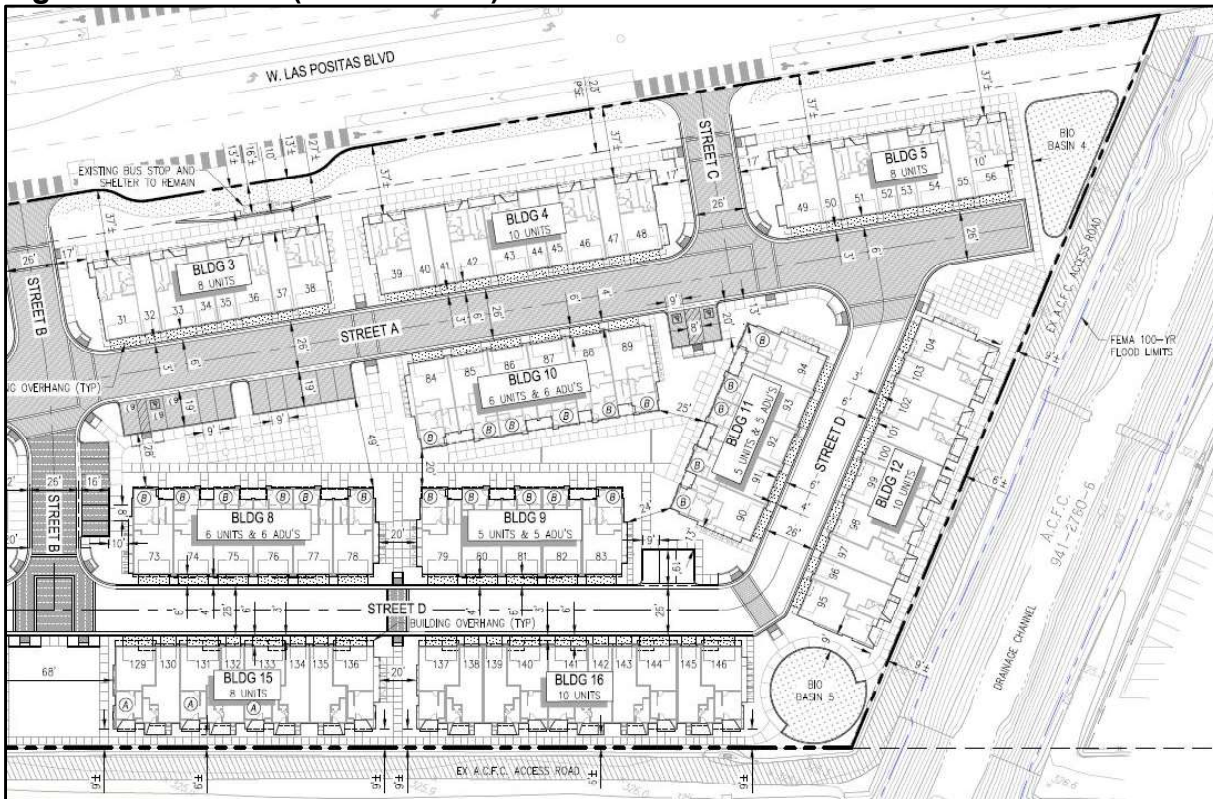


Figure 5: Flat Style Front and Rear Elevations



Figure 6: Townhouse Style Front and Rear Elevations



PLAT MAP OF A 160-ACRE TRACT

2010-01-01

W. LAS POSTAS BLVD.

PARCEL 1 6,171 SF 0.141 A

PARCEL 2 20,058 SF 0.461 A

PARCEL 3 2,898 SF 0.066 A

PARCEL 4 6,461 SF 0.148 A

PARCEL 5 2,948 SF 0.067 A

PARCEL 6 6,006 SF 0.137 A

PARCEL 7 13,814 SF 0.314 A

PARCEL 8 8,303 SF 0.190 A

PARCEL 9 2,394 SF 0.054 A

PARCEL 10 10,917 SF 0.250 A

PARCEL 11 10,441 SF 0.239 A

PARCEL 12 13,881 SF 0.315 A

PARCEL 13 13,009 SF 0.298 A

PARCEL 14 13,864 SF 0.314 A

PARCEL 15 6,328 SF 0.145 A

PARCEL 16 11,388 SF 0.261 A

PARCEL A 18,017 SF 0.412 A

PARCEL B 16,301 SF 0.372 A

PARCEL C 12,007 SF 0.275 A

PARCEL D 10,393 SF 0.237 A

PARCEL E 1,413 SF 0.032 A

PARCEL F 1,413 SF 0.032 A

PARCEL G 6,676 SF 0.152 A

PARCEL H 1,413 SF 0.032 A

PARCEL J 6,448 SF 0.147 A

PARCEL K 11,413 SF 0.261 A

PARCEL L 2,948 SF 0.067 A

PARCEL M 2,948 SF 0.067 A

PARCEL N 2,948 SF 0.067 A

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STREET 259

Design Review Application

The subject property is located within the Hacienda Business Park (“Hacienda”) zoned PUD-I/C-O (Planned Unit Development) – Industrial/Commercial and Office District and with the General Plan Designation of Mixed Use/Business Park. Development within Hacienda, which includes the subject property, is regulated by the Hacienda Design Guidelines, Hacienda’s Covenants, Conditions, and Restrictions, the Development Plan, and Pleasanton municipal codes and ordinances. The Hacienda PUD development plan includes a Land Use Plan (also shown in the Design Guidelines) that illustrates the variety and locations of land uses intended to occupy Hacienda, referred to as “planning districts.” The planning districts include Retail/Commercial Centers, Garden Office, Midrise Office, General Office, Research and Development, Light Manufacturing, High Density Residential, Mixed Office/Industrial, Mixed Commercial/Office/Industrial and Mixed Use.

² See *Miller v. Board of Public Works* (1925) 477 Cal. 477, 495 (“Obviously, the purpose of comprehensive zoning is the attainment of unity in the construction and development of a city, along lines of reasonable regulations which tend to promote the health, safety, morals, and general welfare of the community”)

Table 18.44.080											
PERMITTED AND CONDITIONAL USES											
	CN	CC	CR (m ²)	CR (p ²)	CS	CF	O	I-P	I-G	MU-D	MU-T ³⁵
RESIDENTIAL											
Nursing homes and senior care/assisted living facilities							C				
Supportive housing that provides shelter for six or fewer persons in a dwelling unit, and that meets the standards of Chapter 18.107		p ¹⁸								p ¹⁸	P
Watchman's living quarters only when incidental to and on the same site as a permitted use								P	P		

The General Plan's Mixed Use designation references and defers to the applicable Planned Unit Development (see General Plan starting at Page 2-24). Specifically, the General Plan states: "The location of specific land uses in areas designated Mixed Use is determined by the associated PUD zoning or specific plan." In this instance, the Hacienda PUD designates the subject parcel/site (Lot 20) as Garden Office (OGPD), which does not permit residential development except Nursing Homes/Assisted Living Facilities. (See General Plan Page 2-25.)

Therefore, because the application for Design Review for residential development is not consistent with this General Plan policy and the zoning for the property, staff recommends that the Planning Commission deny the application.

Vesting Tentative Tract Map Application

The state's Subdivision Map Act (Government Code § 66410 *et seq.*) provides in relevant part that "[a] local agency shall disapprove a map for failure to meet or perform any of the requirements or conditions imposed by this division or local ordinance enacted pursuant thereto" (Government Code § 66473.) The Subdivision Map Act also provides in relevant part that "[a] legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it makes any of the following findings: (a) That the proposed map is not consistent with applicable general and specific plans" (Government Code § 66474.)

As mentioned above, the General Plan's Mixed Use designation references and defers to the applicable Planned Unit Development (see General Plan Page 2-23). Specifically, the General Plan states: "The location of specific land uses in areas designated Mixed Use is determined by the associated PUD zoning or specific plan." In this instance, the Hacienda PUD designates the subject parcel/site (Lot 20) as Garden Office (OGPD), which does not permit residential development except for Nursing Homes/Assisted Living Facilities. Therefore, the Vesting Tentative Tract Map application is not consistent with this General Plan policy.

Additionally, the City's Subdivision Ordinance provides in relevant part that "[n]o land shall be subdivided and developed for any purpose not contemplated or specifically authorized by the precise zoning ordinance of the city." (PMC § 19.04.020.)

Because the Vesting Tentative Tract Map application is not consistent with the General Plan policy, as referenced above, and the zoning for the property, staff recommends that the Planning Commission deny the application.

Interpretation of SB 330

The applicant's legal counsel has sent the City a number of letters, taking the position that, based on a provision of SB 330 (Government Code, §65589.5(j)(4)), the project does not require a rezoning. (Exhibit H)

Section 65589.5(j)(4) states in relevant part that "a proposed housing development project is not inconsistent with the applicable zoning standards and criteria, and shall not require a rezoning, if the housing development project is consistent with the objective general plan standards and criteria but the zoning for the project site is inconsistent with the general plan." (Emphasis added.) The applicant's legal counsel appears to take the position that, because the project is consistent with the Mixed Use General Plan land use designation, the zoning exemption applies.

As staff notified the applicant in its December 18, 2023 courtesy letter, staff disagrees with this interpretation because the relevant question is whether the existing zoning is inconsistent with the General Plan – not whether the project is consistent with the General Plan.³ Here, the existing zoning for the subject parcel is clearly consistent with the General Plan.⁴ Staff further disagrees with the assertion that the General Plan permits residential development of the type proposed, since the General Plan defers to the applicable Planned Unit Development; in this instance, the Hacienda PUD designates this particular property as OGPD, where the only residential use allowed is nursing homes and senior care/assisted living facilities.

PUBLIC NOTICE / PUBLIC COMMENT

Notice of the application was sent to the surrounding property owners and tenants within a 1,000-foot radius of the site. At the time this report was published, staff had not received any public comments about the project. Any additional 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.)

CONCLUSION

The applications for Design Review and Vesting Tentative Tract Map are inconsistent with relative General Plan provisions and the applicable PUD zoning for the site, as the applications propose general residential development where Nursing Homes/Assisted Living Facilities are the only types of residential uses allowed.

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

Reviewed/Approved By:

Dan Sodergren, City Attorney

Ellen Clark, Director of Community Development

³ *Snowball West Investments, L.P. v. City of Los Angeles* (2023) 96 Cal. App. 5th 1054.

⁴ The General Plan's Mixed Use designation references and defers to the applicable Planned Unit Development (see General Plan Page 2-23). Specifically, the General Plan states: "The location of specific land uses in areas designated Mixed Use is determined by the associated PUD zoning or specific plan." In this instance, the Hacienda PUD designates the subject parcel/site (1\Lot 20) as Garden Office (OGPD), which is consistent with the General Plan's Mixed Use designation.

RESOLUTION NO. PC-2024-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLEASANTON DENYING APPLICATION FOR DESIGN REVIEW AND A VESTING TENTATIVE MAP FOR A HOUSING DEVELOPMENT THAT INCLUDES THE DEMOLITION OF TWO EXISTING COMMERCIAL BUILDINGS AND CONSTRUCTION OF 146 MULTI-FAMILY RESIDENTIAL UNITS WITH 38 ACCESSORY DWELLING UNITS WITH ASSOCIATED SITE IMPROVEMENTS LOCATED AT 5976 & 5994 WEST LAS POSITAS BOULEVARD, AS FILED UNDER CASE NO. P23-0599

WHEREAS, on January 26, 2023, Kelley Rutchena, TTLC Pleasanton - Las Positas, LLC, applied for preliminary review pursuant to Senate Bill 330 for a housing development that includes the demolition of two existing commercial buildings and construction of 146 multi-family residential units with 38 accessory dwelling units with associated site improvements located at 5976 & 5994 West Las Positas Boulevard; and

WHEREAS, on July 24, 2023, Kelley Rutchena, TTLC Pleasanton - Las Positas, LLC, applied for Design Review and a Vesting Tentative Map for a housing development that includes the demolition of two existing commercial buildings and construction of 146 multi-family residential units with 38 accessory dwelling units with associated site improvements located at 5976 & 5994 West Las Positas Boulevard; and

WHEREAS, zoning for the property is PUD-I/C-O (Planned Unit Development – Industrial/Commercial and Office) and the General Plan designation is Mixed Use/Business Park; and

WHEREAS, the General Plan's Mixed Use designation references and defers to the applicable Planned Unit Development per General Plan Page 2-25 stating: “The location of specific land uses in areas designated Mixed Use is determined by the associated PUD zoning or specific plan.”; and

WHEREAS, the property is located within the Hacienda Business Park (“Hacienda”) zoned PUD-I/C-O (Planned Unit Development – Industrial/Commercial and Office); and

WHEREAS, the property is lot 20 within Hacienda’s Land Use Plan, which is subject to the Garden Office District (“OGPD”); and

WHEREAS, Hacienda’s Land Use Plan permitted and conditionally permitted uses for a property in the Garden Office District are those specified in the O (“Office”) District, as set forth in Section 18.44.080 of the Pleasanton Municipal Code (PMC); and

WHEREAS, Hacienda’s Land Use Plan for lot 20 does not permit residential development except for Nursing Homes/Assisted Living Facilities; and

WHEREAS, on April 10, 2024, the Planning Commission held a duly-noticed public hearing and considered relevant exhibits, recommendations of the City staff concerning this appeal, and received testimony from the applicant and interested parties; and

WHEREAS, denial of a project is not an action subject to the California Environmental Quality Act (CEQA).

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

Section 1:

The Planning Commission hereby denies Case No. P23-0599 to demolish two existing commercial buildings and construct 146 multi-family residential units with 38 accessory dwelling units with associated site improvements located at 5976 & 5994 West Las Positas Boulevard, on the basis that the proposed use is not consistent with the General Plan policy per General Plan page 2-23 and because the zoning for the property does not permit residential development except for Nursing Homes/Assisted Living Facilities.

Section 2:

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

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Pleasanton at a regular meeting held on April 10, 2024, by the following vote:

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

ATTEST:

Melinda Denis
Secretary, Planning Commission

Matthew Gaidos
Chair

APPROVED AS TO FORM:

Julie Harryman
Assistant City Attorney

HOUSING CRISIS ACT of 2019 – SB 330

PRELIMINARY APPLICATION FORM

PURPOSE

This form serves as the preliminary application for housing development projects seeking vesting rights pursuant to SB 330, the Housing Crisis Act of 2019.

GENERAL INFORMATION

An applicant for a housing development project that includes (1) residential units (2) a mix of commercial and residential uses with two-thirds of the project's square footage used for residential purposes; or (3) transitional or supportive housing, shall be deemed to have submitted a preliminary application upon provision of all of the information listed in this Preliminary Application form and payment of the permit processing fee to the agency from which approval for the project is being sought.

After submitting this Preliminary Application to the local agency, an applicant has 180 days to submit a full application or the Preliminary Application will expire.

Submittal Date Stamp^{*1,2}:

^{*1}Submittal of all the information listed and payment of the permit processing fee freezes fees and development standards as of this date, unless exceptions per Government Code § 65889.5(o) are triggered.

^{*2}Note: Record keeping pertaining to which standards and fees apply at date of submittal is imperative, as **penalties may apply for imposing incorrect standards**

Notes:

1. California Environmental Quality Act (CEQA) and Coastal Act standards apply.
2. After submittal of all of the information required, if the development proponent revises the project to change the number of residential units or square footage of construction changes by 20 percent or more, excluding any increase resulting from Density Bonus Law, the development proponent must resubmit the required information so that it reflects the revisions.

SITE INFORMATION

1. **PROJECT LOCATION** - The specific location, including parcel numbers, a legal description, and site address, if applicable.

Street Address 5976 & 5994 W. Las Positas Blvd. Unit/Space Number _____

Legal Description (Lot, Block, Tract)

Attached? YES ☒ NO ☐

See Preliminary Title Report

Assessor Parcel Number(s) 941-2760-5

2. **EXISTING USES** - The existing uses on the project site and identification of major physical alterations to the property on which the project is to be located.

Multi-tenant Commercial/ Office Building

3. **SITE PLAN** - A site plan showing the building(s) location on the property and approximate square footage of each building that is to be occupied.

Attached? YES ☒ NO ☐

4. **ELEVATIONS** - Elevations showing design, color, material, and the massing and height of each building that is to be occupied.

Attached? YES ☒ NO ☐

5. **PROPOSED USES** - The proposed land uses by number of units and square feet of residential and nonresidential development using the categories in the applicable zoning ordinance.

Demolish existing commercial buildings and replace with a total of 210,024 sq ft of residential space that has sixteen 3-story buildings. There is also a total of 12,192 sq ft of private area space.

There will be 146 3-story town homes 38 of which have ground floor ADU's. Unit mix is comprised of 2-4 bedroom, 2.5-3.5 bathrooms and attached 2-car tandem or side by side garages.

a. **RESIDENTIAL DWELLING UNIT COUNT:**

Please indicate the number of dwelling units proposed, including a breakdown of levels by affordability, set by each income category.

	Number of Units
Market Rate	124
Managers Unit(s) – Market Rate	0
Extremely Low Income	0
Very Low Income	0
Low Income	0
Moderate Income	22
Total No. of Units	146
Total No. of Affordable Units	22
Total No. of Density Bonus Units	

Other notes on units:

6. **FLOOR AREA** - Provide the proposed floor area and square footage of residential and nonresidential development, by building (attach relevant information by building and totals here):

	Residential	Nonresidential	Total
Floor Area (Zoning)			
Square Footage of Construction	210,024	0	210,024

7. **PARKING** - The proposed number of parking spaces:

There will be a total of 347 parking spaces (292 garage spaces and 55 for guest parking)

8. **AFFORDABLE HOUSING INCENTIVES, WAIVERS, CONCESSIONS and PARKING REDUCTIONS** - Will the project proponent seek Density Bonus incentives, waivers, concessions, or parking reductions pursuant to California Government Code Section 65915?

YES ☒ NO ☐

If "YES," please describe:

Parking reduction will be exercised if needed. The project reserves the right to avail itself of additional concessions, incentives, or waivers after further review by the City.

9. **SUBDIVISION** – Will the project proponent seek any approvals under the Subdivision Map Act, including, but not limited to, a parcel map, a vesting or tentative map, or a condominium map?

YES ☒ NO ☐

If “YES,” please describe:

Tentative Subdivision Map

10. **POLLUTANTS** – Are there any proposed point sources of air or water pollutants?

YES ☐ NO ☒

If “YES,” please describe:

11. **EXISTING SITE CONDITIONS** – Provide the number of existing residential units on the project site that will be demolished and whether each existing unit is occupied or unoccupied. Provide attachment, if needed.

	Occupied Residential Units	Unoccupied Residential Units	Total Residential Units
Existing	0	0	0
To Be Demolished	0	0	0

12. **ADDITIONAL SITE CONDITIONS** –

- a. Whether a portion of the property is located within any of the following:

- i. A very high fire hazard severity zone, as determined by the Department of Forestry and Fire Protection, pursuant to Section 51178?

YES ☐ NO ☒

- ii. Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993)?

YES ☐ NO ☒

- iii. A hazardous waste site that is listed pursuant to Section 65962.5, or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code?

YES ☐ NO ☒

- iv. A special flood hazard area subject to inundation by the 1 percent annual chance flood (100-year flood) as determined by any official maps published by the Federal Emergency Management Agency?

YES ☐ NO ☒

- v. A delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2?

YES ☐ NO ☒

- vi. A stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code?

YES ☐ NO ☒

If "YES" to any, please describe:

- b. Does the project site contain historic and/or cultural resources?

YES ☐ NO ☒

If "YES," please describe:

- c. Does the project site contain any species of special concern?

YES ☐ NO ☒

If "YES," please describe:

- d. Does the project site contain any recorded public easement, such as easements for storm drains, water lines, and other public rights of way?

YES ☒ NO ☐

If "YES," please describe:

See PTR

- e. Does the project site contain a stream or other resource that may be subject to a streambed alteration agreement pursuant to Chapter 6 (commencing with Section 1600) of Division 2 of the Fish and Game Code? Provide an aerial site photograph showing existing site conditions of environmental site features that would be subject to regulations by a public agency, including creeks and wetlands.

YES ☐ NO ☒

If "YES," please describe and depict in attached site map:

13. COASTAL ZONE - For housing development projects proposed to be located within the coastal zone, whether any portion of the property contains any of the following:

- a. Wetlands, as defined in subdivision (b) of Section 13577 of Title 14 of the California Code of Regulations.

YES ☐ NO ☒

- b. Environmentally sensitive habitat areas, as defined in Section 30240 of the Public Resources Code.

YES ☐ NO ☒

- c. A tsunami run-up zone.

YES ☐ NO ☒

- d. Use of the site for public access to or along the coast.

YES ☐ NO ☒

14. PROJECT TEAM INFORMATION - The applicant's contact information and, if the applicant does not own the property, consent from the property owner to submit the application.

Applicant's Name Kelley Rutchena

Company/Firm The True Life Companies

Address 12647 Alcosta Blvd. **Unit/Space Number** Suite 470

City San Ramon **State** CA **Zip Code** 94583

Telephone [REDACTED] **Email** krutchena@thetruelifecompanies.com

Are you in escrow to purchase the property?

YES ☒ NO ☐

Property Owner of Record ☐ Same as applicant ☒ Different from applicant

Name (if different from applicant) BMP LPOP LLC

Address 900 Industrial Rd. Unit/Space Number Suite 204

City San Carlos State CA Zip Code 94070

Telephone _____ Email _____

Optional: Agent/Representative Name _____

Company/Firm _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code _____

Telephone _____ Email _____

Optional: Other (Specify Architect, Engineer, CEQA Consultant, etc.) _____

Name _____

Company/Firm _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code _____

Telephone _____ Email _____

Primary Contact for Project: ☐ Owner ☒ Applicant ☐ Agent/Representative ☐ Other

PROPERTY OWNER AFFIDAVIT

Before the application can be accepted, the owner of each property involved must provide a signature to verify the Preliminary Application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts, the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service of process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25 percent interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the Preliminary Application form may be provided if the property is owned by a partnership, corporation, LLC or trust, or in rare circumstances when an individual property owner is unable to sign the Preliminary Application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized to file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items 1-3 below. In the case of partnerships, corporations, LLCs or trusts, the LOA must be signed by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide Copy of the Grant Deed if the ownership of the property does not match local records. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g., John and Jane Doe, or Mary Smith and Mark Jones) signatures are required of all owners.

1. I hereby certify that I am the owner of record of the herein previously described property located in 5976 & 5994 W. Las Positas Blvd. which is involved in this Preliminary Application, or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC, or trust as evidenced by the documents attached hereto.
2. I hereby consent to the filing of this Preliminary Application on my property for processing by the Department of Pleasanton Planning for the sole purpose of vesting the proposed housing project subject to the Planning and Zoning ordinances, policies, and standards adopted and in effect on the date that this Preliminary Application is deemed complete.
3. Further, I understand that this Preliminary Application will be terminated and vesting will be forfeited if the housing development project is revised such that the number of residential units or square footage of construction increases or decreases by 20 percent or more, exclusive of any increase resulting from the receipt of a density bonus, incentive, concession, waiver, or similar provision, and/or an application requesting approval of an entitlement is not filed with Pleasanton Planning within 180 days of the date that the Preliminary Application is deemed complete.
4. By my signature below, I certify that the foregoing statements are true and correct.

Signature Kelley Rutchena

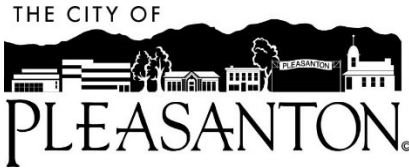
Signature _____

Printed Name Kelley Rutchena

Printed Name _____

Date January 26, 2023

Date January 26, 2023



Community Development Department | Planning Division
200 Old Bernal Avenue | P.O. Box 520, Pleasanton, CA 94566
925-931-5600 | pod@cityofpleasantonca.gov

2023 APPLICATION FOR DEVELOPMENT REVIEW

Application No(s): _____ Date Filed: _____

I. CHECK TYPE OF APPLICATION(S):

- | | | |
|---|--|--|
| ☐ Administrative Design Review (\$339)
☐ Appeal (of Case _____) (\$339)
☐ Beekeeping (\$204)
☐ Condominium Conversion (\$3,746)
<u>Design Review</u>
☐ Minor up to \$25,000 value (\$339)
☒ Major over \$25,000 value (\$2,240)
<u>Environmental (CEQA) Fees</u>
☐ Staff review of Consultant Work
(25% of consultant costs)
☐ EIR (\$3,839.25)
☐ Env. Doc - CRP (\$1,305.25)
☐ Mit./Negative Declaration (\$2,764.00)
☐ County Clerk Processing Fee (\$50)
☐ General Plan Amendment (\$20,814)
☐ Growth Management (\$1,085)
<u>Home Occupation/Cottage Foods</u>
☐ Non-exempt – no hearing (\$136)
☐ Non-exempt – with hearing (\$339)
☐ Lot-Line Adjustment (\$584)
☐ Outdoor Dining/Display (\$190)
☐ Over-height Fence Permit (\$34) | ☐ PC Determination (\$2,036)
<u>Preliminary Review</u>
☐ No Hearing (\$0)
☐ With Hearing (\$1,968)
SB 330 (\$0)
<u>PUD (Planned Unit Development)</u>
<u>Residential</u>
☐ 1 unit (\$4,072)
☐ 2-5 units (\$10,180)
☐ 6-15 units (\$20,360)
☐ 16+ units (\$27,147)
<u>Commercial</u>
☐ 0-20,000 sq ft (\$4,072)
☐ 20,001-60,000 sq ft (\$10,180)
☐ 60,001-100,000 sq ft (\$20,360)
☐ 100,001+ sq ft (\$27,147)
<u>PUD Modifications</u>
☐ Minor existing residential (\$136)
☐ Minor (\$679)
☐ Major (\$2,715)
☐ Reasonable Accommodation (\$34) | <u>Rezoning</u>
☐ without PUD (\$16,682)
☐ with PUD (\$2,715)
☐ Sign Design Review (\$475)
☐ Specific Plan/Specific Plan Amend.
(25% of consultant costs – min. \$2,592)
<u>Small Wireless Facility</u>
☐ Public ROW (\$3,779)
☐ Private Property (\$3,552)
☐ Pole Lic. Agreement (\$286)
<u>Subdivision Map</u>
☒ Tentative Tract Map (\$6,298)
☐ Minor Subdivision (\$679)
<u>Use Permits</u>
☐ Conditional (\$1,018)
☐ Minor Conditional (\$679)
☐ Pets (\$271)
☐ Temporary Conditional (\$190)
☐ Administrative Temporary (\$34)
<u>Variance</u>
☐ General (\$3,068)
☐ Developed Res. Lot (\$679)
☐ Williamson Act (\$2,388)
☐ Other _____ |
|---|--|--|

II. GENERAL DATA REQUIRED

- A. Name of Applicant (Please Print): TTLIC Pleasanton - Las Positas, LLC
- B. Address or Location of Property: 5976 & 5994 W. Las Positas Blvd.
- C. Assessor's Parcel Number(s): 941-2760-5
- D. Site Area (acres/sq. ft.): 7.29
- E. Current Zoning: GP-Mixed Use Z-PUD F. Proposed Zoning: _____
- G. Existing Use of Property: Commercial/Office Building
- H. Description of Proposal: Redevelopment of existing commercial to residential community
comprised of 146 three story townhomes each with attached two car garages

(Continue on separate sheet if necessary)

(Refer to the appropriate "[Informational Handouts](#)" for required submittal information that must accompany this application.)

(Continued on reverse)

III. AUTHORIZATION OF PROPERTY OWNER AND OWNERS ASSOCIATION

- J. **PROPERTY OWNER:** In signing this application, I, as the property owner, have full legal capacity to, and hereby do, authorize the filing of this application. I understand that conditions of approval are binding and agree to be bound by those conditions, subject only to the right to object at the hearings or during the appeal period. I certify that the information and exhibits submitted are true and correct.

Name: Tony Bullock Telephone: _____
Company: BMP LPOP LLC E-mail: tony@blackmountainproperties.com
Address: 900 Industrial Road, San Carlos, CA 94070
Signature: Kelley Rutchena Date: 7/10/2023

- K. **OWNERS ASSOCIATION:** Is the property subject to the rules or guidelines of a homeowners association (HOA) or a business owners association?

- ☒ Yes (attach a copy of the associations response).
☐ No
☐ The HOA/business owners association does not review any proposed construction projects or use changes.

Association Contact: James Paxson Telephone: [REDACTED]
Association Name: Hacienda Business Park Owners Association Email: _____
Address: 4305 Hacienda Dr. Suite 330, Pleasanton, CA 94588

- L. **APPLICANT OTHER THAN PROPERTY OWNER:** In signing this application, I, as the applicant, represent to have obtained authorization from the property owner to file this application. I agree to be bound by conditions of approval, subject only to the right to object at the hearings on the application or during the appeal period. If this application has not been signed by the property owner, I have attached separate documentation of full legal capacity to file the application. I certify that the information and exhibits submitted are true and correct.

Name: Kelley Rutchena Telephone: [REDACTED]
Company: TTLIC Pleasanton - Las Positas, LLC E-mail: krutchena@thetruelifecompanies.com
Address: 12647 Alcosta Blvd. Suite 470, San Ramon, CA 94583
Signature: Kelley Rutchena Date: 7/10/2023

- M. **NOTE ANY OTHER PARTY(IES) WHO SHOULD RECEIVE STAFF REPORTS AND NOTICE OF APPLICATION ON A SEPARATE SHEET AND ATTACH TO APPLICATION.**

Name: _____ Name: _____
Address: _____ Address: _____

Email: _____ Email: _____

IV. SCHOOL FEE AGREEMENT (If a residential project, answer the question below)

Have you signed a School Fee Agreement with the Pleasanton Unified School District? ☐ Yes ☒ No
If yes, please attach a copy of the signed agreement.

TTLIC 5976 W. LAS POSITAS BLVD.

PLEASANTON, CA | JULY 10, 2023



SHEET INDEX

A00	COVER SHEET
A01	PROJECT DATA & ARCHITECTURAL SITE PLAN
A02	PERSPECTIVE VIEW
A03	PERSPECTIVE VIEW
A04	STREETSCAPE ELEVATION
A05	EXISTING SITE & SURROUNDING CONTEXT
A06	UNIT 1 & 2 FLOOR PLANS
A07	UNIT 3 & 4 FLOOR PLANS
A08	UNIT 5 FLOOR PLANS
A09	UNIT 6 FLOOR PLANS
A10	UNIT 7 FLOOR PLANS
A11	8-UNIT FLAT BUILDING ELEVATIONS
A12	8-UNIT FLAT BUILDING FLOOR PLANS
A13	8-UNIT FLAT BUILDING FLOOR & ROOF PLANS
A14	10-UNIT FLAT BUILDING ELEVATIONS
A15	10-UNIT FLAT BUILDING FLOOR PLANS
A16	10-UNIT FLAT BUILDING FLOOR & ROOF PLANS
A17	22-UNIT FLAT BUILDING ELEVATIONS
A18	22-UNIT FLAT BUILDING ELEVATIONS
A19	22-UNIT FLAT BUILDING REFERENCE PLANS
A20	22-UNIT FLAT BUILDING REFERENCE PLANS
A21	22-UNIT FLAT BUILDING FIRST FLOOR PLAN
A22	22-UNIT FLAT BUILDING SECOND FLOOR PLAN
A23	22-UNIT FLAT BUILDING THIRD FLOOR PLAN
A24	22-UNIT FLAT BUILDING ROOF PLAN
A25	5-UNIT TOWNHOME BUILDING ELEVATIONS
A26	5-UNIT TOWNHOME BUILDING FLOOR PLANS
A27	5-UNIT TOWNHOME BUILDING FLOOR & ROOF P.ANS
A28	6-UNIT TOWNHOME BUILDING ELEVATIONS
A29	6-UNIT TOWNHOME BUILDING FLOOR PLANS
A30	6-UNIT TOWNHOME BUILDING FLOOR & ROOF P.ANS
A31	10-UNIT TOWNHOME BUILDING ELEVATIONS
A32	10-UNIT TOWNHOME BUILDING ELEVATIONS
A33	10-UNIT TOWNHOME BUILDING FLOOR PLANS
A34	10-UNIT TOWNHOME BUILDING FLOOR & ROOF PLANS
A35	8-UNIT ZIPPER BUILDING ELEVATIONS
A36	8-UNIT ZIPPER BUILDING FLOOR PLANS
A37	8-UNIT ZIPPER BUILDING FLOOR & ROOF PLANS
A38	10-UNIT ZIPPER BUILDING ELEVATIONS
A39	10-UNIT ZIPPER BUILDING ELEVATIONS
A40	10-UNIT ZIPPER BUILDING FLOOR PLANS
A41	10-UNIT ZIPPER BUILDING FLOOR & ROOF PLANS
A42	12-UNIT ZIPPER BUILDING ELEVATIONS
A43	12-UNIT ZIPPER BUILDING ELEVATIONS
A44	12-UNIT ZIPPER BUILDING FLOOR PLANS
A45	12-UNIT ZIPPER BUILDING FLOOR & ROOF PLANS
A46	TYPICAL BUILDING SECTION
A47	ARCHITECTURAL DETAILS
A48	COLOR & MATERIALS
A49	SHADOW STUDY

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LAND USE ATTORNEY
MILLER STARR REGALIA
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ATTN: BRYAN W. WENTER, AICP

342.062 TTLIC 5976 W. Las Positas Boulevard
Pleasanton, CA
July 10, 2023

TRUE LIFE **COMPLETES** TTLIC Pleasanton - Las Positas, LLC
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COVER SHEET
A00

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SITE DATA
ADDRESS: 5976 W. LAS POSITAS BLVD., PLEASANTON, CA
API: 941-2764-005
GROSS LOT AREA: 7.29 AC

DWELLING UNITS: 148
ADUS: 38

GROSS DENSITY: 148/7.29 = 22.0 DUA

RESIDENTIAL PARKING REQUIRED:
148 UNITS x 1.5/UNIT: 222 SPACES
GUEST @ 1 PER 10 UNITS: 15 SPACES
TOTAL: 238 SPACES

RESIDENTIAL PARKING PROVIDED:
RESIDENTIAL GARAGES: 292 SPACES
RESIDENTIAL GUEST: 55 SPACES
TOTAL: 347 SPACES

OWNERSHIP TYPE: FCR-SALE PRODUCT

BUILDING INFORMATION

HEIGHT
ALLOWABLE HEIGHT: 65
PROPOSED HEIGHT: 39'-2" MAX HT., SEE BUILDING ELEVATIONS
318" TYP. EAVE HT.

BUILDING CODE INFORMATION
- CODE REFERENCE: 2022 CALIFORNIA BUILDING CODE / CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2
- OCCUPANCY TYPE: R2 PER 2022 C.B.C WITH COMMON 1-HR. WALL SEPARATIONS
- CONSTRUCTION TYPE: V-B (NON-RATED)
- ALLOWABLE AREA: 21,000 SF x 2 = 42,000 SF
- BUILDING AREA CALCULATIONS: SEE TABLE ON THIS SHEET
- FIRE SPRINKLER SYSTEM: NFPA 13

ACCESSIBILITY
CODE REFERENCE: PER 2022 CBC CHAPTER 1102.3
REQUIRED: 10% OR 8 UNITS TO BE ADAPTABLE ON AN ACCESSIBLE PATH
PROVIDED: 15 UNITS

ACCESSORY DWELLING UNITS (ADU)
ACCESSIBILITY REQUIRED PER CBC 1104A.1

ADU UNIT AREAS:
PLAN 6 - ADU: 322 SF
PLAN 7 - ADU: 314 SF

Townhome Units							
	Unit 1 Flat	Unit 2 Flat	Unit 3 Zipper	Unit 4 Zipper	Unit 5	Unit 6 ADU	Unit 7 ADU
Total Unit Sf	1,234	1,425	1,459	1,682	1,807	2,062	2,068
Private Open Space SF	66	66	77	88	52	103	89
Private Garage SF	430	425	537	483	473	488	488
Bed Count	2	2	3	3	3	4	4
Bath Count	2.5	2.5	3	3	2.5 + .5	3.5	3.5

Unit & Building Totals								
Building #	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Total
Building 1	4	4						8
Building 2	9	9			4			22
Building 3	4	4						8
Building 4	5	5						10
Building 5	4	4						8
Building 6						4	2	6
Building 7						8	2	10
Building 8						4	2	6
Building 9						3	2	5
Building 10						4	2	6
Building 11						3	2	5
Building 12			5	5				10
Building 13			6	6				12
Building 14			6	6				12
Building 15			4	4				8
Building 16			5	5				10
Total Unit Count	26	26	26	26	4	26	12	146
Total Bedroom Count	52	52	78	78	12	104	48	424
Total Private Open Space	1,716	1,716	2,002	2,288	208	2,678	1,068	11,676
Total Living Area	32,084	37,050	37,934	43,732	7,228	53,612	24,816	236,466

Building Areas by Occupancy				
Building #	R-2	U	Total Building Area	Private Open Space
Building 1	10,636	3,420	14,056	528
Building 2	31,159	9,587	40,746	1,396
Building 3	10,636	3,420	14,056	528
Building 4	13,295	4,275	17,570	660
Building 5	10,636	3,420	14,056	528
Building 6	12,384	2,528	15,312	590
Building 7	20,632	4,880	25,512	1,002
Building 8	12,384	2,528	15,312	590
Building 9	10,322	2,440	12,762	487
Building 10	12,384	2,528	15,312	590
Building 11	10,322	2,440	12,762	487
Building 12	15,705	5,100	20,805	825
Building 13	18,846	6,120	24,966	990
Building 14	18,846	6,120	24,966	990
Building 15	12,564	4,080	16,644	660
Building 16	15,705	5,100	20,805	825
Total Across Site	236,456	69,386	305,642	11,676

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PROJECT DATA & ARCHITECTURAL SITE PLAN
A01

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SDA architects



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PERSPECTIVE VIEW
 A02

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PERSPECTIVE VIEW
A03

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STREETSCAPE ELEVATION
A04

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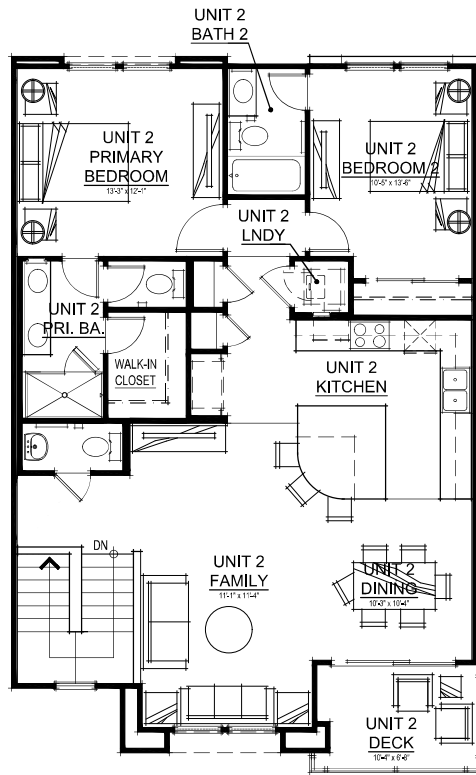
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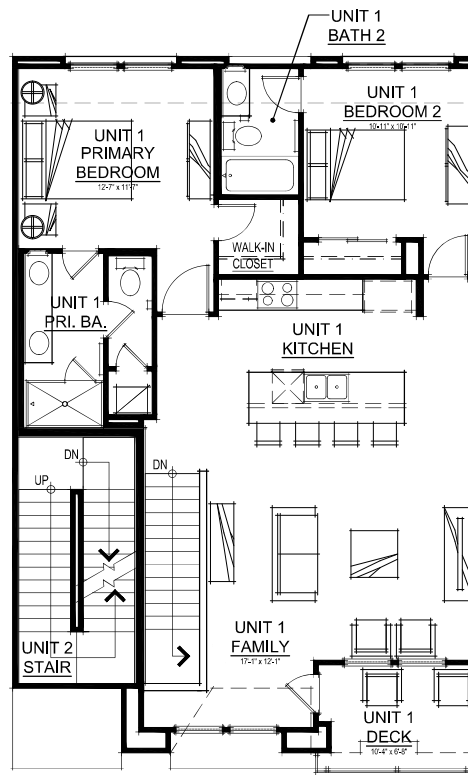
EXISTING SITE & SURROUNDING CONTEXT
A05

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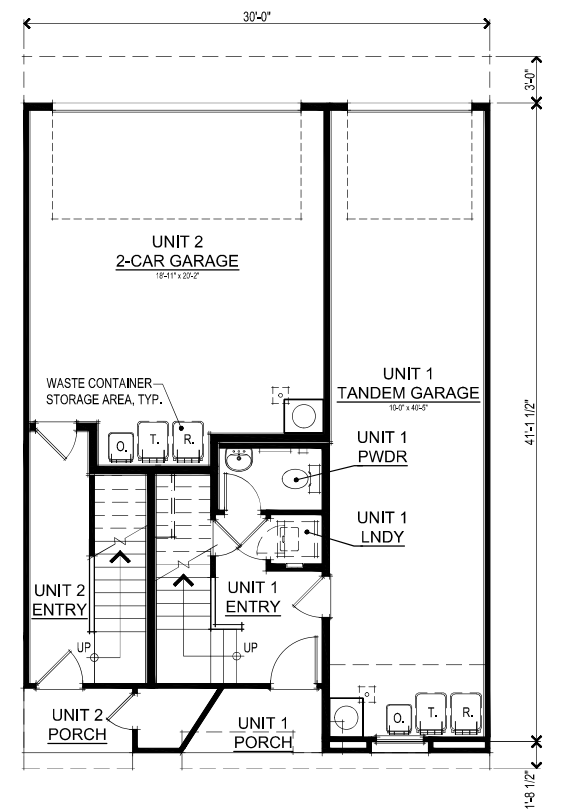




THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT 1 SQUARE FOOTAGES		UNIT 2 SQUARE FOOTAGES	
FIRST FLOOR	176 SQ. FT.	FIRST FLOOR	130 SQ. FT.
SECOND FLOOR	1058 SQ. FT.	SECOND FLOOR (STAIRS)	135 SQ. FT.
TOTAL LIVING	1234 SQ. FT.	THIRD FLOOR	1154 SQ. FT.
TANDEM GARAGE	430 SQ. FT.	TOTAL LIVING	1419 SQ. FT.
UNIT 1 PORCH	32 SQ. FT.	2-CAR GARAGE	432 SQ. FT.
DECK	66 SQ. FT.	UNIT 2 PORCH	29 SQ. FT.
		DECK	66 SQ. FT.



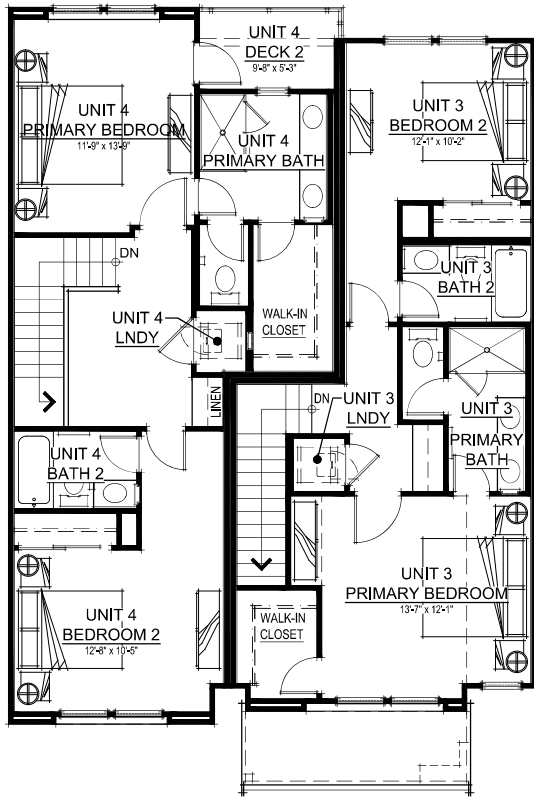
UNIT 1 & 2 FLOOR PLANS
A06

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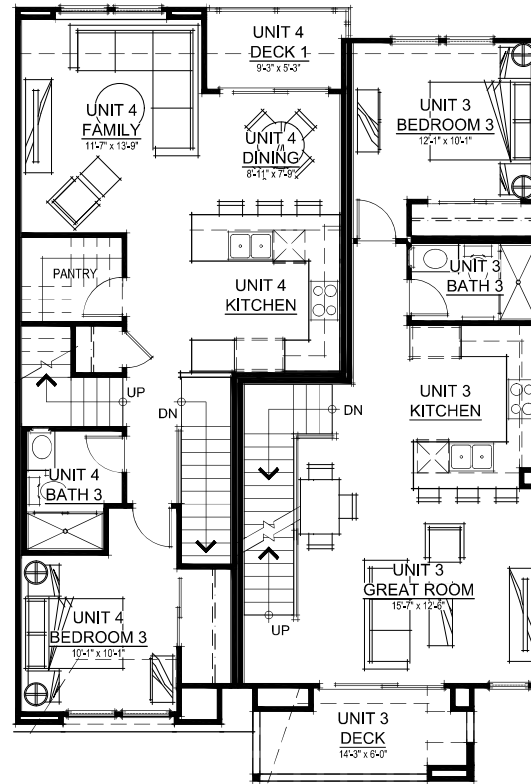
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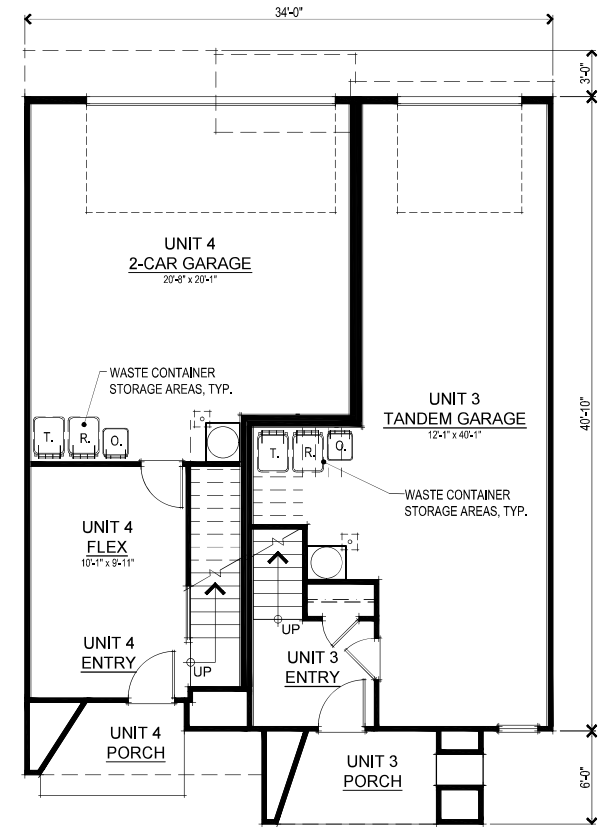




THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT 3 SQUARE FOOTAGES		UNIT 4 SQUARE FOOTAGES	
FIRST FLOOR	123 SQ. FT.	FIRST FLOOR	219 SQ. FT.
SECOND FLOOR	673 SQ. FT.	SECOND FLOOR	727 SQ. FT.
THIRD FLOOR	663 SQ. FT.	THIRD FLOOR	736 SQ. FT.
TOTAL LIVING	1459 SQ. FT.	TOTAL LIVING	1682 SQ. FT.
TANDEM GARAGE	537 SQ. FT.	2-CAR GARAGE	483 SQ. FT.
UNIT 3 PORCH	55 SQ. FT.	UNIT 4 PORCH	49 SQ. FT.
DECK (2ND FLOOR)	77 SQ. FT.	DECK 1 (2ND FLOOR)	44 SQ. FT.
		DECK 2 (3RD FLOOR)	44 SQ. FT.



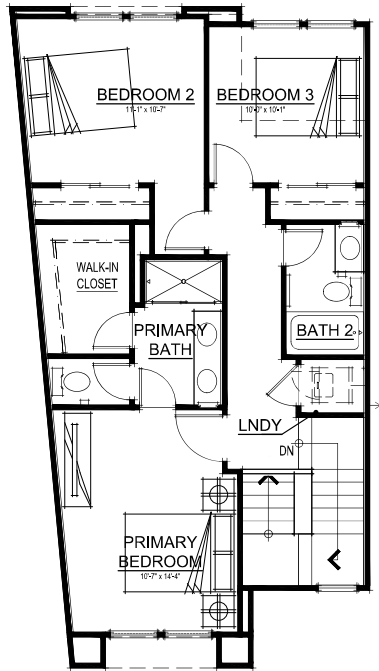
UNIT 3 & 4 FLOOR PLANS
A07

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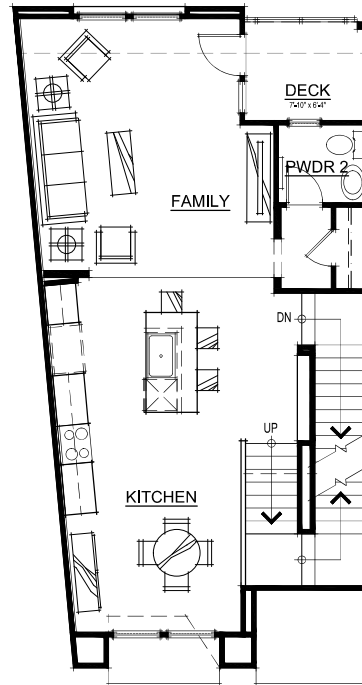
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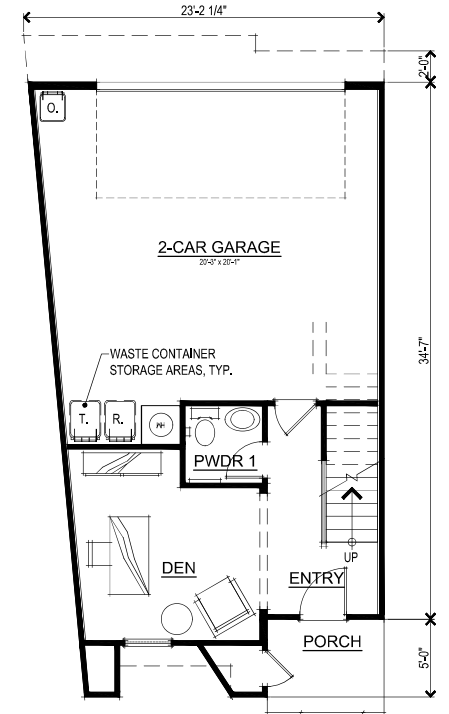




THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT 6 SQUARE FOOTAGES	
FIRST FLOOR	285 SQ. FT.
SECOND FLOOR	773 SQ. FT.
THIRD FLOOR	749 SQ. FT.
TOTAL LIVING	1807 SQ. FT.
2-CAR GARAGE	473 SQ. FT.
REAR DECK	52 SQ. FT.



UNIT 5 FLOOR PLANS
A08

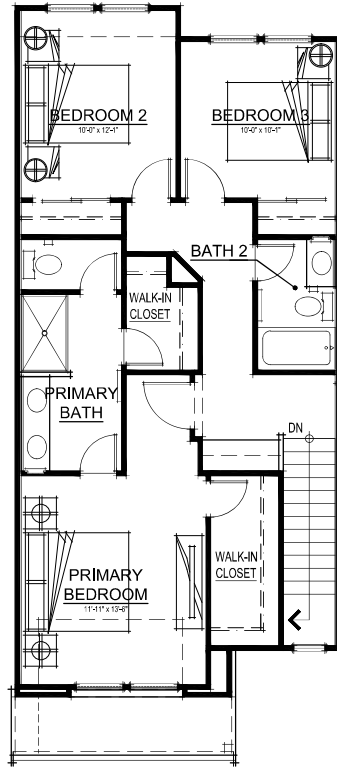
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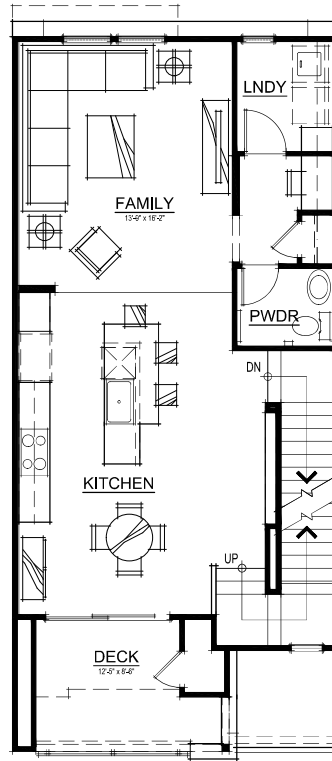
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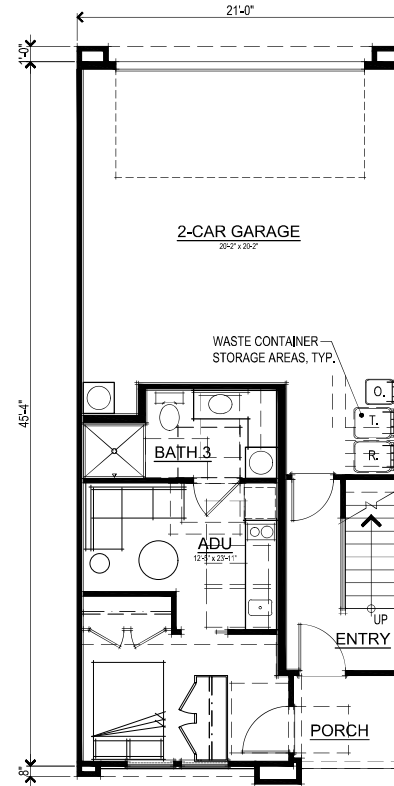




THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT 6 SQUARE FOOTAGES	
FIRST FLOOR	101 SQ. FT.
SECOND FLOOR	804 SQ. FT.
THIRD FLOOR	835 SQ. FT.
ADU	322 SQ. FT.
TOTAL LIVING	2062 SQ. FT.
2-CAR GARAGE	488 SQ. FT.
PORCH	42 SQ. FT.
DECK	103 SQ. FT.

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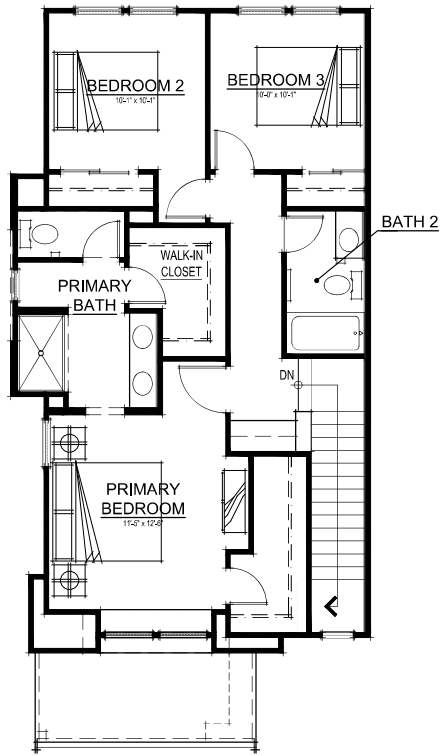
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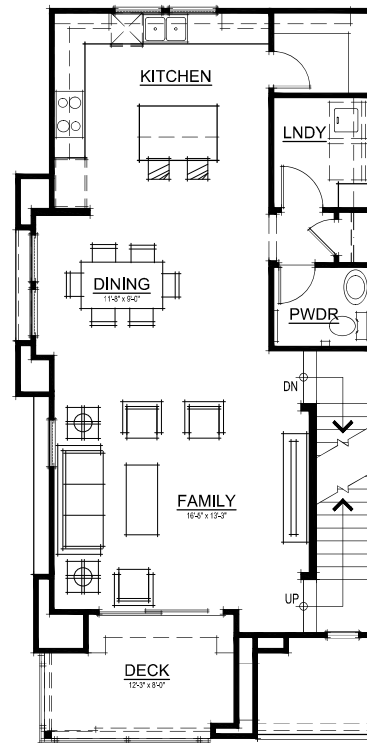
UNIT 6 FLOOR PLANS
A09

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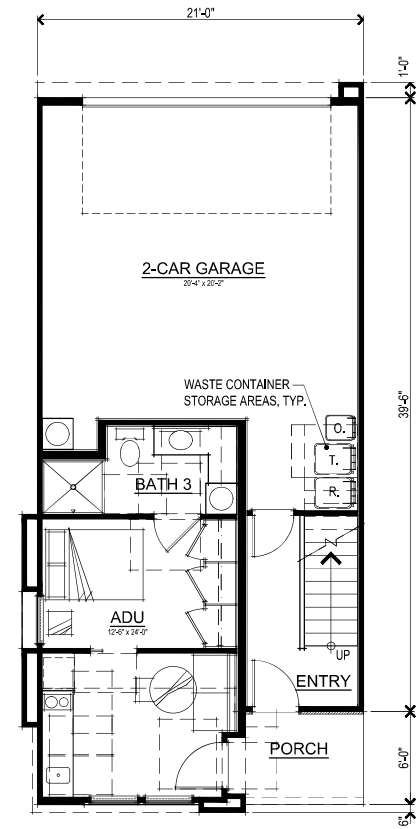




THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT 7 SQUARE FOOTAGES	
FIRST FLOOR	101 SQ. FT.
SECOND FLOOR	844 SQ. FT.
THIRD FLOOR	809 SQ. FT.
ADU	314 SQ. FT.
TOTAL LIVING	2068 SQ. FT.
2-CAR GARAGE	488 SQ. FT.
PORCH	50 SQ. FT.
DECK	89 SQ. FT.



UNIT 7 FLOOR PLANS
A10

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RIGHT ELEVATION



REAR ELEVATION

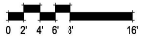


LEFT ELEVATION



FRONT ELEVATION

- EXTERIOR MATERIALS
1. FLAT CONCRETE ROOF TILE
 2. SAND FINISH EXTERIOR PLASTER
 3. EXTERIOR CERAMIC TILE WAINSCOT & DECORATIVE WALL TILE
 4. HORIZONTAL RAILINGS ON STEEL FRAME



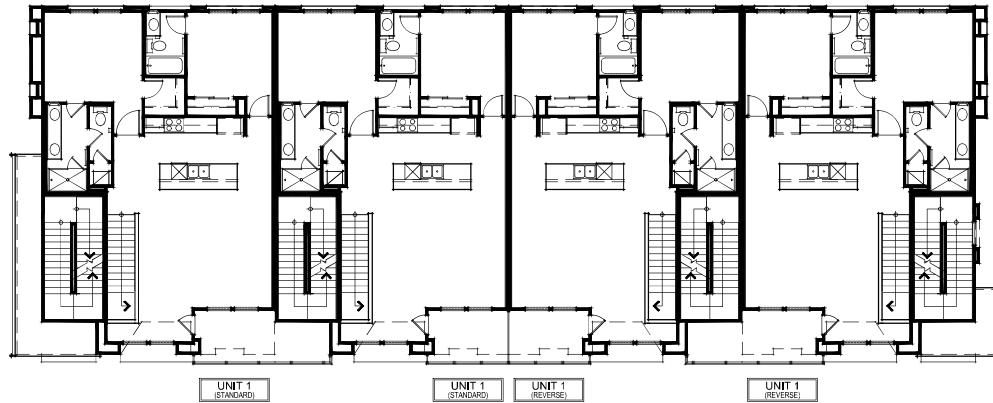
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8-UNIT FLAT BUILDING ELEVATIONS
A11

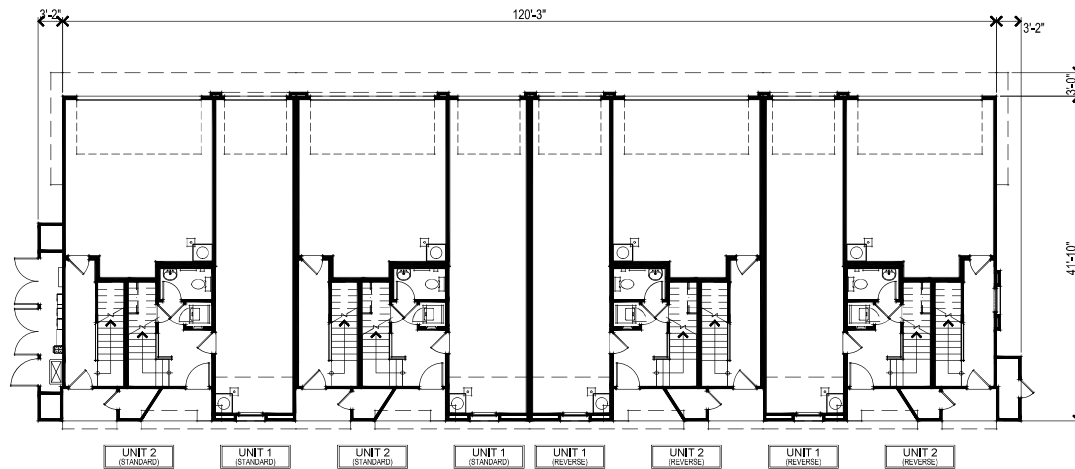
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SECOND FLOOR PLAN



FIRST FLOOR PLAN



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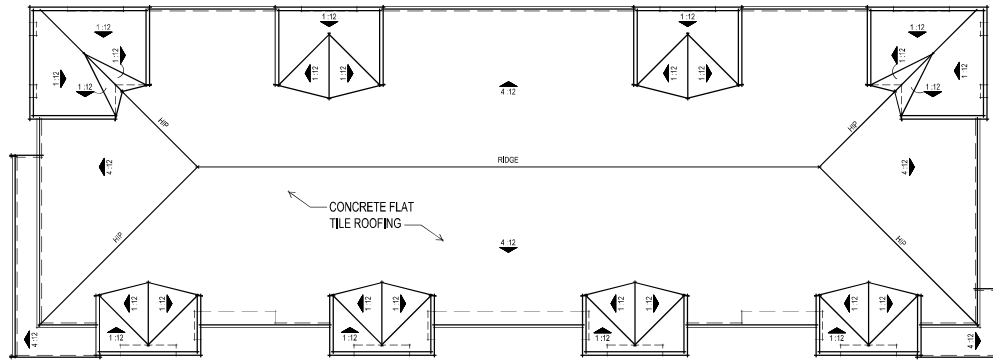


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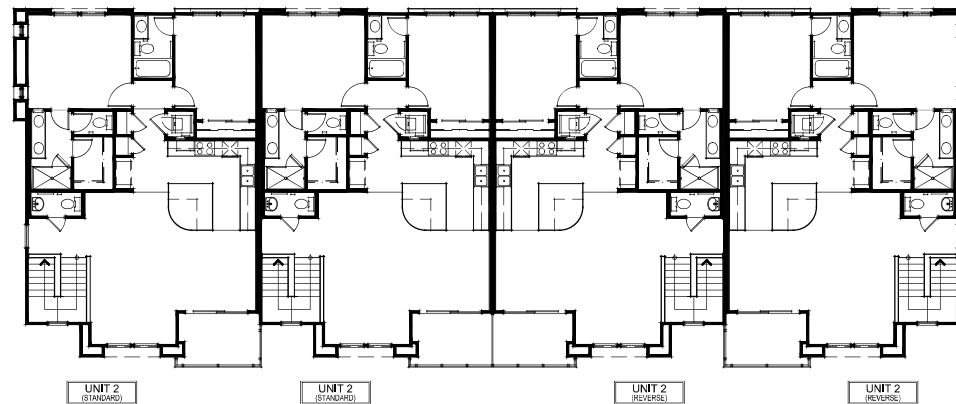
8-UNIT FLAT BUILDING FLOOR PLANS
A12

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ROOF PLAN



THIRD FLOOR PLAN



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8-UNIT FLAT BUILDING FLOOR & ROOF PLANS
A13

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RIGHT ELEVATION



REAR ELEVATION

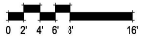


LEFT ELEVATION



FRONT ELEVATION

- EXTERIOR MATERIALS**
1. FLAT CONCRETE ROOF TILE
 2. SAND FINISH EXTERIOR PLASTER
 3. EXTERIOR CERAMIC TILE WAINSCOT & DECORATIVE WALL TILE
 4. HORIZONTAL RAILINGS ON STEEL FRAME
 5. INTERNALLY-ILLUMINATED TOWER LANTERNS WITH DIFFUSED GLASS



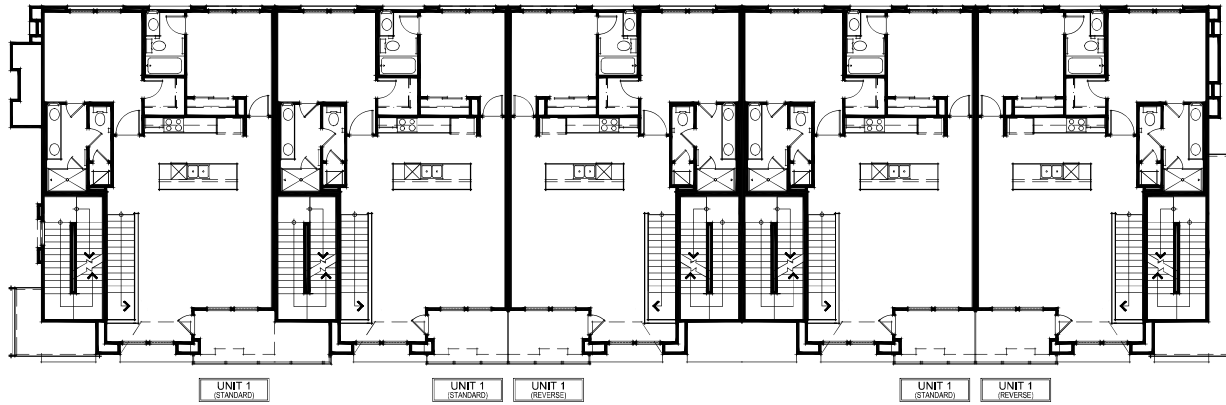
10-UNIT FLAT BUILDING ELEVATIONS
A14

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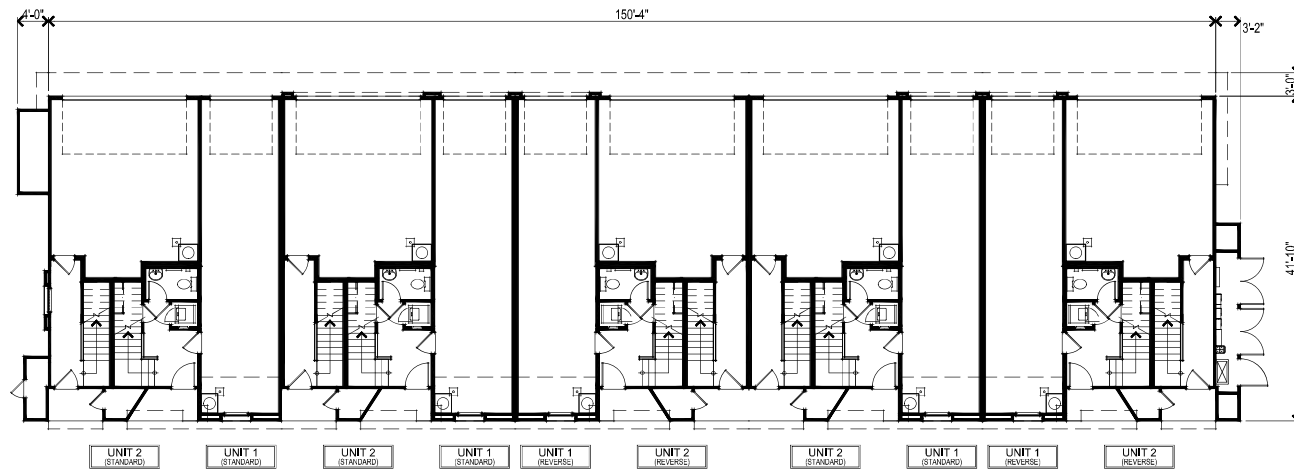
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SECOND FLOOR PLAN



FIRST FLOOR PLAN



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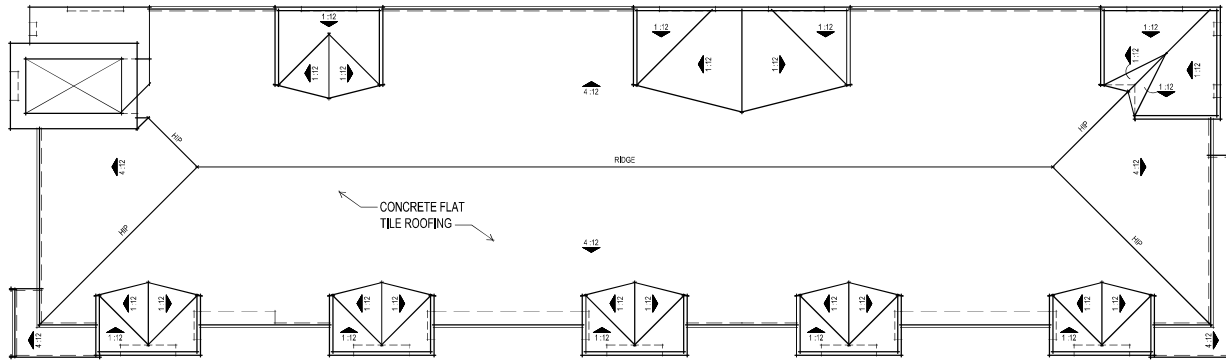


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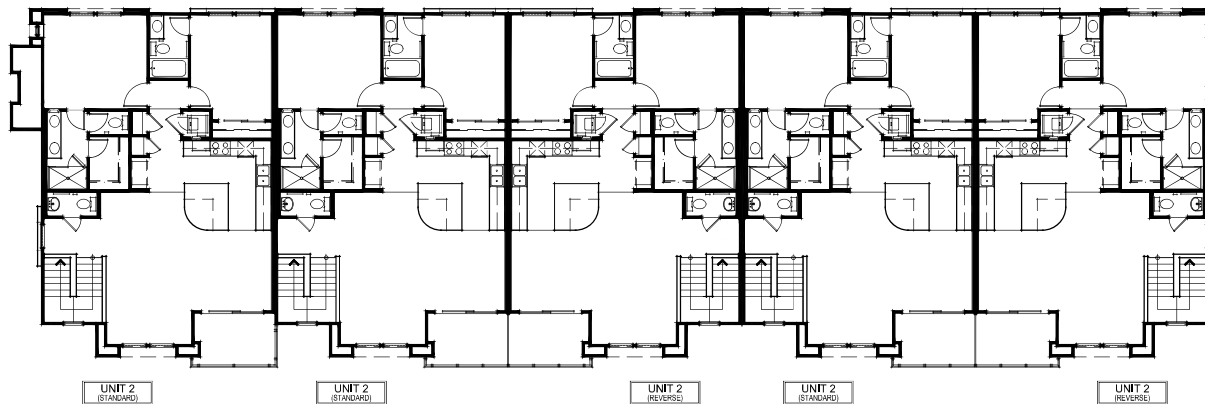
10-UNIT FLAT BUILDING FLOOR PLANS
A15

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ROOF PLAN



THIRD FLOOR PLAN



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10-UNIT FLAT BUILDING FLOOR & ROOF PLANS
A16

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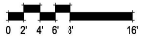
PARTIAL FRONT ELEVATION



PARTIAL FRONT ELEVATION



RIGHT ELEVATION



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22-UNIT FLAT BUILDING ELEVATIONS
A17

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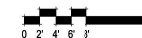
PARTIAL REAR ELEVATION



LEFT ELEVATION



PARTIAL REAR ELEVATION



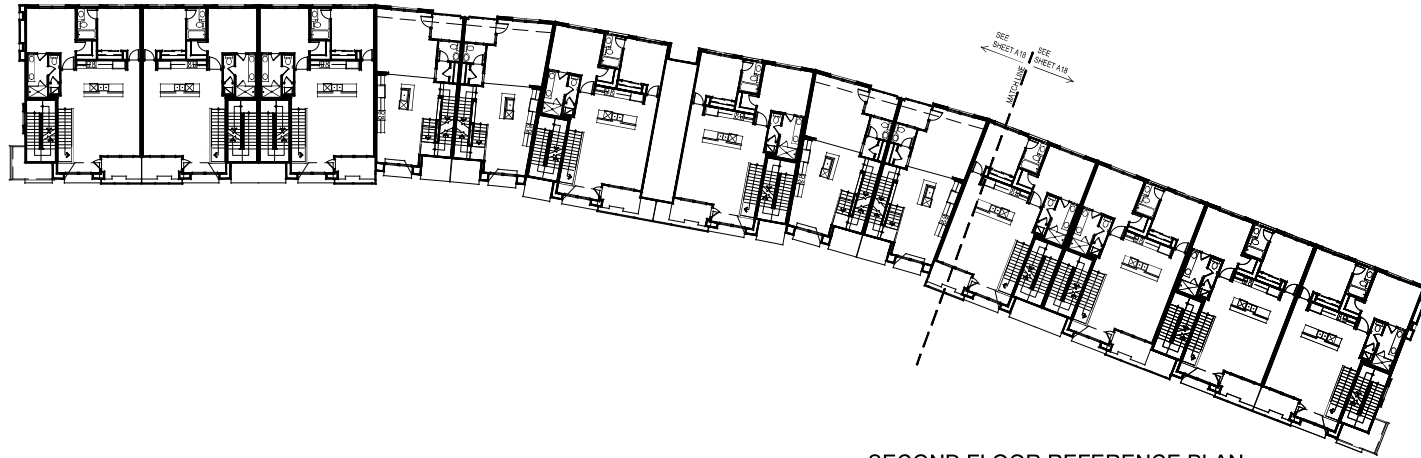
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22-UNIT FLAT BUILDING ELEVATIONS
A18

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SECOND FLOOR REFERENCE PLAN



FIRST FLOOR REFERENCE PLAN



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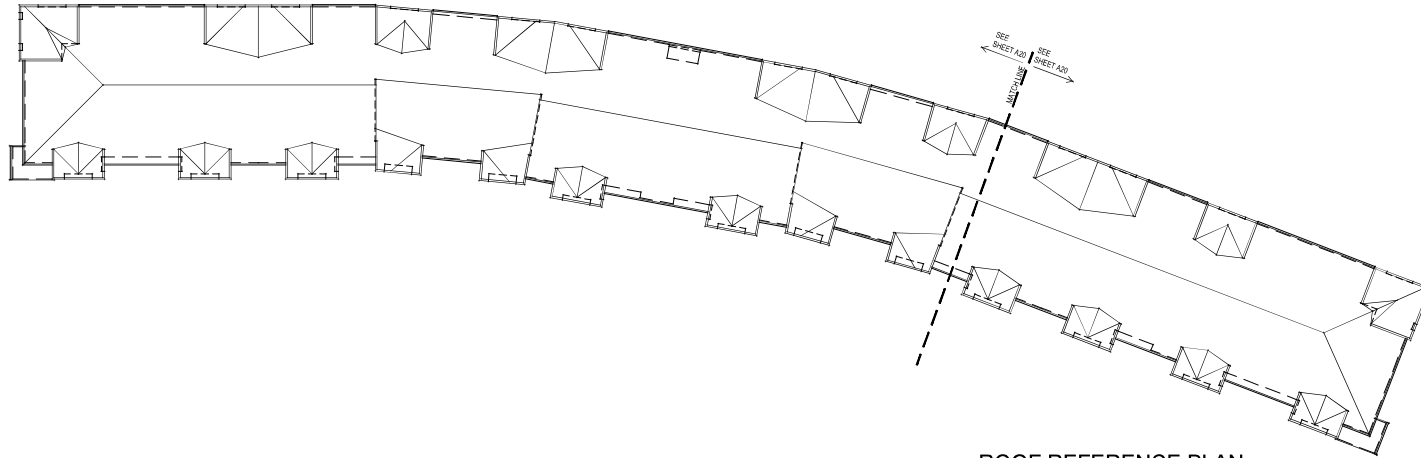
22-UNIT FLAT BUILDING REFERENCE PLANS
A19



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ROOF REFERENCE PLAN



THIRD FLOOR REFERENCE PLAN



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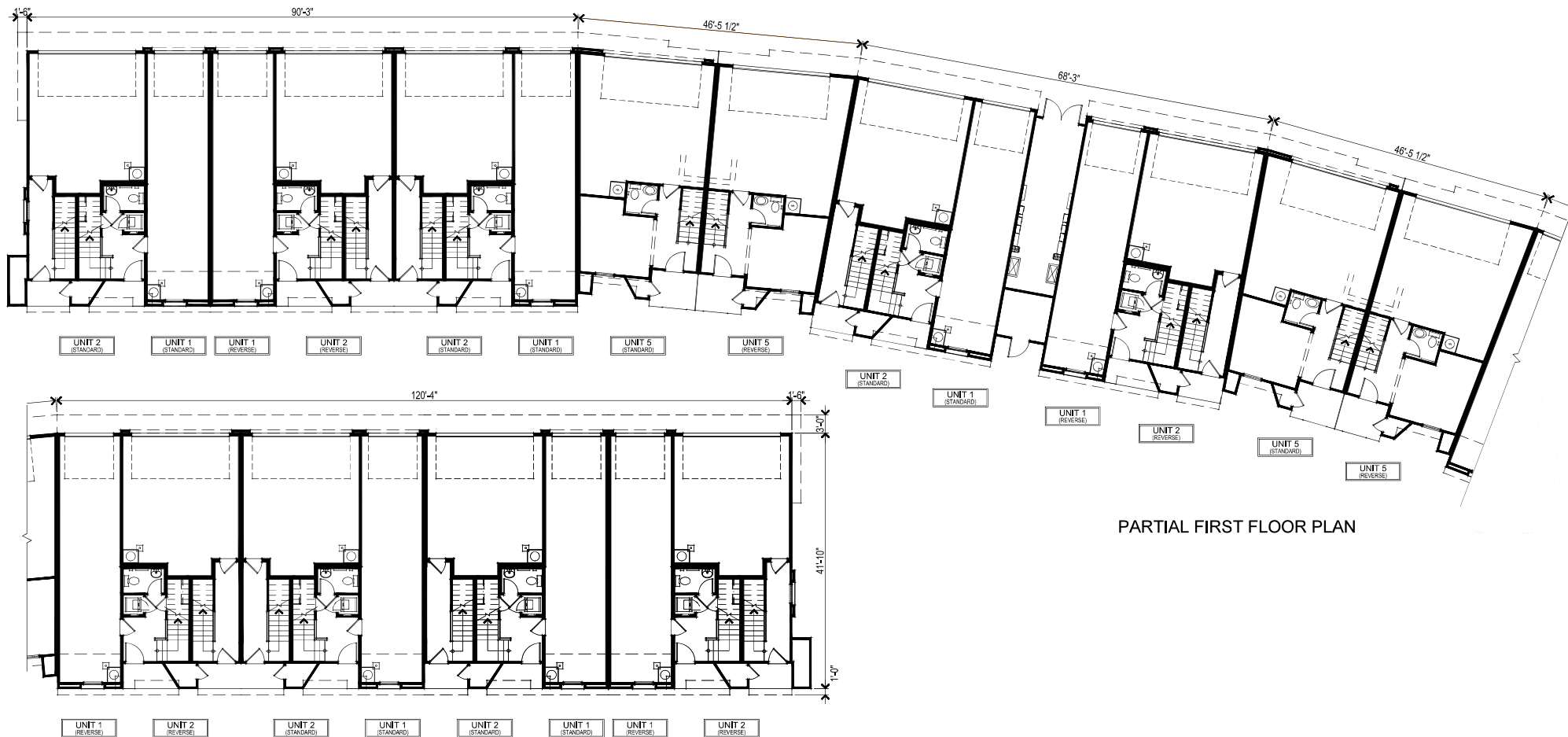
22-UNIT FLAT BUILDING REFERENCE PLANS
A20



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PARTIAL FIRST FLOOR PLAN

PARTIAL FIRST FLOOR PLAN



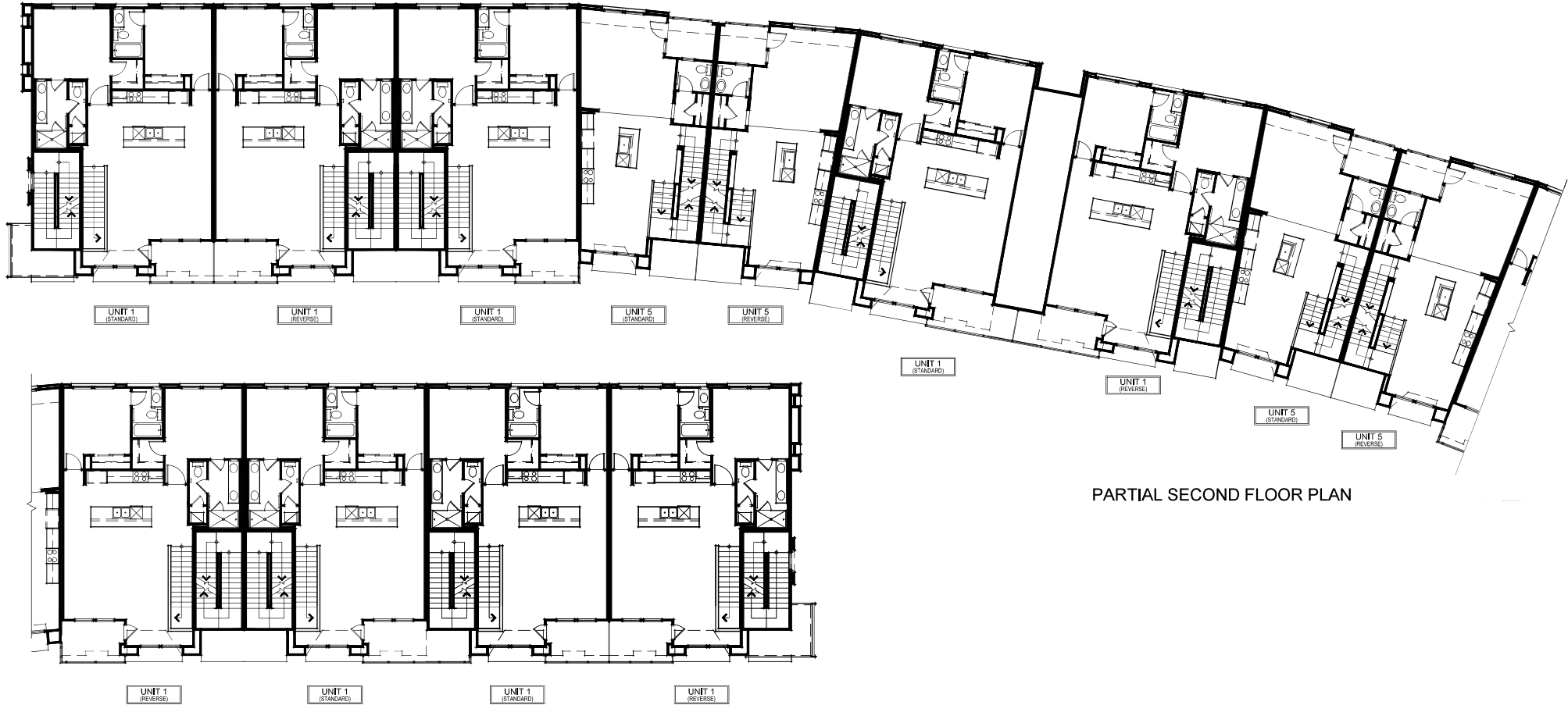
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22-UNIT FLAT BUILDING FIRST FLOOR PLAN
A21

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PARTIAL SECOND FLOOR PLAN

PARTIAL SECOND FLOOR PLAN



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22-UNIT FLAT BUILDING SECOND FLOOR PLAN
A22

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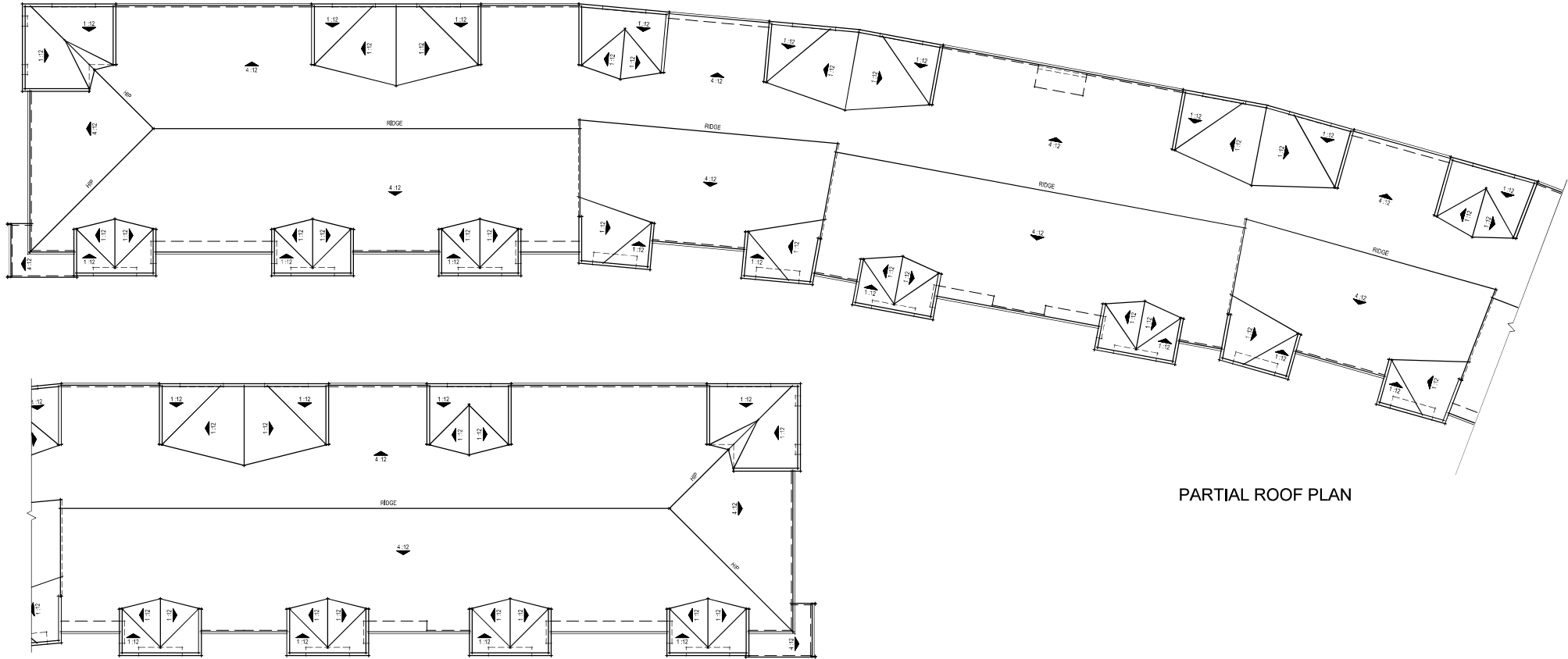




PARTIAL THIRD FLOOR PLAN

PARTIAL THIRD FLOOR PLAN





PARTIAL ROOF PLAN

PARTIAL ROOF PLAN



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22-UNIT FLAT BUILDING ROOF PLAN
A24

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RIGHT ELEVATION



REAR ELEVATION

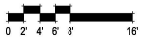


LEFT ELEVATION



FRONT ELEVATION

- EXTERIOR MATERIALS
1. FLAT CONCRETE ROOF TILE
 2. SAND FINISH EXTERIOR PLASTER
 3. EXTERIOR CERAMIC TILE WAINSCOT & DECORATIVE WALL TILE
 4. HORIZONTAL RAILINGS ON STEEL FRAME



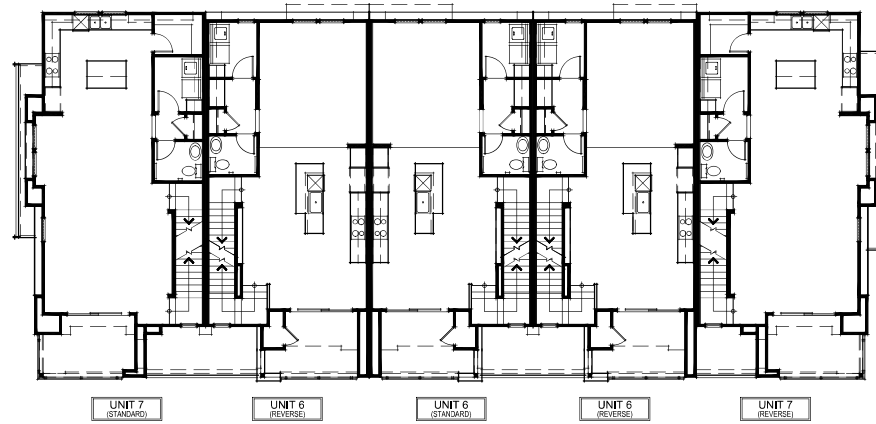
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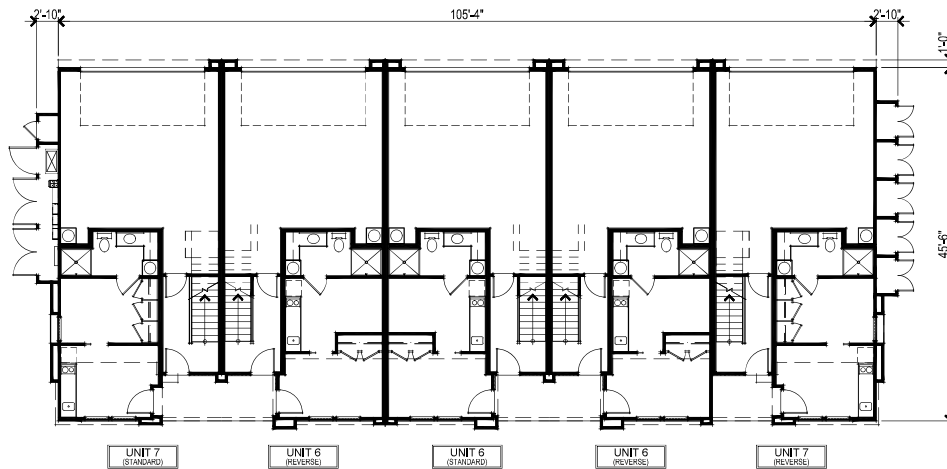
5-UNIT TOWNHOME BUILDING ELEVATIONS
A25

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SECOND FLOOR PLAN



FIRST FLOOR PLAN



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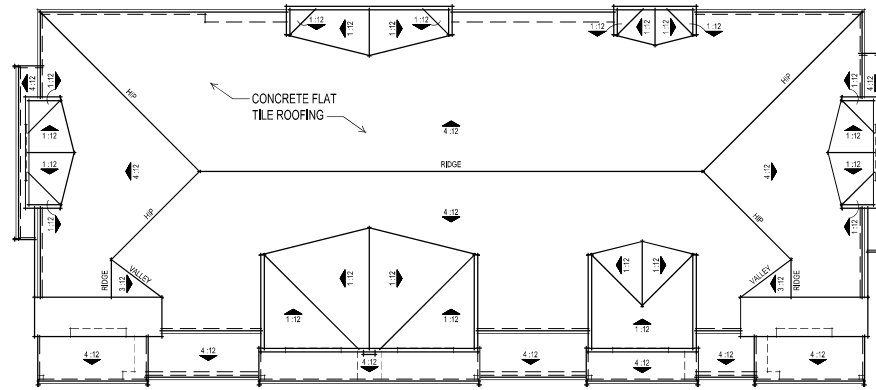


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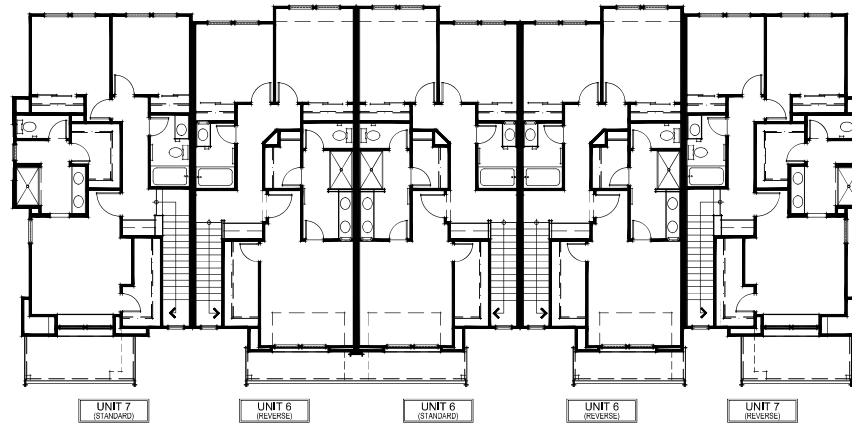
5-UNIT TOWNHOME BUILDING FLOOR PLANS
A26

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ROOF PLAN



THIRD FLOOR PLAN



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5-UNIT TOWNHOME BUILDING FLOOR & ROOF PLANS
A27

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RIGHT ELEVATION



REAR ELEVATION

BUILDING HT.
+/- 38'-8"

EAVE HT.
+/- 31'-8"



LEFT ELEVATION



FRONT ELEVATION

T.O. PL 33'-10"
3RD FLOOR

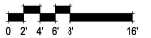
T.O. PL 31'-8"
3RD FLOOR

T.O. PL 21'-1"
2ND FLOOR

T.O. PL 9'-5"
1ST FLOOR

FINISH GRADE
0'-0"

- EXTERIOR MATERIALS
1. FLAT CONCRETE ROOF TILE
 2. SAND FINISH EXTERIOR PLASTER
 3. EXTERIOR CERAMIC TILE WAINSCOT & DECORATIVE WALL TILE
 4. HORIZONTAL RAILINGS ON STEEL FRAME



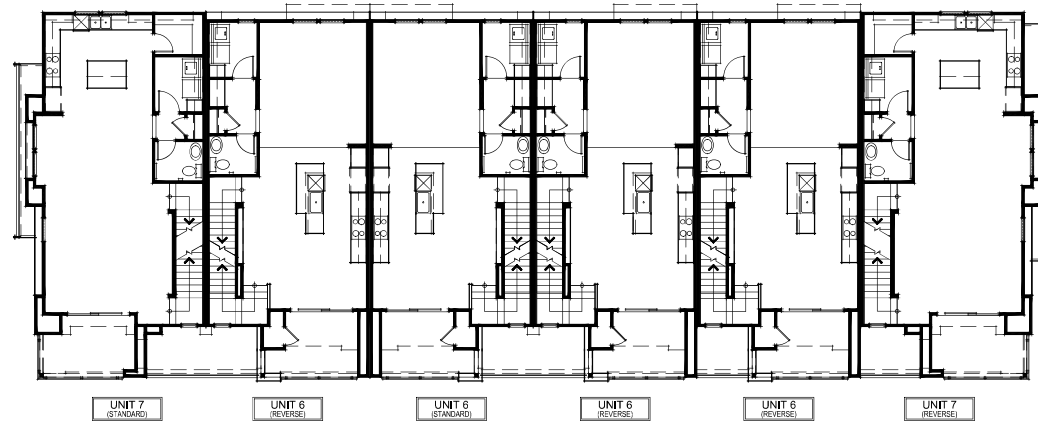
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6-UNIT TOWNHOME BUILDING ELEVATIONS
A28

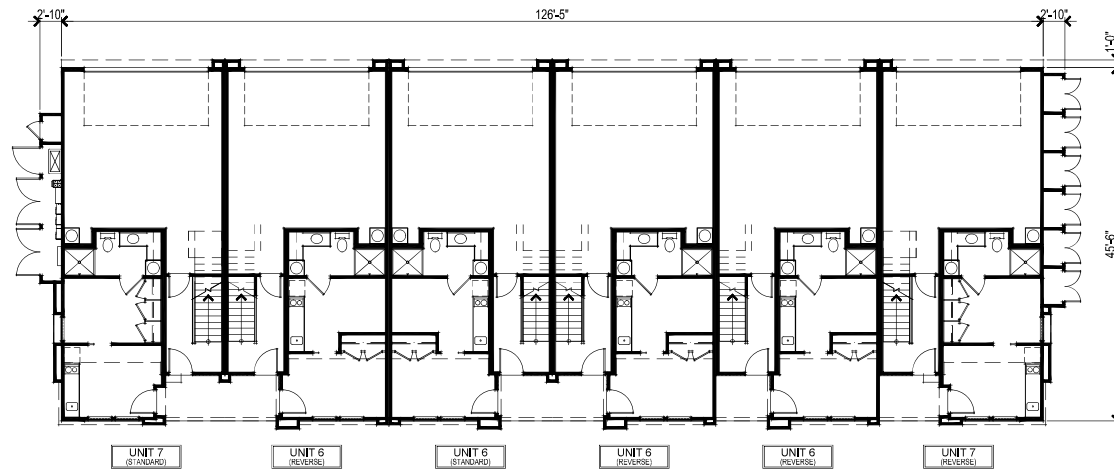
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SECOND FLOOR PLAN



FIRST FLOOR PLAN



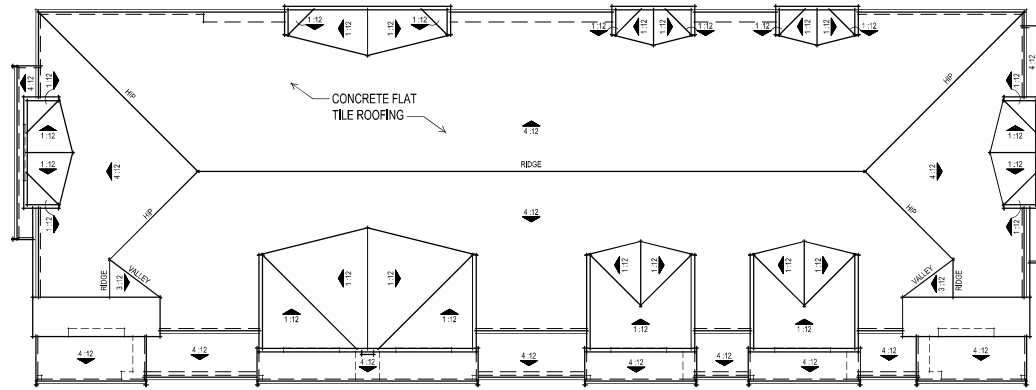
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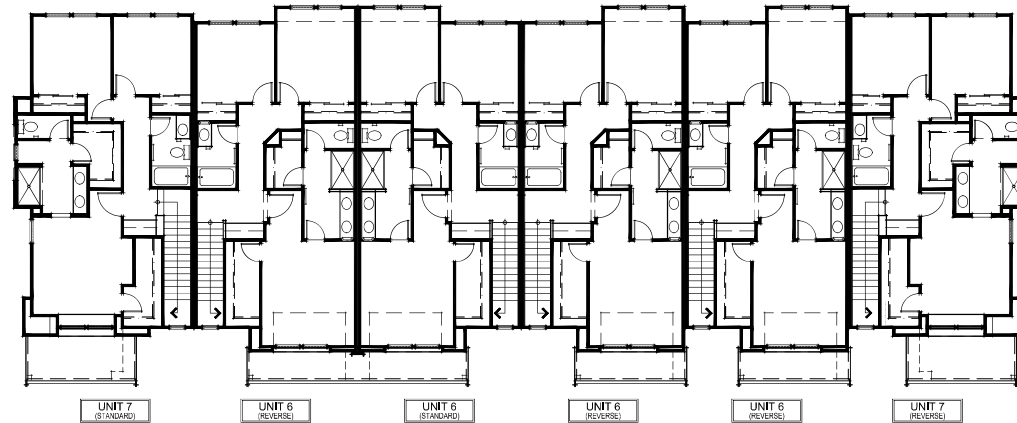
6-UNIT TOWNHOME BUILDING FLOOR PLANS
A29

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ROOF PLAN



THIRD FLOOR PLAN



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6-UNIT TOWNHOME BUILDING FLOOR & ROOF PLANS
A30

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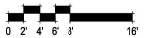


RIGHT ELEVATION



FRONT ELEVATION

- EXTERIOR MATERIALS
1. FLAT CONCRETE ROOF TILE
 2. SAND FINISH EXTERIOR PLASTER
 3. EXTERIOR CERAMIC TILE WAINSCOT & DECORATIVE WALL TILE
 4. HORIZONTAL RAILINGS ON STEEL FRAME



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10-UNIT TOWNHOME BUILDING ELEVATIONS
A31

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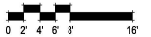


LEFT ELEVATION



REAR ELEVATION

- EXTERIOR MATERIALS
1. FLAT CONCRETE ROOF TILE
 2. SAND FINISH EXTERIOR PLASTER
 3. EXTERIOR CERAMIC TILE WAINSCOT & DECORATIVE WALL TILE
 4. HORIZONTAL RAILINGS ON STEEL FRAME



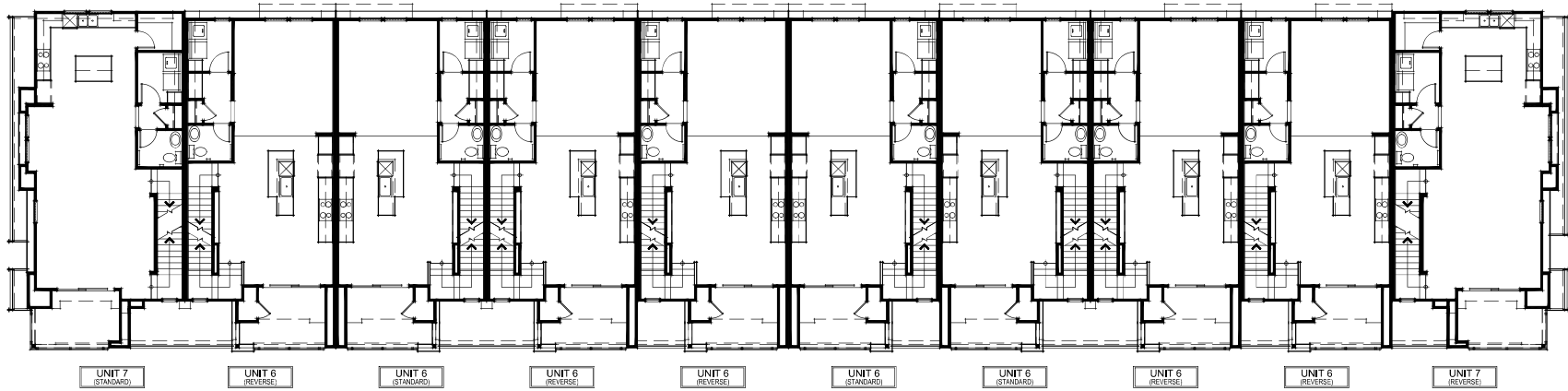
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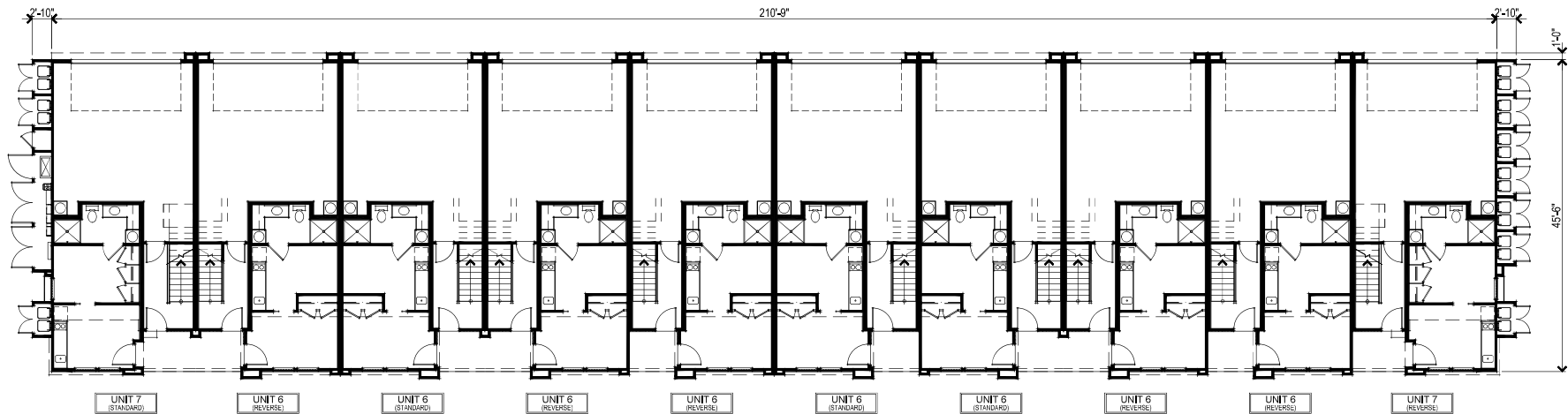
10-UNIT TOWNHOME BUILDING ELEVATIONS
A32

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SECOND FLOOR PLAN



FIRST FLOOR PLAN



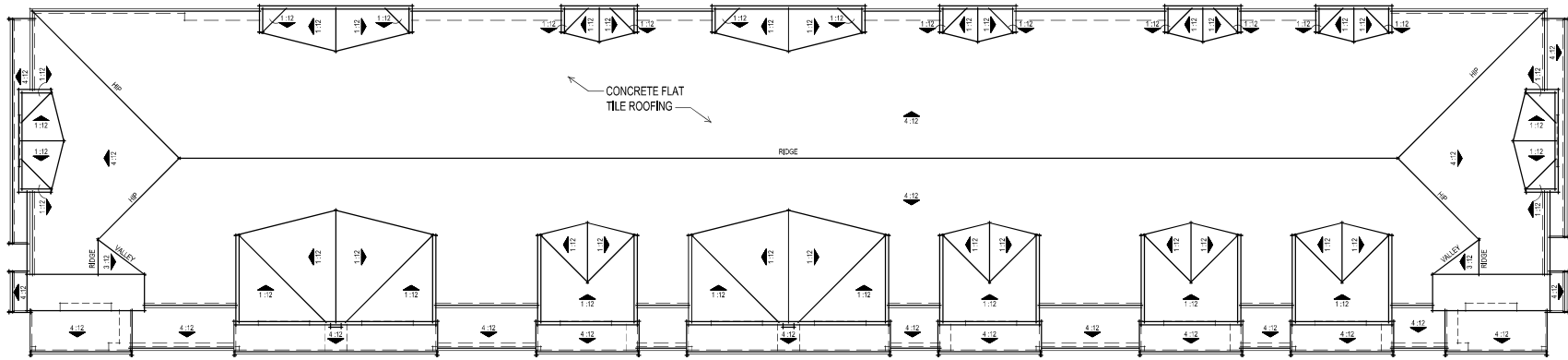
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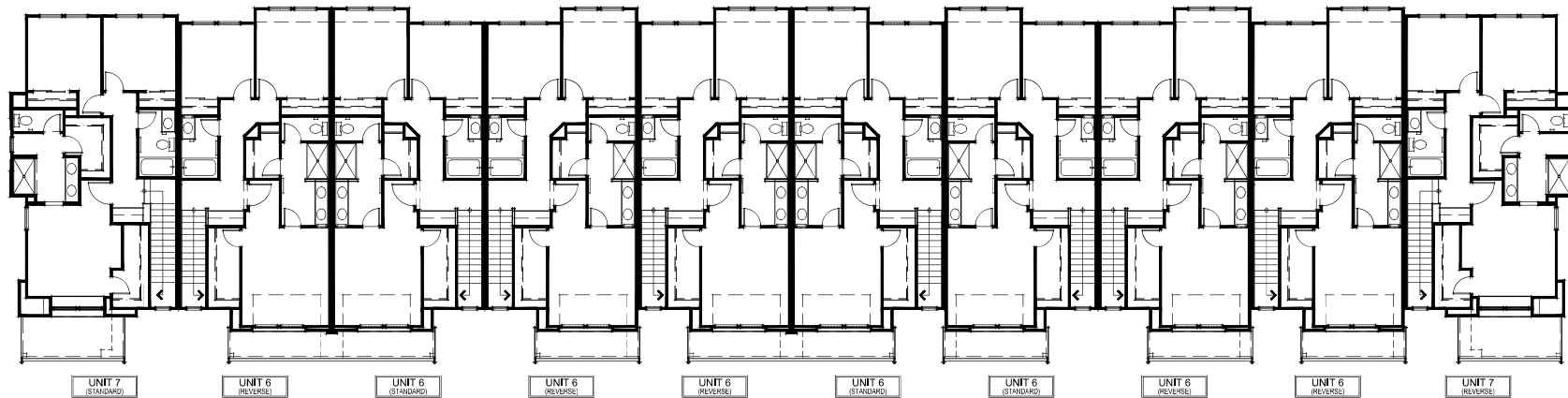
10-UNIT TOWNHOME BUILDING FLOOR PLANS
A33

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ROOF PLAN



THIRD FLOOR PLAN



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10-UNIT TOWNHOME BUILDING FLOOR & ROOF PLANS
A34

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RIGHT ELEVATION



REAR ELEVATION

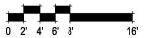


LEFT ELEVATION



FRONT ELEVATION

- EXTERIOR MATERIALS
1. FLAT CONCRETE ROOF TILE
 2. SAND FINISH EXTERIOR PLASTER
 3. EXTERIOR CERAMIC TILE WAINSCOT & DECORATIVE WALL TILE
 4. HORIZONTAL RAILINGS ON STEEL FRAME



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8-UNIT ZIPPER BUILDING ELEVATIONS
A35

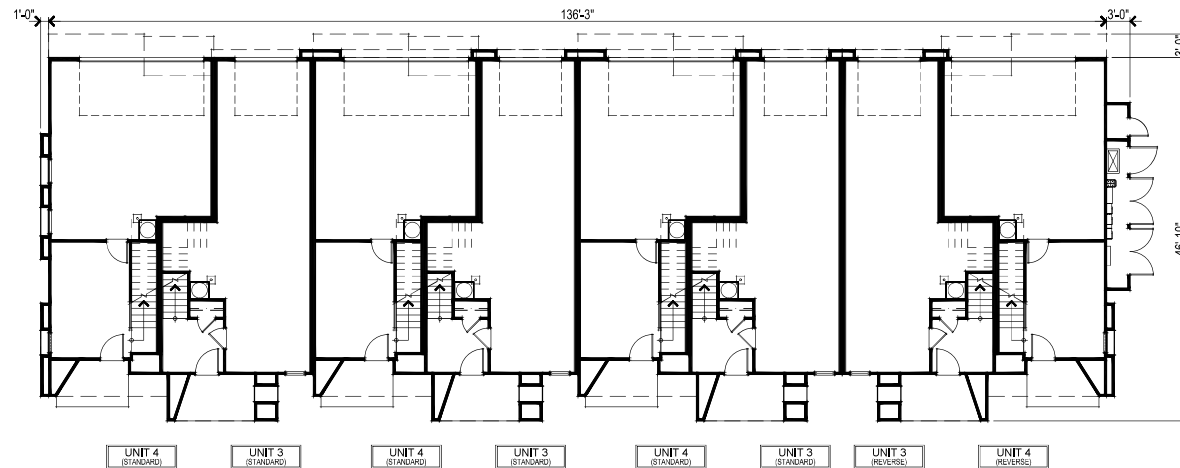
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SECOND FLOOR PLAN



FIRST FLOOR PLAN



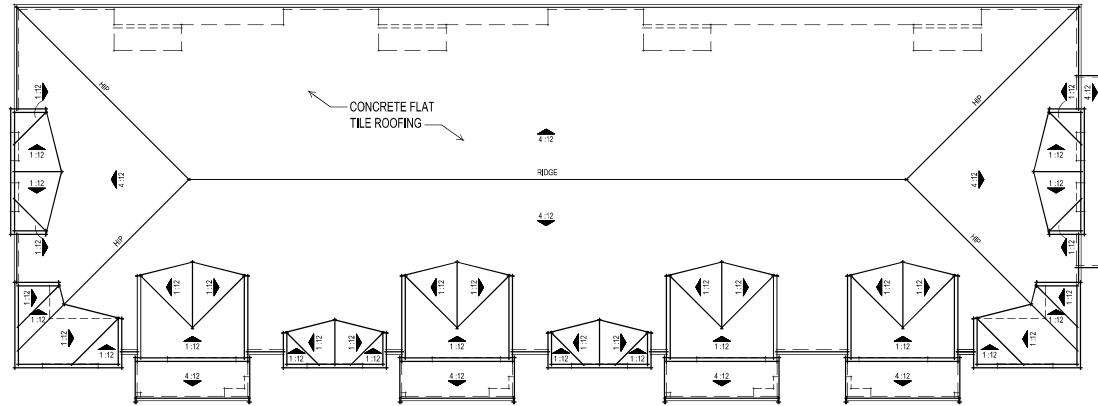
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8-UNIT ZIPPER BUILDING FLOOR PLANS
A36

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ROOF PLAN



THIRD FLOOR PLAN



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8-UNIT ZIPPER BUILDING FLOOR & ROOF PLANS
A37

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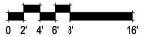


RIGHT ELEVATION



FRONT ELEVATION

- EXTERIOR MATERIALS
1. FLAT CONCRETE ROOF TILE
 2. SAND FINISH EXTERIOR PLASTER
 3. EXTERIOR CERAMIC TILE WAINSCOT & DECORATIVE WALL TILE
 4. HORIZONTAL RAILINGS ON STEEL FRAME



10-UNIT ZIPPER BUILDING ELEVATIONS
A38

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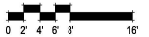


LEFT ELEVATION



REAR ELEVATION

- EXTERIOR MATERIALS
1. FLAT CONCRETE ROOF TILE
 2. SAND FINISH EXTERIOR PLASTER
 3. EXTERIOR CERAMIC TILE WAINSCOT & DECORATIVE WALL TILE
 4. HORIZONTAL RAILINGS ON STEEL FRAME



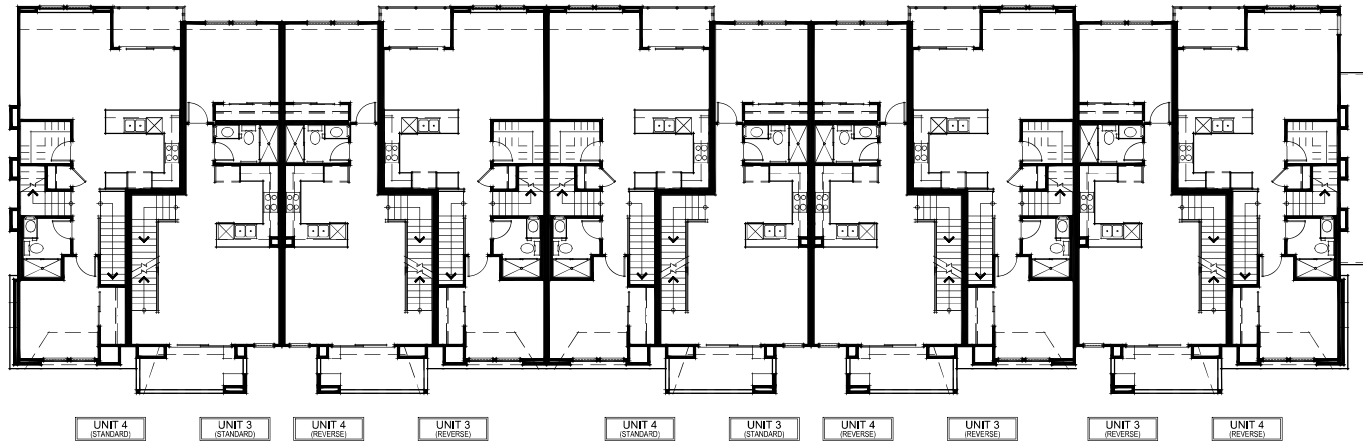
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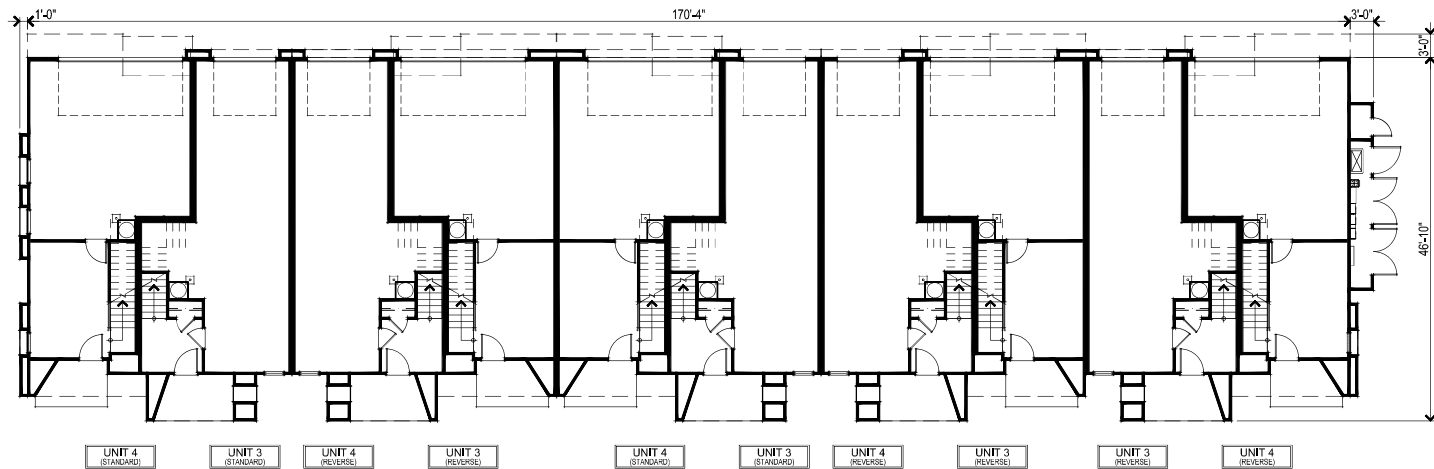
10-UNIT ZIPPER BUILDING ELEVATIONS
A39

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SECOND FLOOR PLAN



FIRST FLOOR PLAN



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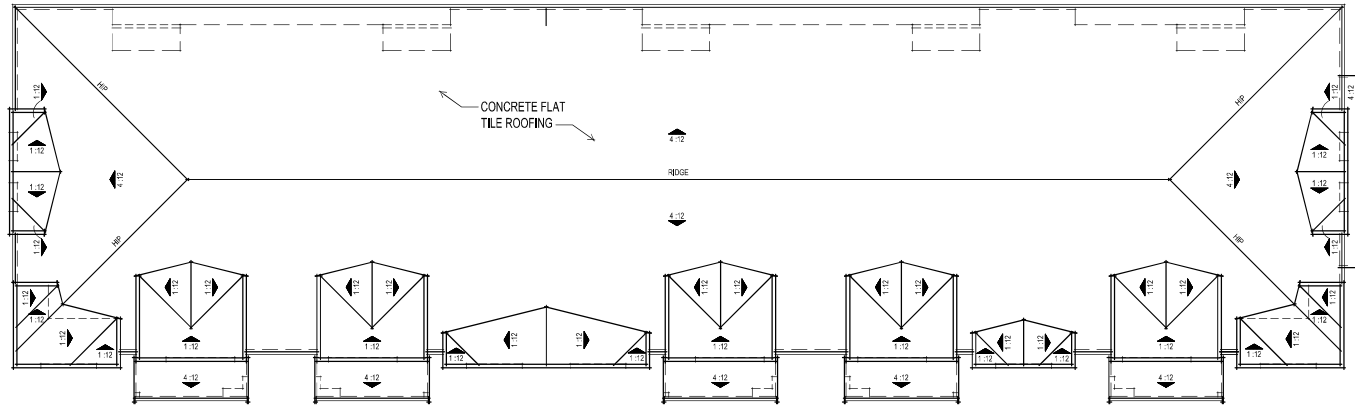


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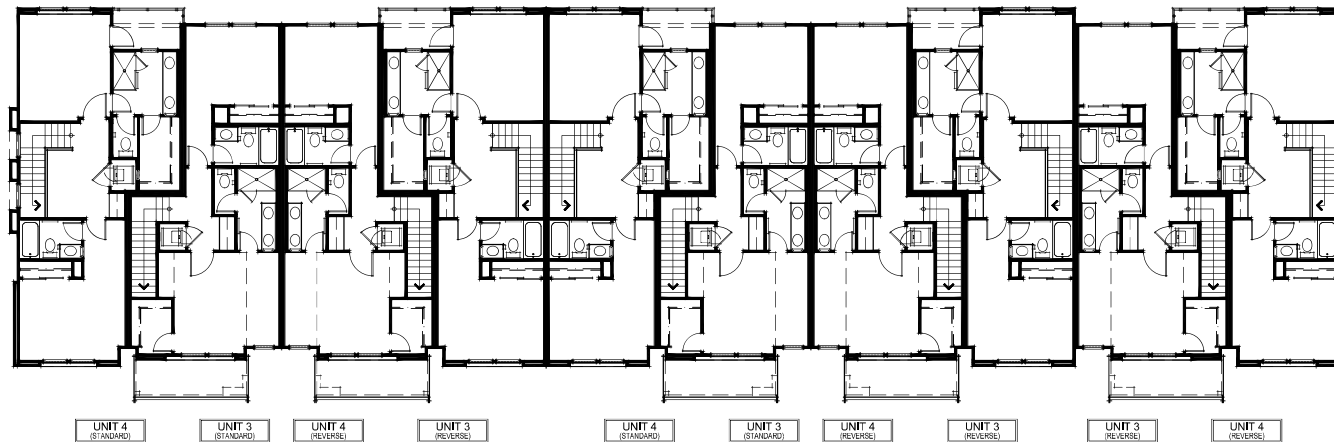
10-UNIT ZIPPER BUILDING FLOOR PLANS
A40

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ROOF PLAN



THIRD FLOOR PLAN



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10-UNIT ZIPPER BUILDING FLOOR & ROOF PLANS
A41

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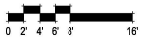


RIGHT ELEVATION



FRONT ELEVATION

- EXTERIOR MATERIALS
1. FLAT CONCRETE ROOF TILE
 2. SAND FINISH EXTERIOR PLASTER
 3. EXTERIOR CERAMIC TILE WAINSCOT & DECORATIVE WALL TILE
 4. HORIZONTAL RAILINGS ON STEEL FRAME



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12-UNIT ZIPPER BUILDING ELEVATIONS
A42

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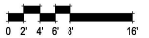


LEFT ELEVATION



REAR ELEVATION

- EXTERIOR MATERIALS
1. FLAT CONCRETE ROOF TILE
 2. SAND FINISH EXTERIOR PLASTER
 3. EXTERIOR CERAMIC TILE WAINSCOT & DECORATIVE WALL TILE
 4. HORIZONTAL RAILINGS ON STEEL FRAME



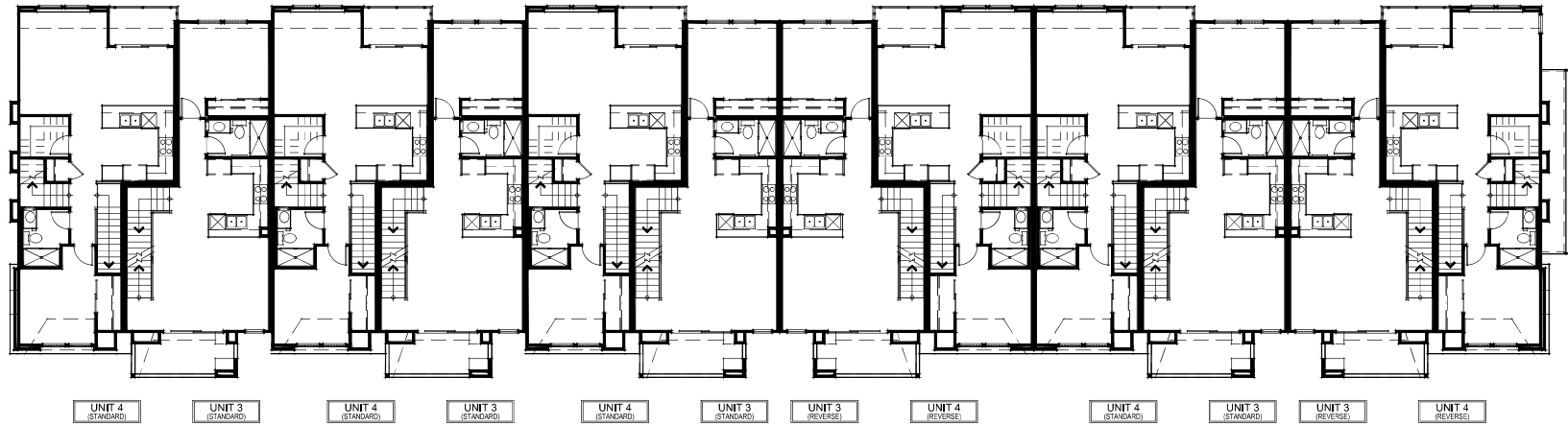
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July 10, 2023

12-UNIT ZIPPER BUILDING ELEVATIONS
A43

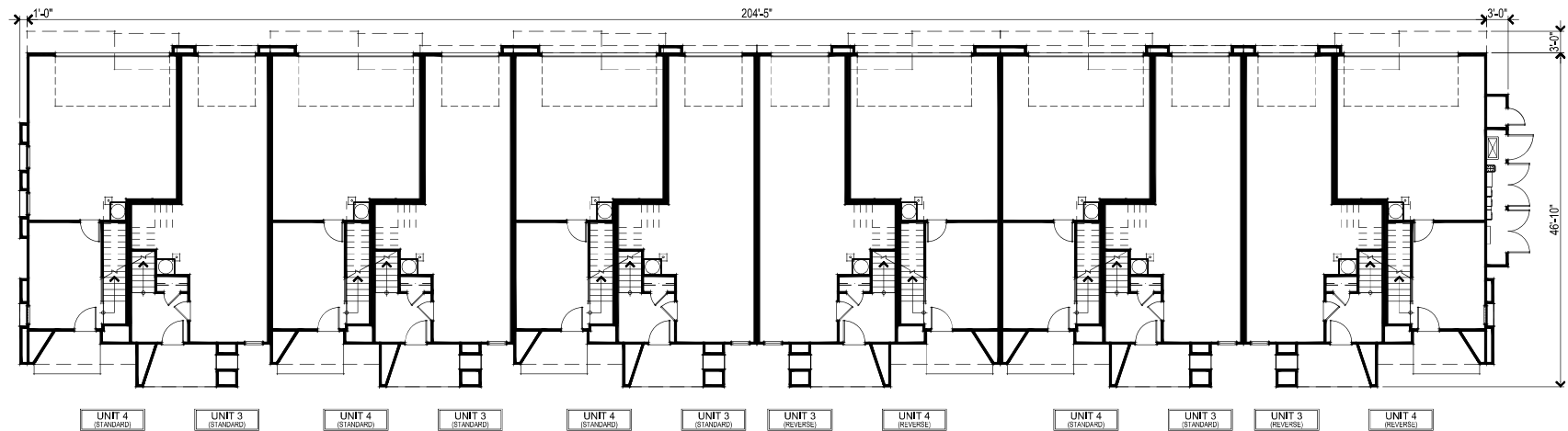
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SECOND FLOOR PLAN



FIRST FLOOR PLAN



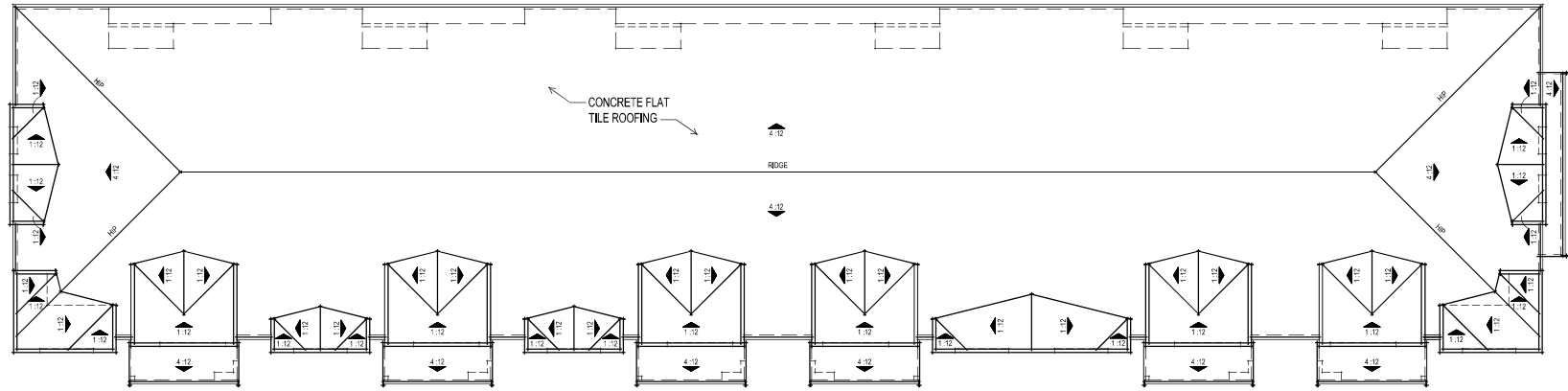
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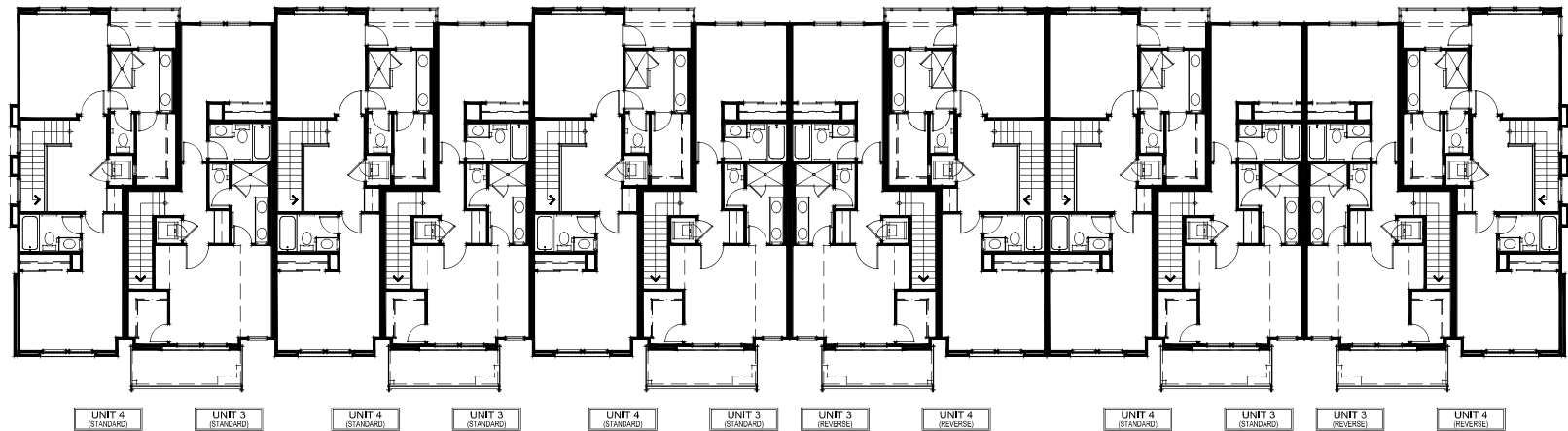
12-UNIT ZIPPER BUILDING FLOOR PLANS
A44

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ROOF PLAN



THIRD FLOOR PLAN



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Pleasanton, CA
July 10, 2023

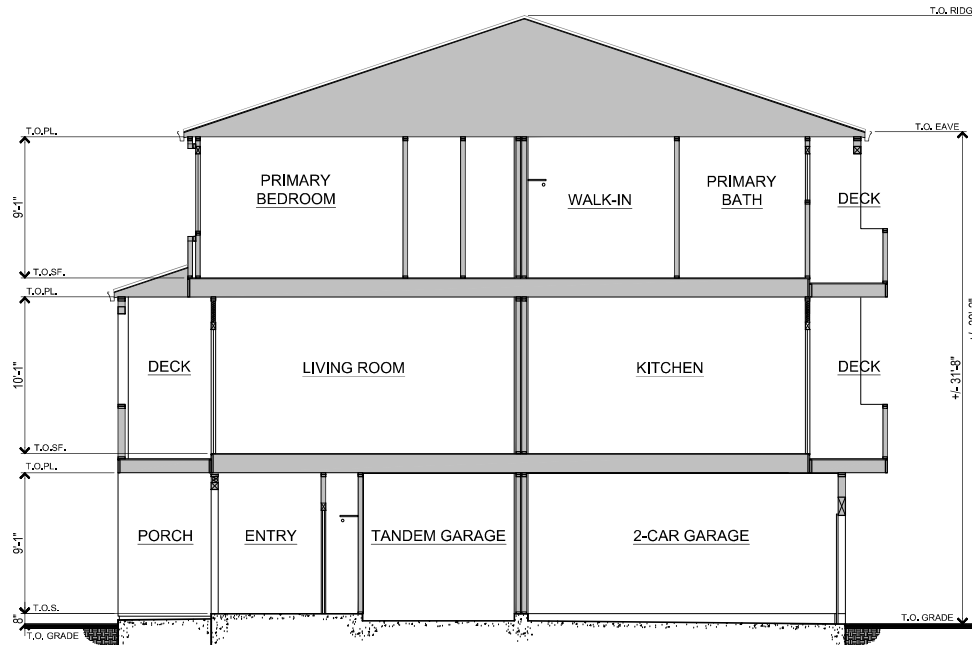
12-UNIT ZIPPER BUILDING FLOOR & ROOF PLANS
A45



TTLC Pleasanton - Las Positas, LLC
0247 Alcosta Blvd., Suite 470 San Ramon CA 94583
925.824.4300

SDG Architects, Inc.
3361 Walnut Blvd., Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com





TYPICAL BUILDING SECTION



342,052 TTLC 5976 W. Las Positas Boulevard
Pleasanton, CA
July 10, 2023

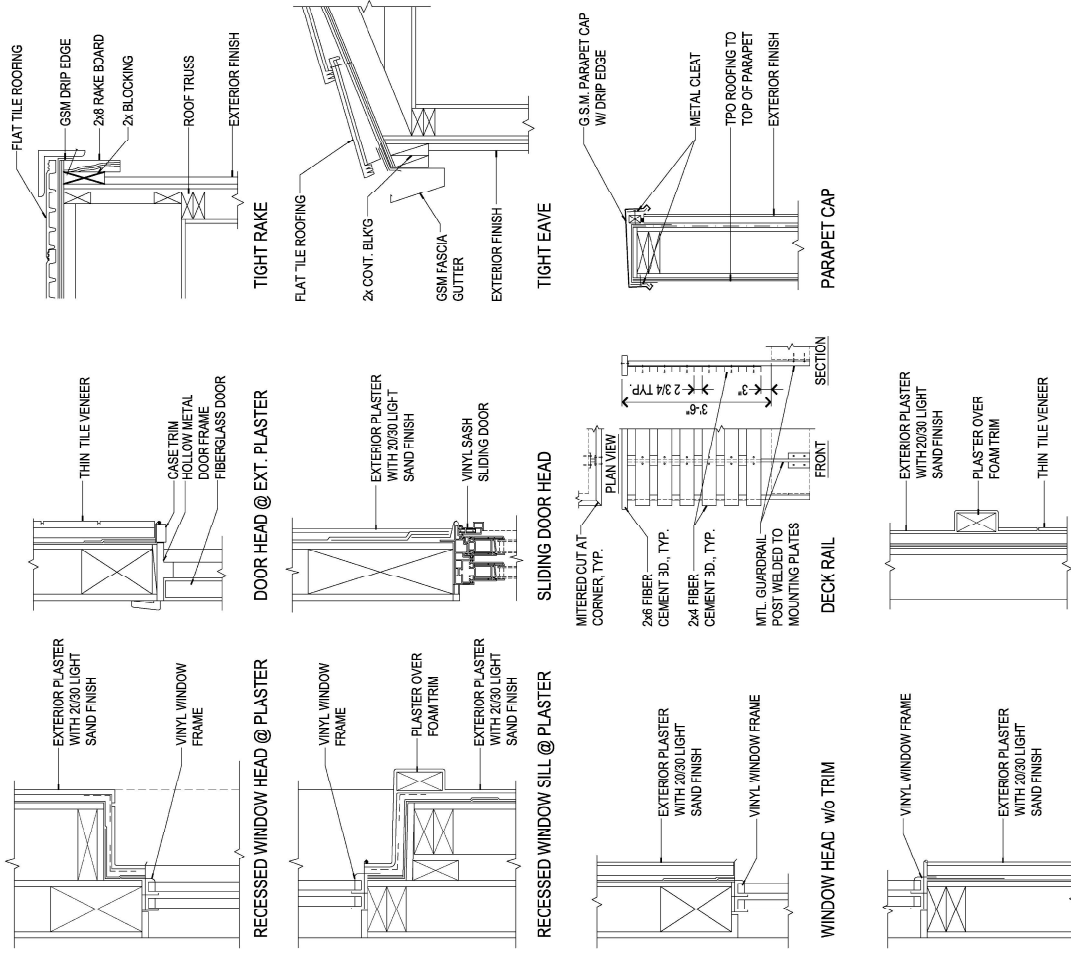
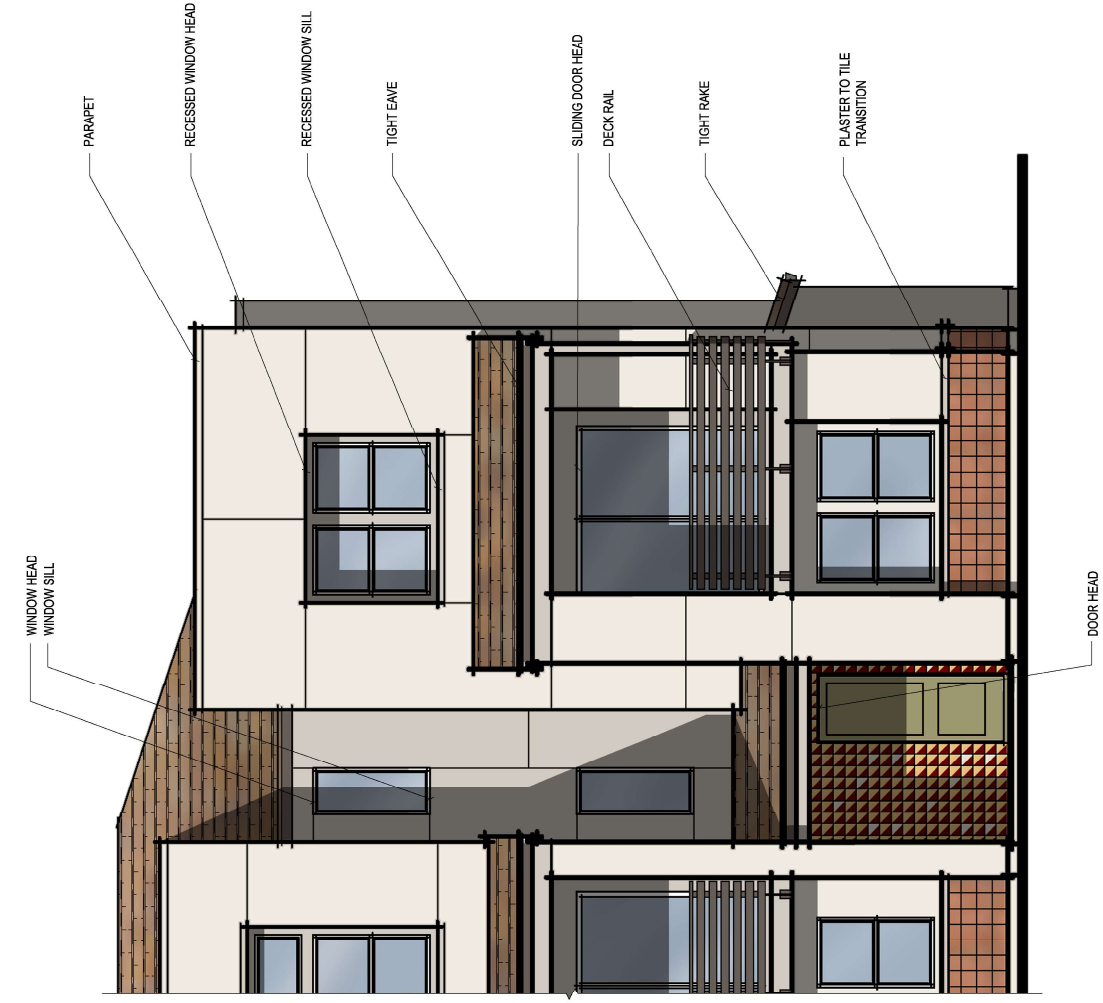


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925.524.4300

TYPICAL BUILDING SECTION
A46

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342.052
TTL 5976 W. Las Positas Boulevard
Pleasanton, CA
July 10 2023

TRUE LIFE
COMPANIES
TTL 5976 W. Las Positas Boulevard
Pleasanton, CA 94563
July 10 2023

ARCHITECTURAL DETAILS A47

SDCA Architects Inc.
3301 Wapah Road Suite 100
Brentwood, CA 94513
925.634.7000 | sdgarchitects.com
architects



COLOR SCHEME 1

1. CEMENT PLASTER
SW7511 GREEK VILLA
2. CEMENT PLASTER & TRIM
SW7029 AGREEABLE GRAY
3. RAILINGS & GARAGE DOORS
SW7505 MANOR HOUSE
4. ENTRY DOORS
SW7726 LEMON VERBENA
5. ROOFING
EAGLE - BELAIR
SCB 8823 PEBBLE BEACH BLEND
6. 8" TERRA COTTA MEXICAN TILE
7. 6" GLAZED MEXICAN TILE



COLOR SCHEME 3

1. CEMENT PLASTER
SW7511 GREEK VILLA
2. CEMENT PLASTER
SW7331 MEGA GREIGE
3. TRIM & RAILINGS & GARAGE DOORS
SW7305 MANOR HOUSE
4. ENTRY DOORS
SW7369 IRON ORE
5. ROOFING
EAGLE - BELAIR
SCB 8823 PEBBLE BEACH BLEND
6. 8" TERRA COTTA MEXICAN TILE
7. 6" GLAZED MEXICAN TILE



COLOR SCHEME 2

1. CEMENT PLASTER
SW7029 AGREEABLE GRAY
2. CEMENT PLASTER & TRIMS
SW7031 MEGA GREIGE
3. RAILINGS & GARAGE DOORS
SW7505 MANOR HOUSE
4. ENTRY DOORS
SW7602 INDIGO BATIK
5. ROOFING
EAGLE - BELAIR
SCB 8403 SANTA BARBARA BLEND
6. 8" TERRA COTTA MEXICAN TILE
7. 6" GLAZED MEXICAN TILE

342.052 TTLC 5976 W. Las Positas Boulevard
Pleasanton, CA
July 10, 2023

TRUE LIFE **CONTEMPORARY** **INTERIORS**
TTLC Pleasanton - Las Positas, LLC
12647 Alameda Blvd., Suite 410 San Ramon CA 94583
925.824.4300

COLOR & MATERIALS
A48

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3361 Walnut Blvd, Suite 100
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com





DECEMBER 31ST | 3 PM

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Pleasanton, CA
July 10 2023

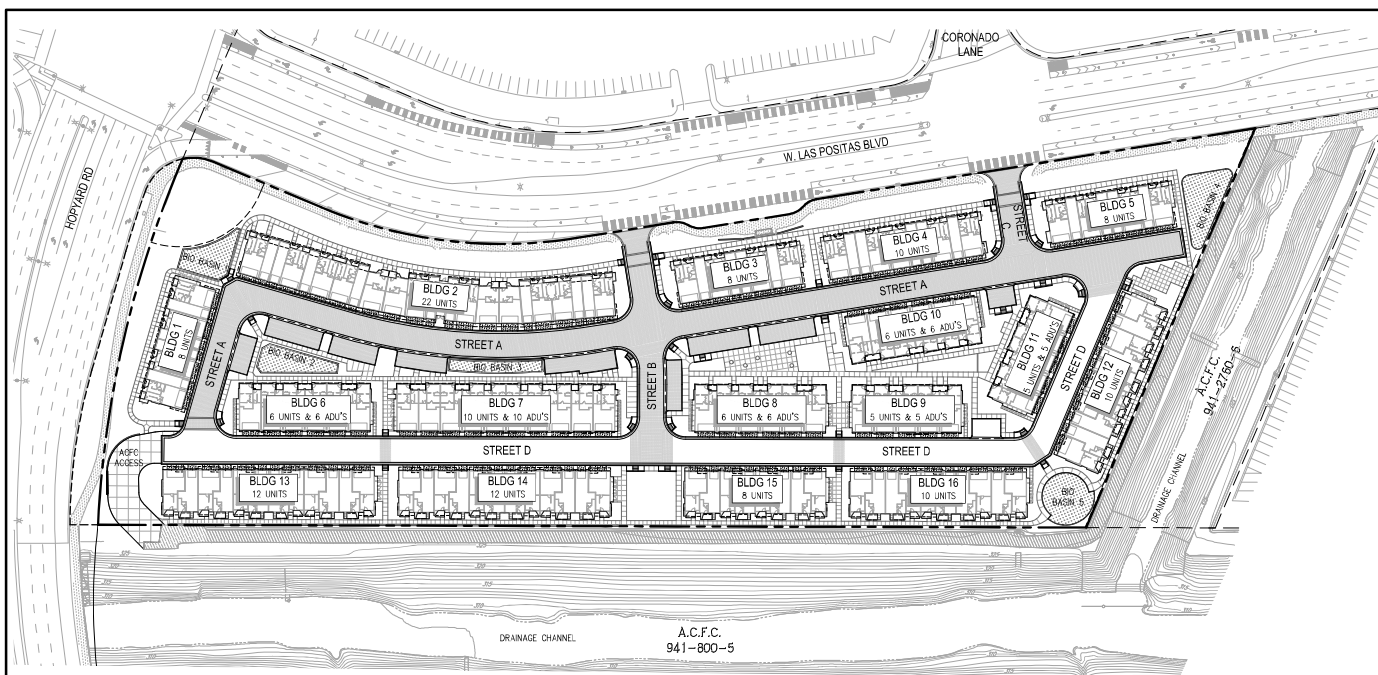


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925.824.4300

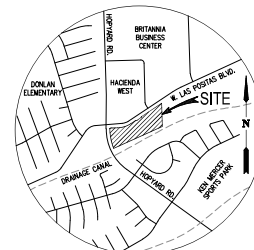
SHADOW STUDY
A49

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Brentwood, CA 94513
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LEGEND		
EXISTING	PROPOSED	DESCRIPTION
---	---	SUBDIVISION BOUNDARY
---	---	CENTERLINE
---	---	LOT LINE
---	---	EASEMENT LINE



VICINITY MAP
NOT TO SCALE

ABBREVIATIONS

AC	ASPHALT CONCRETE	NV	INVERT
ACFC	ALAMEDA COUNTY FLOOD CONTROL	IRR	IRRIGATION
AB	AGGREGATE BASE	L/S	LANDSCAPE
ADA	ADAPTABLE/ACCESSIBLE DWELLING UNIT	WH	MANHOLE
ADU	ACCESSORY DWELLING UNIT	P	PAD ELEVATION
BD	BOUNDARY	POC	POINT OF CONNECTION
BFP	BACKFLOW PREVENTOR	PSE	PUBLIC SERVICES EASEMENT
BGL	BOTTOM OF GRAVEL LAYER	PUE	PUBLIC UTILITY EASEMENT
B.O.	BLOWOFF	PR	PROPOSED
CB	CATCH BASIN	R	RADIUS
CC	CURB CUT	RET	RETURN/RETAINING
CL	CENTERLINE	RM	RECORDED MAP
CY	CUBIC YARD	R/W	RIGHT-OF-WAY
ESMT	EASEMENT	SF	SQUARE FOOT
EX	EXISTING	SD	STORM DRAIN
FF	FINISHED FLOOR	SDFM	STORM DRAIN FORCE MAIN
FW	FIRE HYDRANT	SS	SANITARY SEWER
FS	FIRE SERVICE	S/N	SIDENALK
HOA	HOMEOWNERS ASSOCIATION	TOL	TOP OF GRAVEL LAYER
IFO	IN FAVOR OF	TSL	TOP OF SOIL LAYER
		TYP	TYPICAL
		W	WATER

GENERAL NOTES:

1. APPLICANT: TILC PLEASANTON - LAS POSTAS, LLC
12647 ALICOSTA BOULEVARD, SUITE 470
SAN RAMON, CA 94583
KELLEY RUTCHENA
(925) 380-1210
2. CIVIL ENGINEER: CARLSON, BARRETT, & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
WILLIAM F. CARLSON, ROC: 89309
(925) 866-0322
3. LAND USE ATTORNEY: MSR (MILLER STARR REGALIA)
TRAVIS BROOKS
1331 NORTH CALIFORNIA BLVD., 5TH FLOOR
WALNUT CREEK, CA 94596
(925) 935-9400
4. ARCHITECT: SDC ARCHITECTS, INC.
3300 WALNUT BLVD., SUITE 120
BRENTWOOD, CA 94413
JENNIFER MASTRO
(925) 434-7000
5. LANDSCAPE ARCHITECT: R3 STUDIOS
248 3RD STREET, SUITE 202
OAKLAND, CA 94607
ROMAN DE SOTA
(925) 422-4190
6. BENCHMARK: USGS BENCHMARK P 972 (PID HS 3917)
BENCHMARK DISK SET IN CONCRETE HEADWALL OF 36" PIPE CULVERT
B-24.63 WEST OF STATE HIGHWAY 21 (FOOTHILL BOULEVARD),
ELEVATION = 368.40' (NVD 88)
7. A.P.N.: 941-2760-005
8. EXISTING LAND USE: PUD 1/C-O (PLANNED UNIT DEVELOPMENT
INDUSTRIAL/COMMERCIAL & OFFICES)
9. PROPOSED LAND USE: RESIDENTIAL
10. SITE AREA: 7.29± ACRES (GROSS)
11. RESIDENTIAL UNITS: 146 CONDOMINIUM UNITS (ON LOTS 1-16) WITH
38 ACCESSORY DWELLING UNITS (ADU'S)
18 PARCELS (PARCELS A-K)
12. UTILITY PROVIDER: SANITARY SEWER: CITY OF PLEASANTON
STORM DRAIN: CITY OF PLEASANTON
WATER: PACIFIC GAS AND ELECTRIC (PG&E)
CABLE TV: AT&T
SOLID WASTE: COMCAST
PLEASANTON GARBAGE SERVICE
13. ONSITE UTILITIES: UTILITIES ONSITE (STORM DRAIN, SANITARY SEWER, DOMESTIC WATER,
FIRE WATER, AND IRRIGATION) TO BE PRIVATELY OWNED AND
MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA).
14. FIRE DEPARTMENT: LIVERMORE-PLEASANTON FIRE DEPARTMENT
15. FEMA FLOOD ZONE: ZONE X AND ZONE X SHADED: AREAS DETERMINED TO BE OUTSIDE
THE 0.2% ANNUAL CHANCE FLOODPLAIN & AREAS OF 1% ANNUAL
CHANCE FLOOD DISCHARGE CONTAINED IN CHANNEL.
FLOOD INSURANCE RATE MAP (FIRM) NO. 0601C0317C DATED
AUGUST 3, 2009
16. DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO THE FINAL
CONSTRUCTION DOCUMENTS.
17. EASEMENTS: EXISTING EASEMENTS MAY REQUIRE VACATION OR RELOCATION TO
FACILITATE DEVELOPMENT. ALL PROPOSED, EXISTING, RELOCATED AND
VACATED EASEMENTS TO BE SHOWN ON THE FINAL MAP OR PROVIDED
BY SEPARATE INSTRUMENT.
18. STREETS: ALL STREETS WITHIN THE PROJECT BOUNDARY WILL BE PRIVATELY
OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA).
ACCESS EASEMENTS WILL BE PROVIDED FOR EMERGENCY ACCESS AND
TO UTILITY OWNERS AS NECESSARY.
19. LANDSCAPE: ALL LANDSCAPING WITHIN THE PROJECT BOUNDARY WILL BE
PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S
ASSOCIATION (HOA).
20. EXISTING SITE: ALL EXISTING BUILDINGS, PAVING, UTILITIES, AND TREES WITHIN THE
PROJECT BOUNDARY TO BE REMOVED.
21. PHASING: THIS PROJECT MAY BE PHASED, PURSUANT TO CHAPTER 3, ARTICLE
4, SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE DEVELOPER
RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
22. CONDOMINIUM PROJECT: THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION
4125 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND
FILED PURSUANT OF THE SUBDIVISION MAP ACT.
23. SLOPE CLASSIFICATION: THE EXISTING SITE SLOPE IS LESS THAN 10% THE AVERAGE EXISTING
SITE SLOPE IS 0.7% NORTH TO SOUTH & 0.2% WEST TO EAST.

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C1	COVER SHEET
C2	VESTING TENTATIVE MAP
C3	EXISTING CONDITIONS
C4	PRELIMINARY SITE PLAN
C5	PRELIMINARY GRADING PLAN
C6	PRELIMINARY UTILITY PLAN
C7	PRELIMINARY STORMWATER CONTROL PLAN
C8	PRELIMINARY FIRE ACCESS PLAN
C9	PRELIMINARY GARBAGE COLLECTION PLAN
C10	CROSS SECTIONS

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES COVER SHEET 5976 W. LAS POSITAS BLVD.

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 60' DATE: JULY 10, 2023

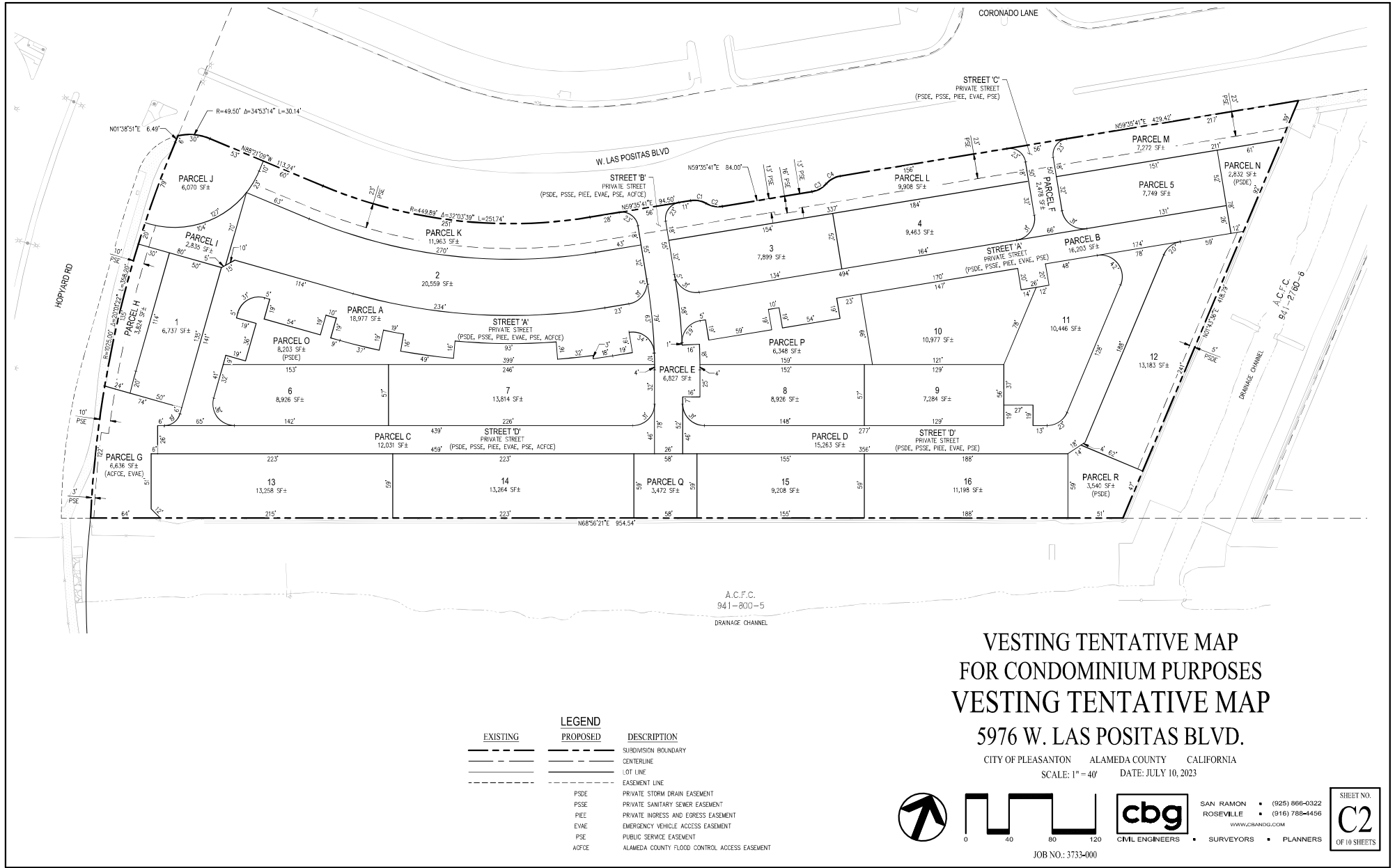


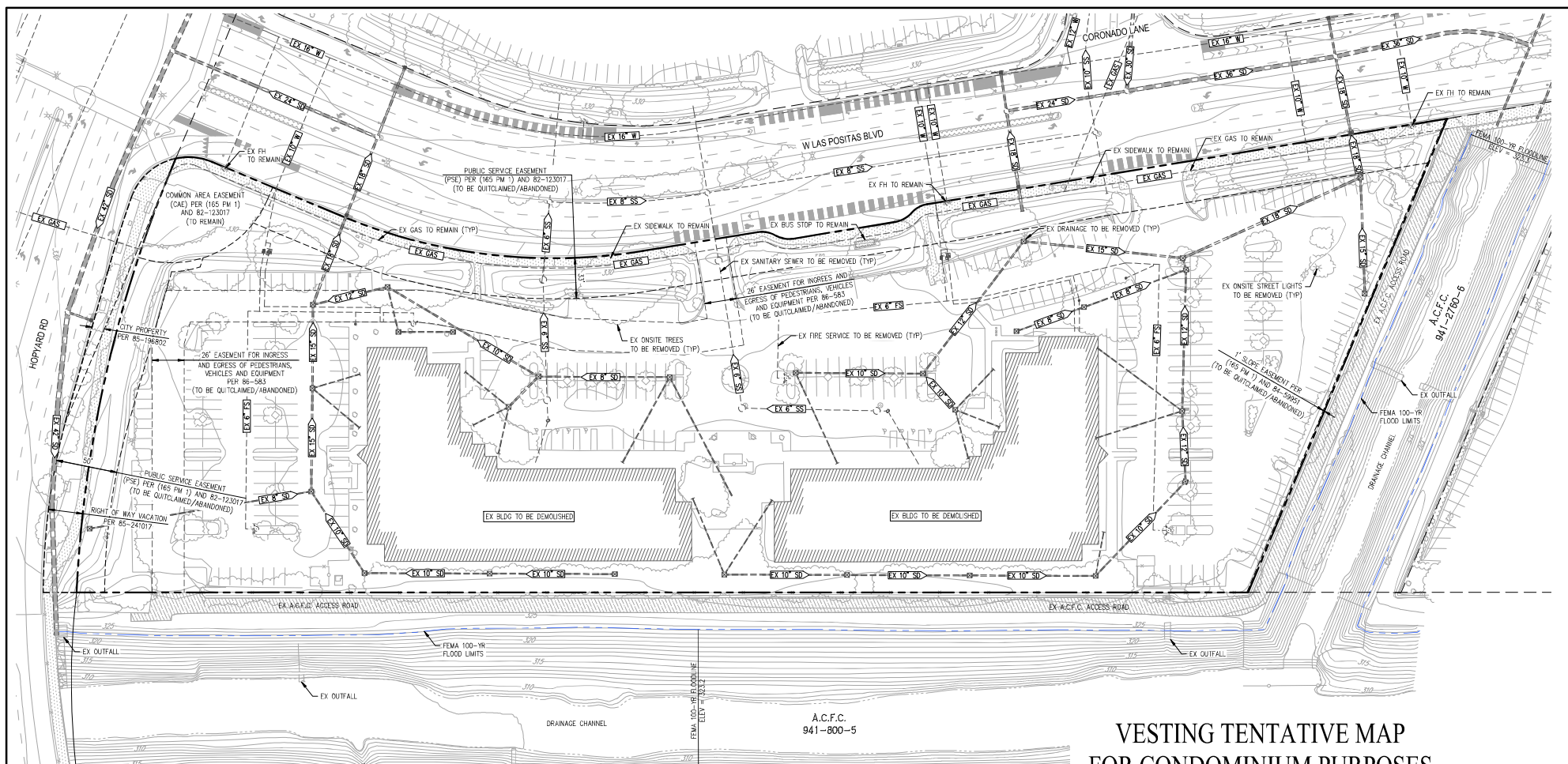
SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 786-4456
WWW.CBGRAND.COM

SHEET NO.
C1
OF 10 SHEETS

JOB NO.: 3733-000

H:\733-2016\AC\07\TITLE\01.DWG





LEGEND

- 341.5ft SPOT ELEVATION
- 342 — CONTOUR LINE
- EXISTING STORM DRAIN INLET
- EXISTING STREET LIGHT
- TREE COVER
- EX 10\"/>

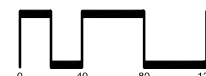
NOTES:

1. ALL EXISTING STRUCTURES ONSITE TO BE REMOVED. EXISTING BUS STOP TO REMAIN. EXISTING SIDEWALK ALONG WEST LAS POSITAS BLVD. AND HOPYARD BLVD. TO REMAIN.
2. ALL EXISTING UTILITIES ONSITE TO BE REMOVED UNLESS INDICATED TO REMAIN.
3. ALL EXISTING EASEMENTS ONSITE TO BE QUIT CLAIMED OR ABANDONED ON THE FINAL MAP OR BY SEPARATE INSTRUMENT UNLESS INDICATED TO REMAIN.
4. THE EXISTING SITE SLOPE IS LESS THAN 10%. THE EXISTING AVERAGE SITE SLOPE IS 0.7% NORTH TO SOUTH, AND 0.2% WEST TO EAST.
5. ALL EXISTING TREES ONSITE TO BE REMOVED.
6. ALL ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE NAVD83 DATUM.

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES EXISTING CONDITIONS 5976 W. LAS POSITAS BLVD.

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 40' DATE: JULY 10, 2023



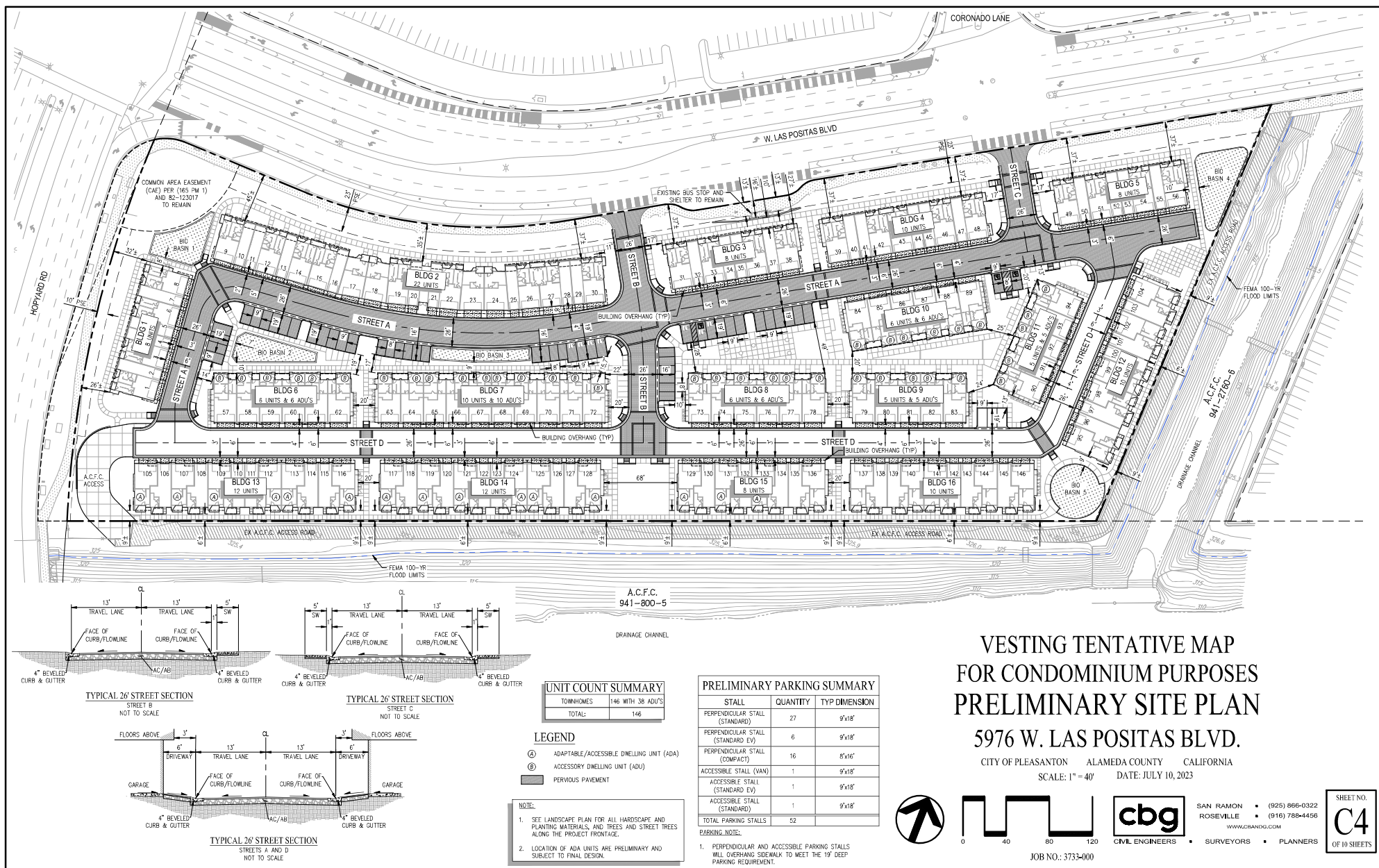
SAN RAMON • (925) 866-0322
ROSEVILLE • (916) 786-4456
WWW.CBGANDCO.COM

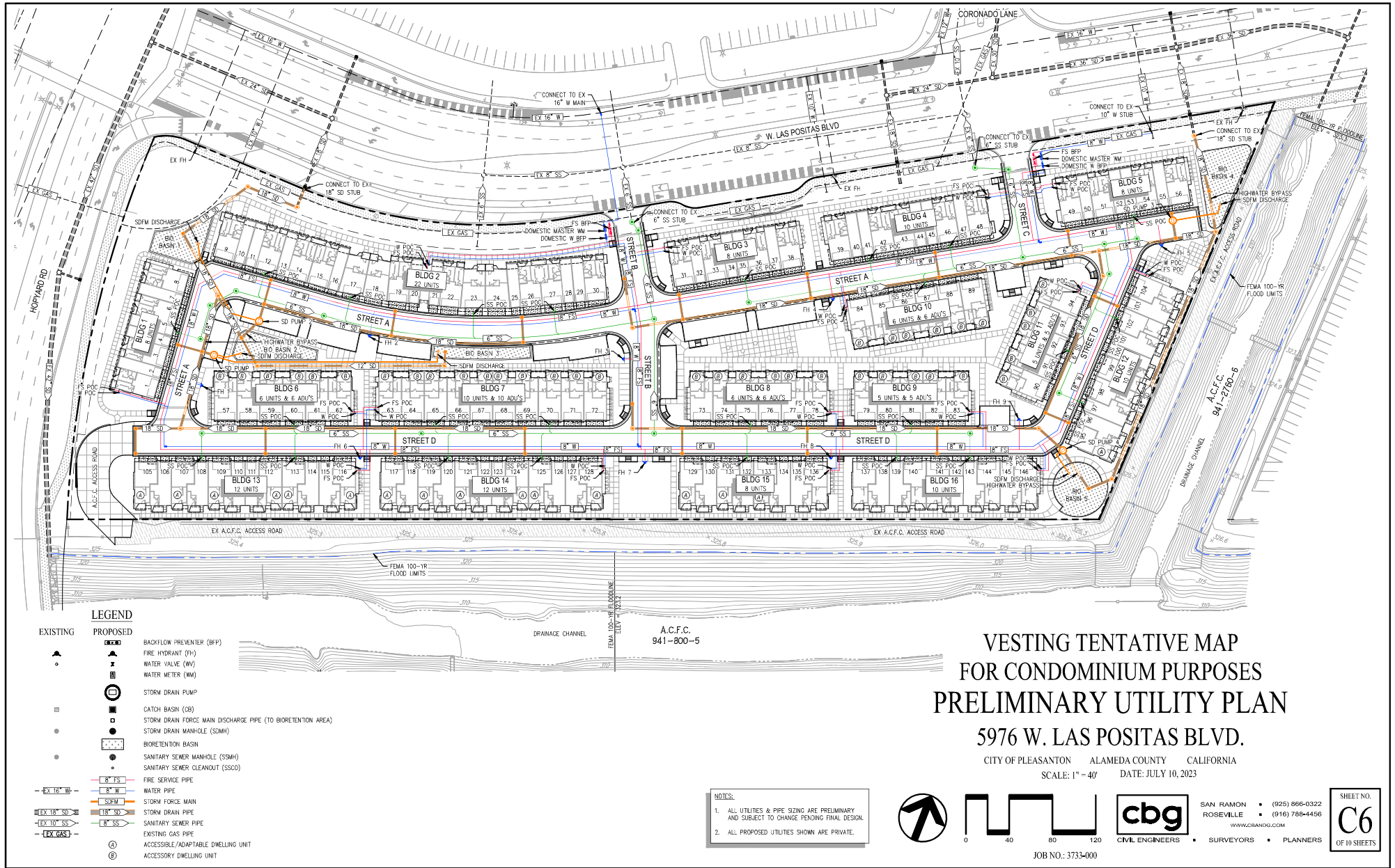
CIVIL ENGINEERS • SURVEYORS • PLANNERS

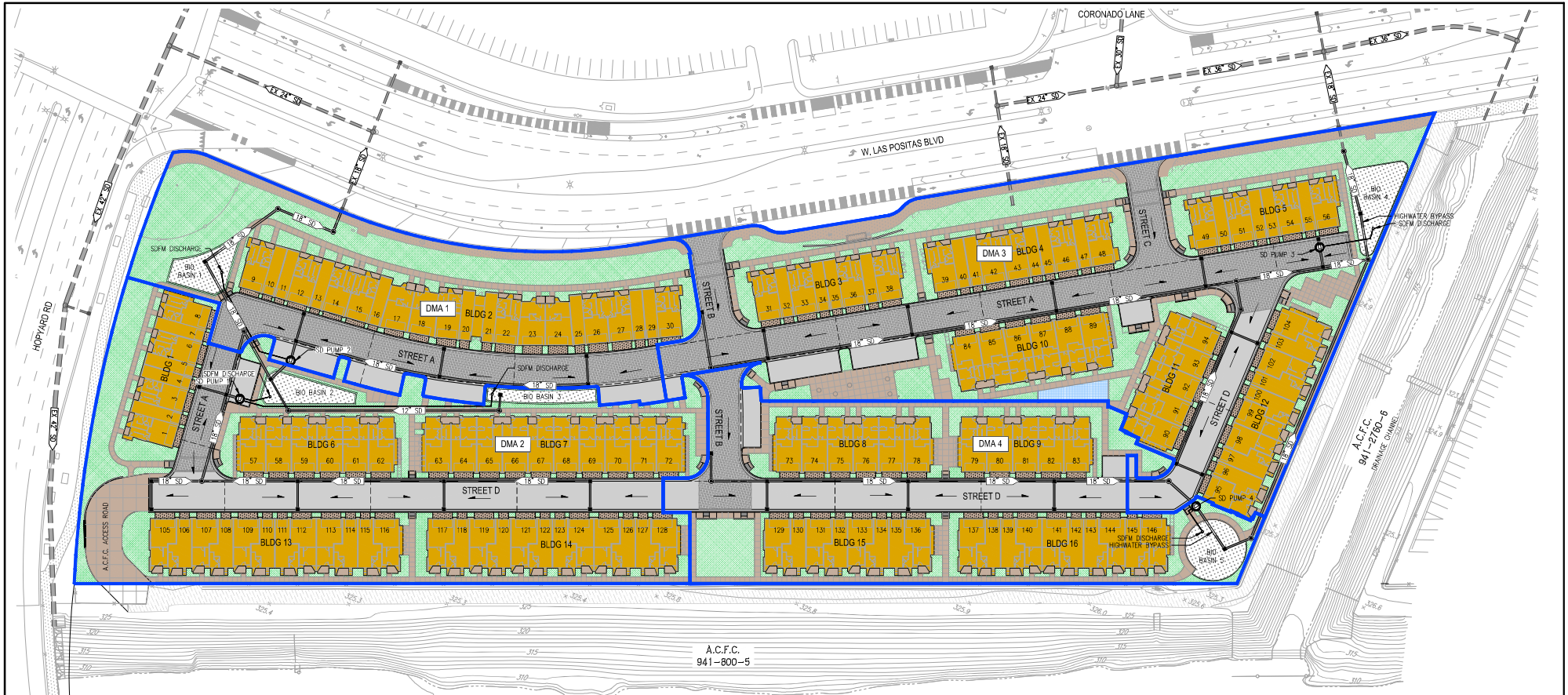
SHEET NO.
C3
OF 10 SHEETS

JOB NO.: 3733-000

10735-2016-ACQ-07-01-001-016







A.C.F.C.
941-800-5

NOTES:

1. AREAS SHOWN ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
2. SEE STORMWATER QUALITY REPORT FOR BIORETENTION SIZING CALCULATIONS.
3. THE SITE IS NOT SUBJECT TO IMPLEMENT ANY HYDROMODIFICATION MEASURES. THE POST-PROJECT IMPERVIOUS AREA IS LESS THAN THE PRE-PROJECT IMPERVIOUS AREA.
4. THE PROJECT WILL MAKE USE OF PERVIOUS PAVING MATERIALS, SELF RETAINING AREAS, SELF TREATING AREAS, AND INTERCEPTOR TRENCHES, PER THE ALAMEDA COUNTY C.3 HANDBOOK, IN ORDER TO REDUCE THE IMPERVIOUS FOOTPRINT OF THE PROJECT.
5. THE PROJECT MAY INSTALL OTHER PERVIOUS PAVING MATERIALS, INCLUDING: PAVEMENT, PAVERS, SIDEWALKS, ETC. IN ORDER TO REDUCE THE IMPERVIOUS FOOTPRINT OF THE PROJECT.
6. THE PROJECT IS HIGH DENSITY. IT IS ECONOMICALLY INFEASIBLE AND PRACTICALLY INFEASIBLE (SITE CONSTRAINTS) TO INSTALL HYDROMODIFICATION FACILITIES.
7. IT IS ASSUMED ALL PERVIOUS PAVING MEETS THE REQUIRED MINIMUM INFILTRATION RATE PER THE ALAMEDA COUNTY C.3 HANDBOOK.

PERMEABILITY SUMMARY

DESCRIPTION	PERVIOUS (SF)	IMPERVIOUS (SF)
PRE-PROJECT	86,636	230,937
POST-PROJECT	109,105	216,246
CHANGE	+22,469	-22,469

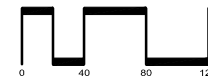
LEGEND:

- IMPERVIOUS ROADWAY AREA
- IMPERVIOUS ROOF AREA
- IMPERVIOUS HARDSCAPE AREA (PATHWAYS, DRIVEWAYS, PATIOS, ETC.)
- PERVIOUS PAVING AREA
- PERVIOUS SOFTSCAPE AREA (TURF, DG, ETC.)
- PERVIOUS LANDSCAPE AREA
- BIORETENTION AREA
- DIRECTION OF DRAINAGE
- LIMITS OF DRAINAGE MANAGEMENT AREA (DMA)

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES PRELIMINARY STORMWATER CONTROL PLAN 5976 W. LAS POSITAS BLVD.

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 40' DATE: JULY 10, 2023



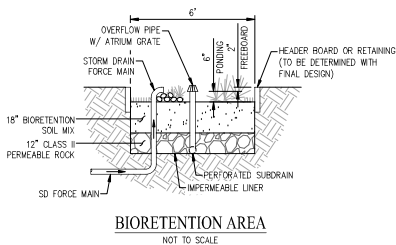
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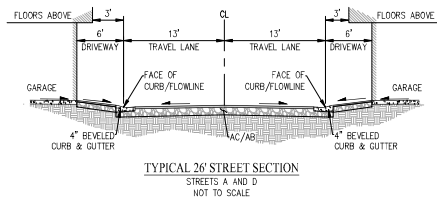
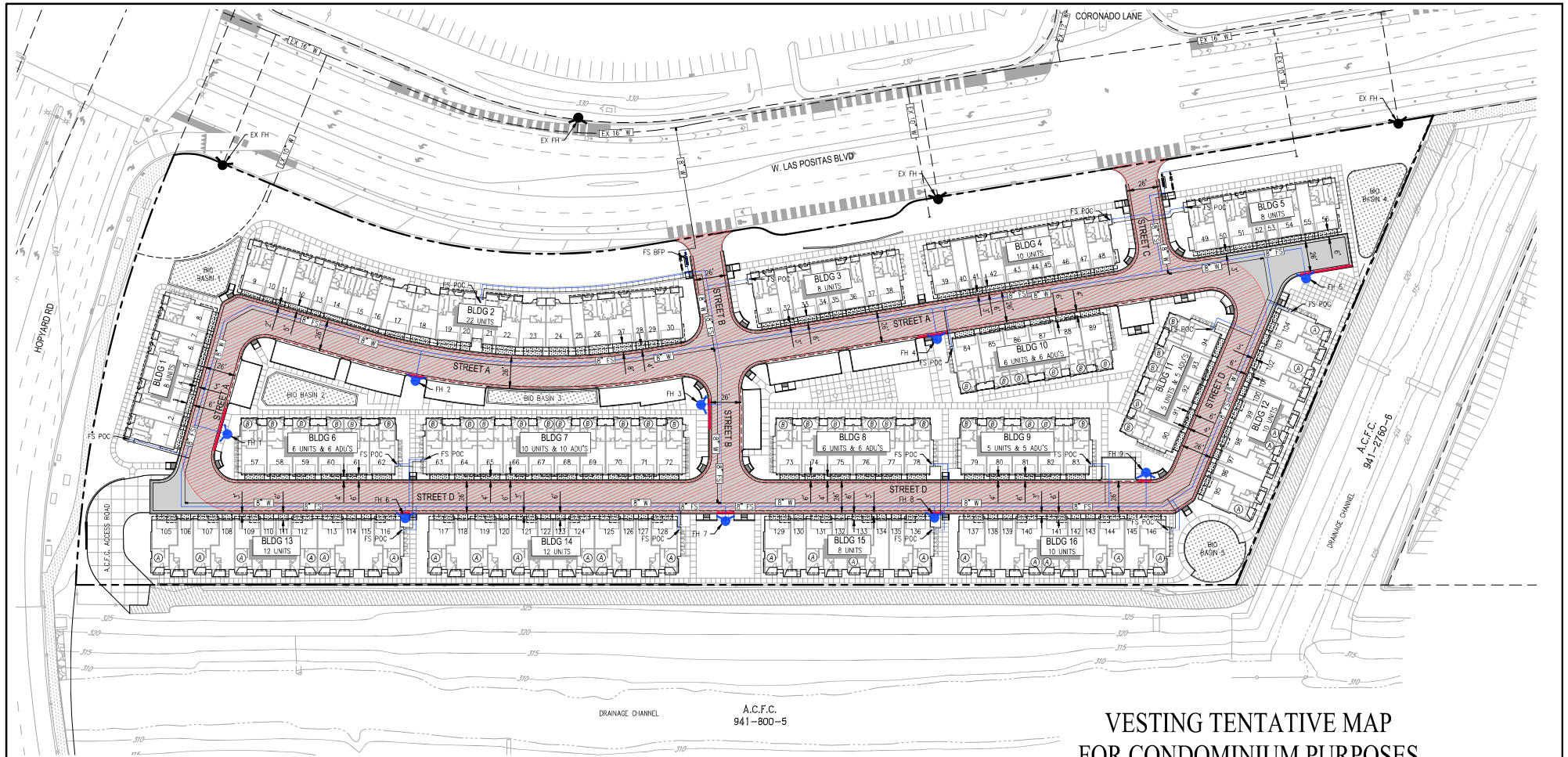
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SHEET NO.
C7
OF 10 SHEETS

JOB NO.: 3733-000

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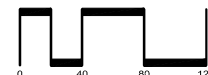


LEGEND

	BACKFLOW PREVENTOR (BFP)
	PROPOSED FIRE HYDRANT (FH)
	EXISTING FIRE HYDRANT
	RED PAINTED CURB
	FIRE SERVICE
	DOMESTIC WATER SERVICE
	PROPOSED ROADWAY
	PROPOSED FIRE ACCESSIBLE ROADWAY

NOTES

1. FIRE SERVICE POINT OF CONNECTION'S (POC'S) ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
2. PRELIMINARY FDC'S ARE PROPOSED TO BE WALL MOUNTED. FINAL LOCATIONS AND CONFIGURATION TO BE DETERMINED WITH FINAL CONSTRUCTION DOCUMENTS.

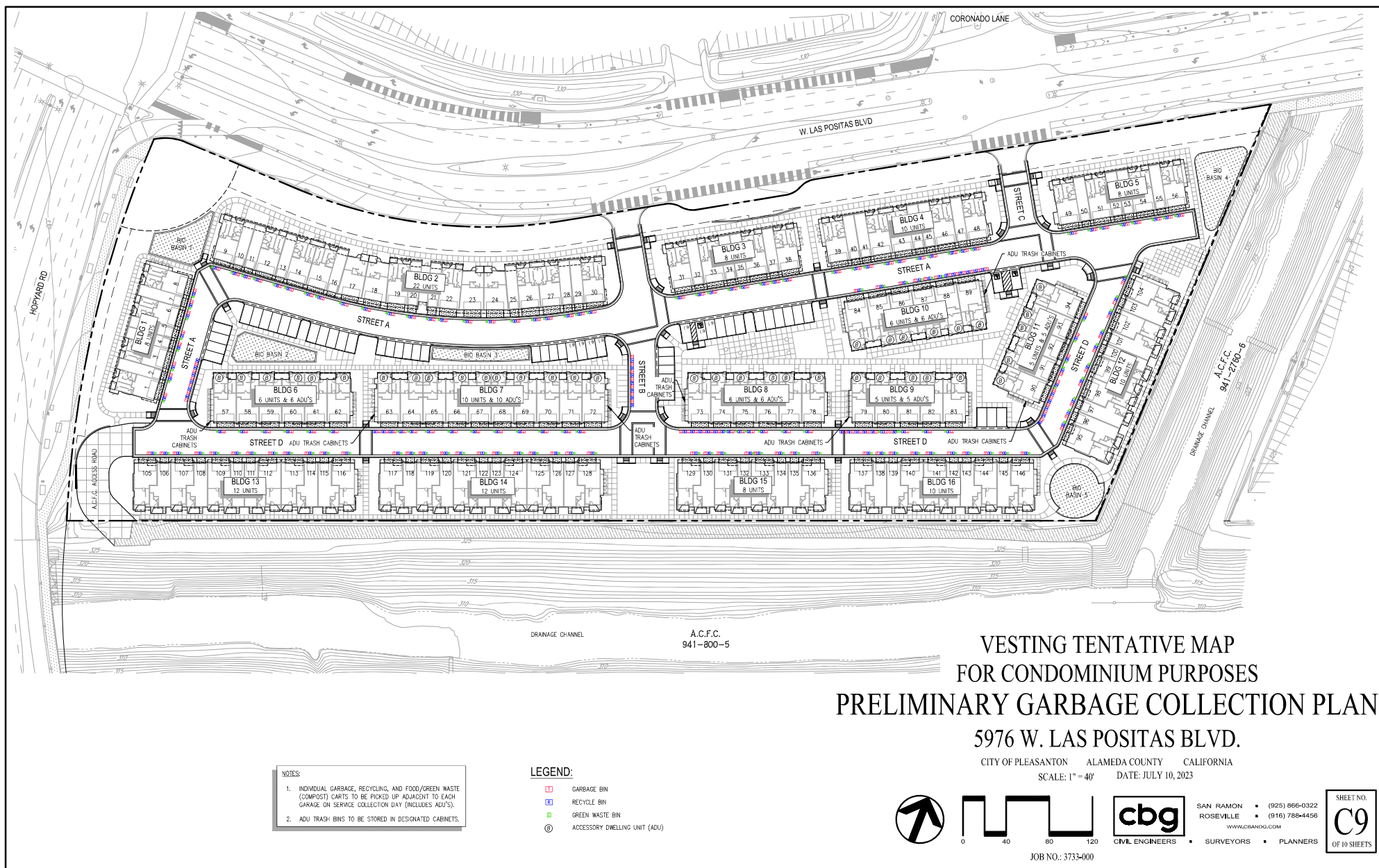


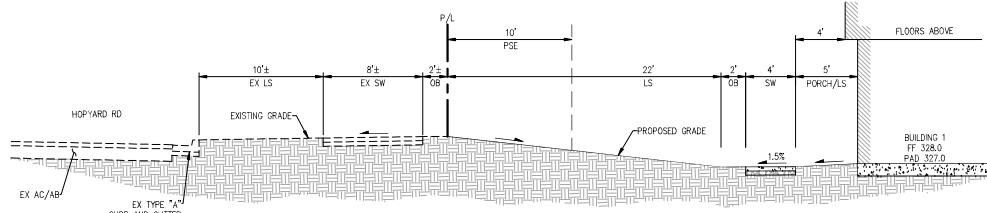
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SHEET NO.
C8
OF 10 SHEETS

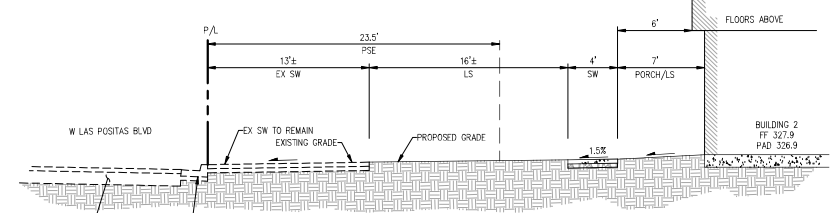
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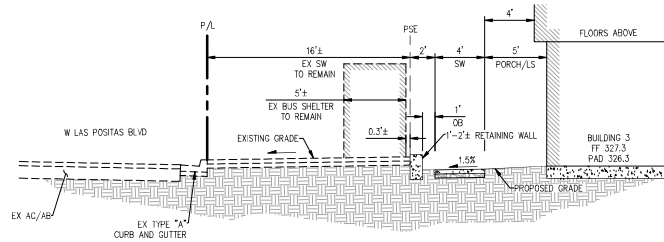




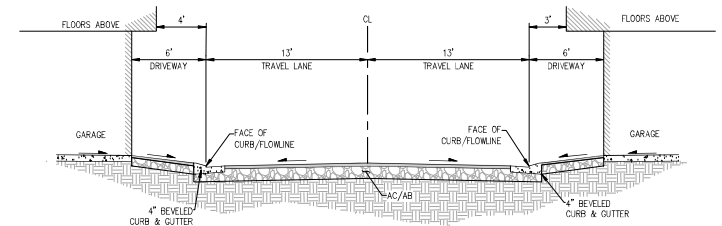
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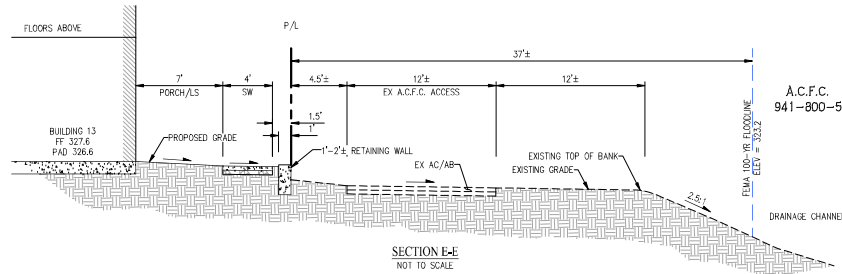
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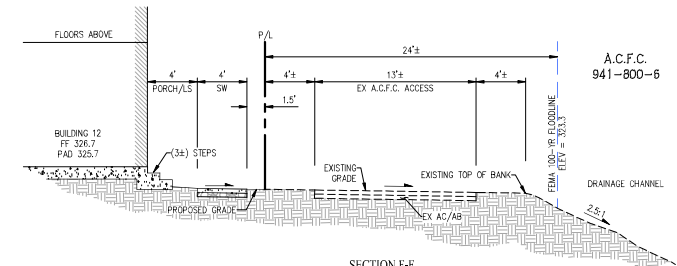
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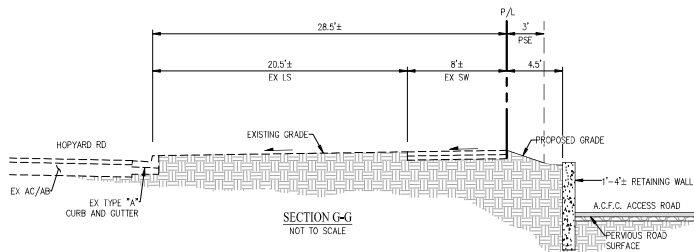
SECTION D-D
NOT TO SCALE



SECTION E-E
NOT TO SCALE



SECTION F-F
NOT TO SCALE



SECTION G-G
NOT TO SCALE

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES CROSS SECTIONS 5976 W. LAS POSITAS BLVD.

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA
NOT TO SCALE DATE: JULY 10, 2023



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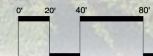
SHEET NO.
C10
OF 10 SHEETS

JOB NO.: 3733-000

H:\733-2016\AC\TENTATIVE\FILED



PLAN VIEW
Scale: 1"=40'-0"



400-126 TTLC 5976 W. Las Positas Boulevard
Pleasanton, CA
July 10, 2023



TTLC Pleasanton - Los Positas, LLC
12847 Alcosta Blvd., Suite 470 San Ramon CA 94583
925.824.4300

Illustrative Site Plan
L-1.1

PLANNING URBAN DESIGN
LANDSCAPE ARCHITECTURE
248 3rd street suite 202, oakland, ca 94607
phone: 510.452.4190 www.r3studios.com





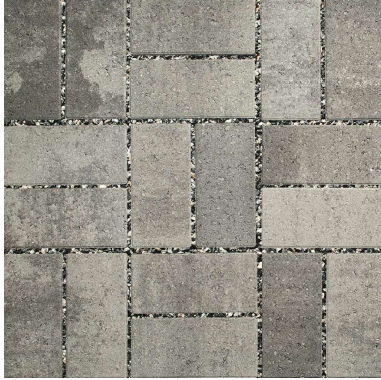
400-126
TTLc 5976 W. Las Positas Boulevard
Pleasanton, CA
July 10, 2023

TTLc Pleasanton - Los Positas, LLC
12847 Alcosta Blvd., Suite 470 San Ramon CA 94583
925.824.4300

Preliminary Landscape Plan
L-1.2

PLANNING URBAN DESIGN
LANDSCAPE ARCHITECTURE
248 3rd street suite 202, oakland, ca 94607
phone: 510.452.4190 www.r3studios.com





FIELD COLOR: FOUNDRY
FIELD PATTERN: RUNNING BOND



CROSSWALK COLOR: GRAPHITE
CROSSWALK PATTERN: RUNNING BOND

PERMEABLE PAVERS

80MM THICKNESS



BENCH

FRAME FINISH TO BE ARGENTO, SLATS TO BE GREY RECYCLED PLASTIC



WASTE RECEPTACLE

FRAME FINISH TO BE ARGENTO,
SLATS TO BE GREY RECYCLED PLASTIC



TABLE AND CHAIRS WITH UMBRELLA

FRAME FINISH TO BE ARGENTO, SLATS TO BE GREY RECYCLED PLASTIC



BICYCLE RACK

FRAME FINISH TO BE ARGENTO



PET WASTE STATION

FINISH TO BE BLACK

400-126 TTLC 5976 W. Las Positas Boulevard
Pleasanton, CA
July 10, 2023



TTLC Pleasanton - Los Positas, LLC

12647 Miocene Blvd., Suite 470 San Ramon CA 94583
925.824.4300

Site Furniture
L-2.1

PLANNING URBAN DESIGN
LANDSCAPE ARCHITECTURE
248 3rd street suite 202, oakland, ca 94607
phone: 510.452.4190 www.r3studios.com

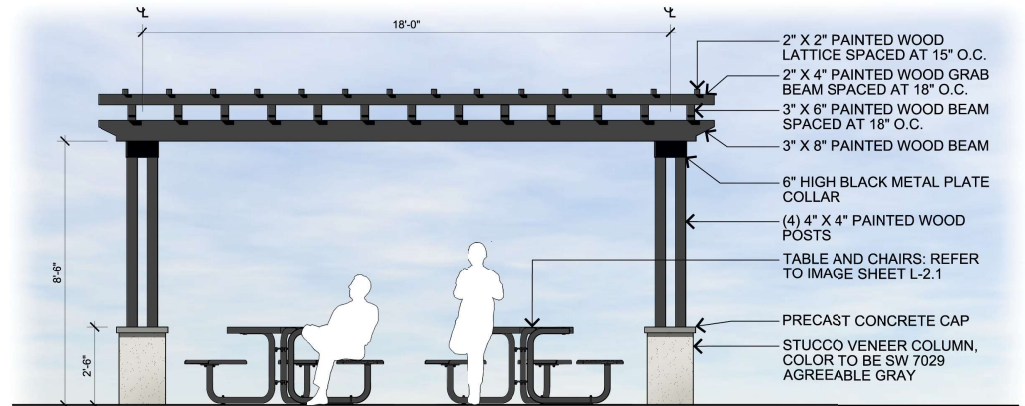




STREET LIGHT
FINISH TO BE CHARCOAL



PLAY STRUCTURE AND SHADE SAIL
CONCEPT



PERGOLA
SCALE: 1/2"= 1'-0"



MAILBOX STATION
SCALE: 1/2"= 1'-0"

PROPOSED PLANT PALETTE

NOTES

BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	SPACING / MATURE GROWTH	TREE SIZE	WULCOLS	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	SPACING / MATURE GROWTH	WULCOLS
INTERNAL STREET TREE:						GROUND COVER:				
PISTACIA CHINENSIS 'KEITH DAVEY'	CHINESE PISTACHE	24" BOX	N/A		L	* ARCTOSTAPHYLOS SPECIES	BEARBERRY	1 GALLON	3'-0" O.C.	L
DECIDUOUS TREES:						COPROSMA X-TRA 'PROSTATUS'	NON	1 GALLON	1'-0" O.C.	L
CERCIS SPECIES	EASTERN REDBUD	24" BOX	N/A	SMALL	M	EREMOPHILA GLABRA 'GREY HORIZON'	GRAY EMU	1 GALLON	3'-0" O.C.	L
CHONANTHUS RETUSUS	FRINGE TREE	24" BOX	N/A	MEDIUM	L	GREVILLEA LANIGERA 'COASTAL GEM'	NON	1 GALLON	2'-0" O.C.	M
CHITALPA TASHKENTENSIS 'PINK DAWN'	PINK DAWN CHITALPA	24" BOX	N/A	SMALL	L	* MAHONIA REENS	GREGON GRAPE	1 GALLON	1'-0" O.C.	L
LAGERSTROEMIA X FAUREI VARIETIES	CRAPPE MYRTLE	24" BOX	N/A	SMALL	L	TEUCRIUM SPECIES	GERMANDER	1 GALLON	2'-0" O.C.	L
WALLIS SPECIES	FLOWERING CRAB APPLE	24" BOX	N/A	SMALL	M	WESTRINGIA MUNDI	NON	1 GALLON	3'-0" O.C.	L
QUERCUS HYPOLEUCOIDES	NON	24" BOX	N/A	MEDIUM	L	* ZAUSCHNERIA SPECIES	FUCHSIA	1 GALLON	VARIES	L
QUERCUS ROBUR X BICOLOR 'REGAL PRINCE'	HYBRID WHITE OAK	24" BOX	N/A	MEDIUM	L	GRASSES:				
EVERGREEN TREES:						* CALAMAGROSTIS FOLIOSA	REED GRASS	1 GALLON	VARIES	M
AREBUTUS 'MARINA'	NON	24" BOX	N/A	SMALL	L	* CAREX PANSA	MEADOW SEDGE	1 GALLON	VARIES	L
CELEBRIS PARVIFLORA	AUSTRALIAN WILLOW	24" BOX	N/A	SMALL	L	* CAREX TENNILLICOLA	SEDGE	1 GALLON	VARIES	L
LAURUS NOBILIS 'SARATOGA'	SWEET BAY	24" BOX	N/A	SMALL	L	FESTUCA MARIEI	FESCUE	1 GALLON	3'-0" O.C.	L
* LYONOTHAMNUS FLORIBUNDUS	IRONWOOD	24" BOX	N/A	SMALL	M	HELIOTROPICUM SEMPERVIRENS	BLUE OAT GRASS	1 GALLON	2'-0" O.C.	L
PODOCARPUS MACROPHYLLA	YEW PINE	24" BOX	N/A	SMALL	L	* LOMANDRA SPECIES	NON	1 GALLON	VARIES	L
PRUNUS CAROLINIANA	NON	24" BOX	N/A	MEDIUM	L	* MUhlenBERGIA SPECIES	DEER GRASS	1 GALLON	4'-0" O.C.	L
QUERCUS TOMENTELLA	ISLAND OAK	24" BOX	N/A	MEDIUM	L	* PENNISETUM SPECIES	FOUNTAIN GRASS	1 GALLON	3'-0" O.C.	L
RHAPHIOLEPIS 'MAGNIFICENT'	ISLAND HAWTHORNE	24" BOX	N/A	SMALL	L	WATER TREATMENT SHRUBS AND GRASSES:				
TRISTANIA LAURINA 'ELEGANT'	WATER GUM	24" BOX	N/A	SMALL	L	* ARISTIDA PURPUREA	PURPLE THREE-AWN	1 GALLON	MX EVENLY	L
BACKGROUND/FOUNDATION SHRUBS:						* CHONDROPETALUM TECTORUM	GAZE RUSH	1 GALLON	MX EVENLY	L
* ARCTOSTAPHYLOS SPECIES	MANZANITA	5 GALLON	5'-0" O.C.		L	* ELYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	1 GALLON	MX EVENLY	L
COPROSMA SPECIES	NON	5 GALLON	VARIES		L	* JUNCUS PATENS	BLUE RUSH	1 GALLON	MX EVENLY	L
ESCALLONIA X TERRA	DWARF ESCALLONIA	5 GALLON	3'-0" O.C.		L	* HUMULUS SPECIES	MONKEY FLOWER	1 GALLON	MX EVENLY	L
GREVILLEA SPECIES	GREVILLEA	5 GALLON	VARIES		L	* DENOTES CALIFORNIA NATIVE SPECIES				
* FRANGULA CALIFORNICA	NON	5 GALLON	4'-0" O.C.		L					
MYRTUS COMMUNIS COMPACTA	DWARF MYRTLE	5 GALLON	2'-0" O.C.		L					
PITISPORUM SPECIES	TOSBRA	5 GALLON	3'-0" O.C.		L					
PRUNUS CAROLINIANA 'BRIGHT N TIGHT'	CAROLINA LAUREL	15 GALLON	N/A		M					
RHAPHIOLEPIS SPECIES	NON	5 GALLON	3'-0" O.C.		L					
INTERMEDIATE SHRUBS:										
CISTUS SPECIES	ROCKROSE	5 GALLON	VARIES		L					
CORREA SPECIES	AUSTRALIAN FUCHSIA	5 GALLON	VARIES		L					
DIANELLA SPECIES	FLAX LILY	5 GALLON	3'-0" O.C.		L					
DIETES SPECIES	FORTNIGHT LILY	5 GALLON	3'-0" O.C.		L					
* GALVEZIA SPECIOSA 'TIRE CRACKER'	ISLAND SNAP DRAGON	1 GALLON	4'-0" O.C.		M					
LAVANDULA SPECIES	LAVENDER	1 GALLON	VARIES		L					
NANDINA SPECIES	HEAVENLY BAMBOO	5 GALLON	2'-0" O.C.		L					
RHAPHIOLEPIS INDICA VARIETIES	INDIAN HAWTHORN	5 GALLON	4'-0" O.C.		L					
* RIBES SPECIES	NON	1 GALLON	2'-0" O.C.		L					
* SALVIA SPECIES	SAGE	5 GALLON	3'-0" O.C.		L					
WESTRINGIA GREY BOX	COAST ROSEMARY	5 GALLON	2'-0" O.C.		L					
* ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUCHSIA	1 GALLON	VARIES		L					
FOREGROUND SHRUBS:										
ANIGOSANTHUS SPECIES	KANGAROO PAWS	1 GALLON	1'-0" O.C.		L					
BULBINE FRUTESCENS	NON	1 GALLON	2'-0" O.C.		L					
CISTUS 'LITTLE MISS SUNSHINE'	ROCKROSE	1 GALLON	2'-0" O.C.		L					
DIANELLA SPECIES	FLAX LILY	1 GALLON	2'-0" O.C.		L					
HEMEROCALLIS SPECIES	EVERGREEN DAYLILY	1 GALLON	2'-0" O.C.		M					
* HELICHERIA MAXIMA	ISLAND ALUM ROOT	1 GALLON	VARIES		L					
LAVANDULA SPECIES	LAVENDER	1 GALLON	VARIES		L					
LIROPE SPECIES	BIG BLUE LILY TURF	1 GALLON	1'-0" O.C.		M					
NANDINA SPECIES	HEAVENLY BAMBOO	5 GALLON	2'-0" O.C.		L					
SANTOLINA SPECIES	LAVENDER COTTON	5 GALLON	3'-0" O.C.		L					
* SALVIA SPECIES (DWARF VARIETIES)	SAGE	5 GALLON	3'-0" O.C.		L					
TEUCRIUM SPECIES	GERMANDER	1 GALLON	1'-0" O.C.		L					
* ZAUSCHNERIA SPECIES	FUCHSIA	1 GALLON	VARIES		L					

PLANT PALETTE IS FOR REFERENCE ONLY. NOT ALL TREES, SHRUBS, GRASSES, AND GROUND COVER LISTED WILL BE UTILIZED IN THE PREPARATION OF CONSTRUCTION DOCUMENTS. ADDITIONAL PLANTS MAY BE SUBSTITUTED DUE TO AVAILABILITY AND CONTAINER SIZE. PLANT MATERIAL SHALL BE SELECTED AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.

ALL TRANSFORMERS AND ABOVE GROUND UTILITY BOXES TO BE SCREENED WITH EVERGREEN SHRUBS.

WATER CONSERVATION STATEMENT:

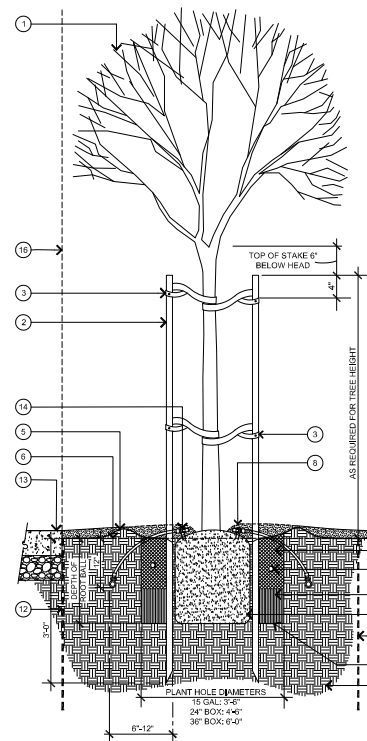
PLANT MATERIAL HAS BEEN CHOSEN FOR WATER CONSERVING AND REDUCED MAINTENANCE CHARACTERISTICS. A MAXIMUM OF 25% OF NON-TURF PLANTS WILL HAVE A MODERATE IRRIGATION WATER REQUIREMENT AND A MINIMUM OF 50% OF NON-TURF PLANTS WILL HAVE A LOW TO VERY LOW IRRIGATION WATER REQUIREMENT.

IRRIGATION NOTE:

A FULLY AUTOMATIC IRRIGATION SYSTEM SHALL BE PROPOSED FOR THE PROJECT UTILIZING WATER CONSERVING METHODS. IRRIGATION SHALL BE INSTALLED THROUGHOUT THE BORESTENTION AREAS TO PROVIDE SUPPLEMENTAL IRRIGATION IN THE DRY MONTHS WITH REDUCED IRRIGATION DURING SEASONAL RAINFALL OR WET MONTHS.

MINIMUM TREE CLEARANCE NOTE:

1. SMALL TREES (15' TALL/WIDE) SHALL BE PLACED A MINIMUM OF 5' FROM BUILDINGS AND A MINIMUM OF 2' FROM EDGES OF PAVING, CURBS OR WALLS.
2. MEDIUM TREES (25' TALL/WIDE) SHALL BE PLACED A MINIMUM OF 12' FROM BUILDINGS AND A MINIMUM OF 3' FROM PAVING, CURBS OR WALLS.
3. LARGE TREES (ABOVE 25' TALL/WIDE) SHALL BE PLACED A MINIMUM OF 20' FROM BUILDINGS AND A MINIMUM OF 3' FROM PAVING, CURBS OR WALLS.
4. 5' MINIMUM FROM JOINT TRENCH, WATER LINES, WATER METERS AND FIRE HYDRANTS.
5. 8' MINIMUM FROM SANITARY SEWER AND STORM DRAINS.
6. ALL TREES PLANTED WITHIN 5'-0" OF FUTURE CURBS, SIDEWALK, WALLS AND ALL UTILITIES, SHALL INCLUDE A ROOT BARRIER.



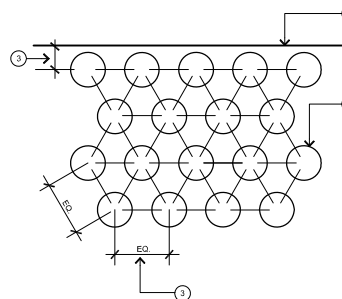
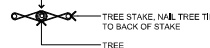
- 1 TREE: REFER TO PLANTING PLAN FOR LOCATION AND PLANTING LEGEND FOR SPECIES
- 2 LODGE POLE PINE TREE STAKES: 3'X10' LONG TREE STAKES FOR WINDY CONDITIONS AND 3/4\"/>
- 3 TREE TIE: WOODEN TREE TIE (2000-010-2010) MODEL# W1-4-10, WOOD OR APPROVED EQUAL. LOOP IN A FIGURE EIGHT AND NAIL TO BACK OF STAKE WITH GALVANIZED THREADED NAILS. ALLOW 3\"/>
- 4 TREE ROOTBALL SET ON 12\"/>
- 5 3\"/>
- 6 FINISH GRADE: SET 1\"/>
- 7 BACK FILL MIX: (TOP 12 INCHES ONLY): 70% PULVERIZED NATIVE SOIL, 30% NITROGEN FORTIFIED FIR OR REDWOOD SAWDUST.
- 8 BARK MULCH: 3\"/>
- 9 PULVERIZED NATIVE SOIL
- 10 FERTILIZER TABS (21 GRAM, 20-10-5):
- 15 GAL: 5 TABS
- 24\"/>
- 11 PLANTING HOLE, PULVERIZED NATIVE SOIL BELOW 12\"/>
- 12 ROOT BARRIER (AS NEEDED): REFER TO PLANTING NOTES AND SPECIFICATIONS
- 13 PAVING: REFER TO PLAN
- 14 1/4\"/>
- 15 COMPACTED SUBGRADE OR ENGINEERED FILL PER SOILS REPORT
- 16 BUILDING OR WALL (VARIES - SEE PLAN)

NOTES:

ALL PLANTING AREAS TO BE TREATED WITH PRE-EMERGENT.

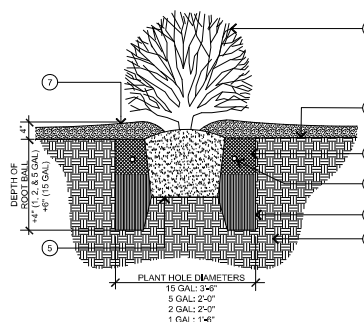


PREVAILING WIND



2 GROUNDCOVER PLANTING

N.T.S.



- 1 SHRUB: REFER TO PLANTING PLAN FOR LOCATION AND PLANTING LEGEND FOR SPECIES
- 2 COMPACTED SUBGRADE OR ENGINEERED FILL PER SOILS REPORT
- 3 FINISH GRADE
- 4 BACK FILL MIX: (1/2 DEPTH OF ROOT BALL HEIGHT): 70% PULVERIZED NATIVE SOIL, 30% NITROGEN FORTIFIED FIR OR REDWOOD SAWDUST.
- 5 SHRUB ROOTBALL SET ON LIGHTLY TAMPED SOIL. SET CROWN OF ROOTBALL 1\"/>
- 6 FERTILIZER TABS (21 GRAM, 20-10-5):
- 1 GALLON: 1 TAB
- 2 GALLON: 2 TABS
- 5 GAL: 3 TABS
- 15 GAL: 5 TABS
- 7 BARK MULCH: 3\"/>
- 8 PULVERIZED NATIVE SOIL

NOTES:

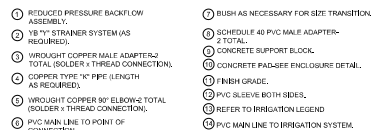
ALL PLANTING AREAS TO BE TREATED WITH PRE-EMERGENT

N.T.S.

1 TREE STAKING

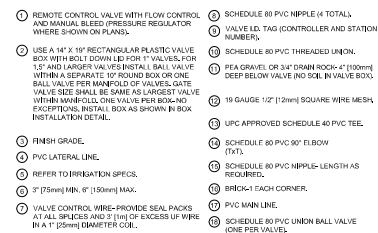
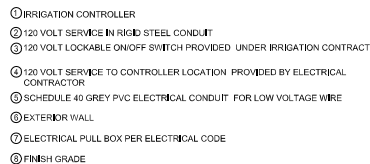
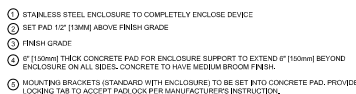
N.T.S.

3 SHRUB PLANTING



NOTES:

1. INSTALL A FREEZE PREVENTATIVE BLANKET AROUND BACKFLOW ASSEMBLY. BLANKET SHALL BE GREEN.
2. DO NOT SOLDER CONNECT FITTINGS WHILE THREADED INTO BACKFLOW ASSEMBLY. THIS MAY CAUSE DAMAGE TO DEVICE.
3. NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS BACKFLOW ASSEMBLY.
4. PROVIDE A STAINLESS STEEL ENCLOSURE TO COMPLETELY ENCLOSE DEVICE. INSTALL ENCLOSURE TO CONCRETE BASE AS DIRECTED BY MANUFACTURER.



① FINISH GRADE	⑩ PVC MAIN LINE
② JAMB RECTANGULAR PLASTIC VALVE BOX (WITH 1" HOLE) AND VALVE PIPE NO EXCEPTIONS. INSTALL BOX AS SHOWN IN INSTALLATION DETAIL.	⑪ SCHEDULE 80 SCHEDULE 40 PVC TEE AS REQUIRED.
③ SCHEDULE 40 PVC UNION BALL VALVE (GIRN TYPE)	⑬ 2" OR 1 1/2" OR 1" DIA. DRINK BROS. 4" OR 3" GAUGE 1/2" BELLOW VALVE (NO SOL. IN BELLOW)
④ PRESSURE REGULATOR (INCLUDED IN DRP ZONE KIT)	⑭ 1/2" OR 1" (1 1/2") SQUARE WIRE MESH 4" OR 3" GAUGE
⑤ REMOTE CONTROL VALVE DRP ZONE KIT (SHALL INCLUDE VALVE, PRESSURE AND 4 PSI PRESSURE REGULATING VALVE)	⑮ SCHEDULE 80 PVC 90° ELBOW 4" OR 3"
⑥ VALVE ID TAG CONTROLLER AND STATION NUMBERS	⑯ VALVE PLUMBING PROVIDED 30" OR 36" EXCESS IF WIRE IN 1" TYPICAL DRINK BROS. CO.
⑦ SCHEDULE 40 MALE ADAPTER	
⑧ BRONZE CORNER	⑰ FILTER (INCLUDED IN DRP ZONE KIT)

INSTRUCTIONS:

1. STRIP WIRES APPROXIMATELY 12" (13 mm) TO EXPOSE WIRE.
2. TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT, DO NOT OVERTIGHTEN.
3. INSERT WIRE ASSEMBLY INTO PLASTIC TUBE UNTIL WIRE CONNECTOR SNAPS FAST UP IN BOTTOM OF TUBE.
4. PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS.
5. INSPECT FINAL SPLICE ASSEMBLY TO BE SECURE AND FINISHED.

- ① 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID.
- ② 8" [200mm] CLASS 160 OR SCHEDULE 40 PVC PIPE (NOTCH TO FIT OVER MAIN LINE PIPE).
- ③ PVC MAIN LINE.
- ④ FINISH GRADE.
- ⑤ PEA GRAVEL OR 3/4" [19mm] DRAIN ROCK - 4" [100mm] DEEP (NO SOIL IN VALVE BOX).
- ⑥ BRICK-2 TOTAL.
- ⑦ 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.
- ⑧ GATE VALVE.
- ⑨ MALE ADAPTER, REFER TO LEGEND FOR FITTING TYPE.

① 1" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LIFT	⑦ 19 GAUGE 12" (13mm) SQUARE WIRE MESH
② 1 1/4" X 1 1/4" X 1 3/4" (30mm x 30mm x 36mm) ANGLE BRK 30° 700mm (LONG) 100mm (WIDE) STAINLESS STEEL	⑧ BRICK - 2 TOTAL
③ PVC MAIN LINE	⑨ SCHEDULE 80 PVC THREADED NIPPLE, 10" (250mm) LONG SCHEDULE 80 PVC UNTHREADED NIPPLE
④ 3" (75mm) LONG SCHEDULE 80 PVC THREADED NIPPLE	⑩ UPC APPROVED SCHEDULE 80 PVC TEE ON ELBOW
⑤ FINISH GRADE	⑪ SCHEDULE 80 PVC THREADED 90° ELL
⑥ QUICK COUPLING VALVE	

NOTE:
NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE INLET THREAD SIZE.

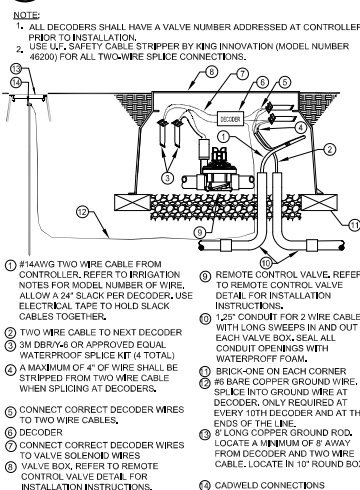
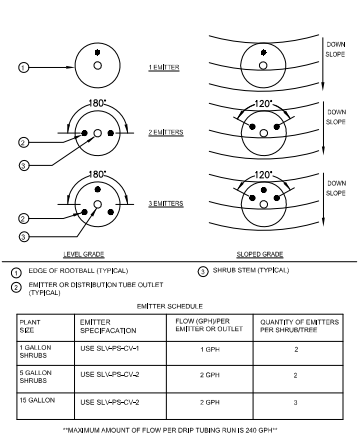
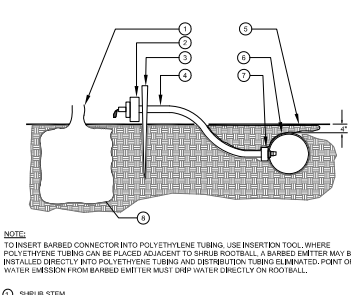
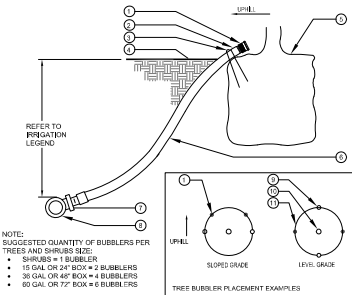
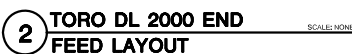
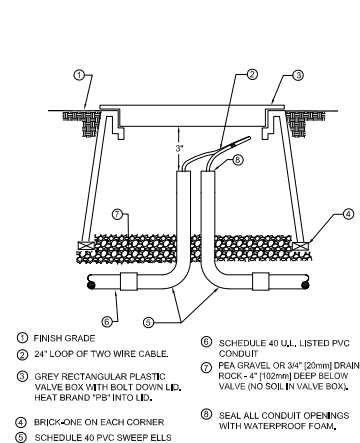
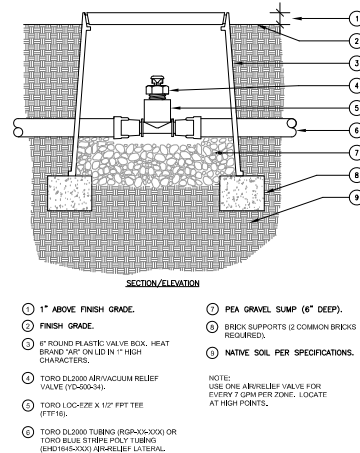
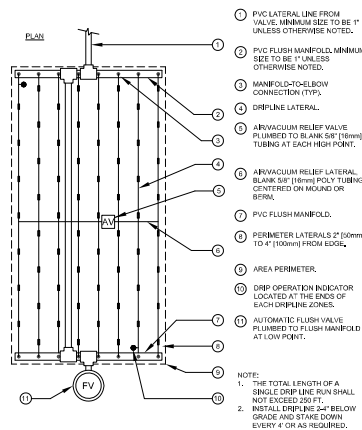
1	CONTROLLER AND STATION	2	RECTANGULAR VALVE BOX
3	VALVE TYPE	4	ROUND VALVE BOX FOR QCV AND TAP
5	HEAT BRASS LETTERS AND NUMBERS INTO L.D.	6	HEAT BRASS LETTERS AND NUMBERS INTO L.D. (TYPICAL)
7	VALVE BOX COVER	8	EDGE OF LAWN, WALK, FENCE, CURB, ETC.

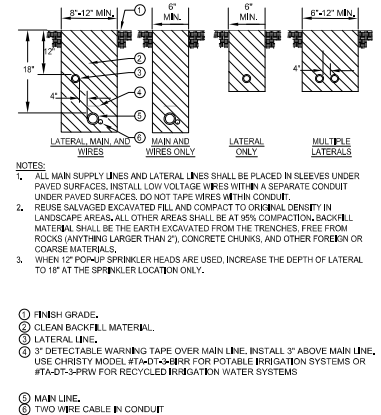
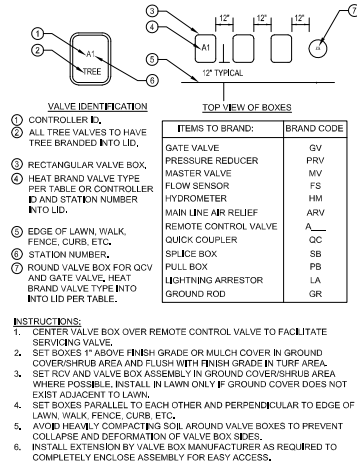
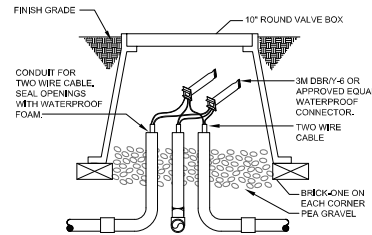
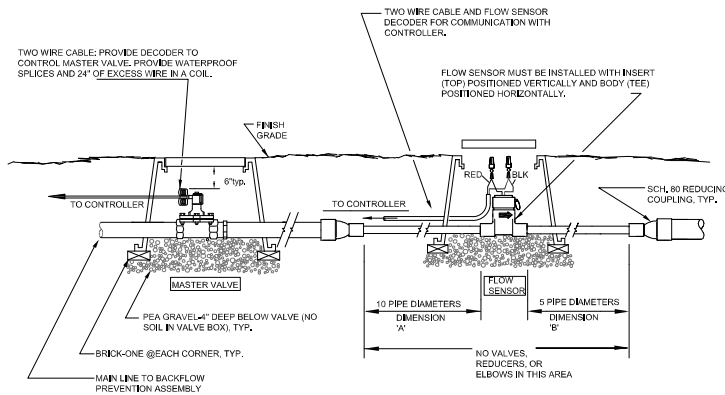
INSTRUCTIONS:

1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 12 INCHES ABOVE FINISH GRADE OR WALK/CURB OVER IN GROUND COVERHURUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET VALVE AND VALVE BOX ASSEMBLY IN GROUND COVERHURUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. INSTALL EXTENSION IF VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE VALVE TO PREVENT EASY ACCESS.

TTLC 5976 W. Las Positas Boulevard
Pleasanton, CA
July 10, 2023

Irrigat





1 INSTALLATION DETAIL MASTER VALVE/FLOW SENSOR

SCALE: NONE

2 2-WIRE SPLICE BOX AT MAIN LINE TEE OR 3 WAY WIRE BRANCH

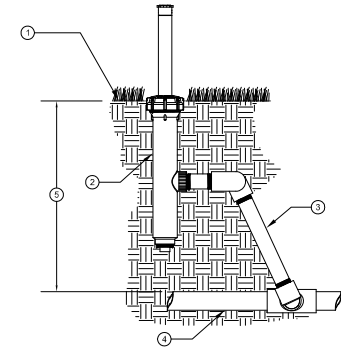
SCALE: NONE

3 VALVE BOX INSTALLATION

SCALE: NONE

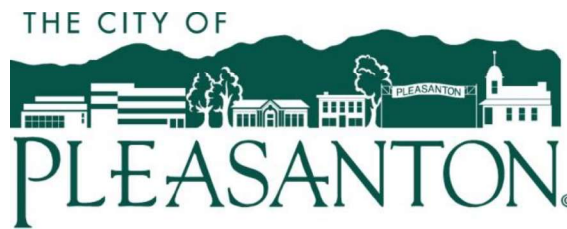
4 TRENCHING

SCALE: NONE



5 570 POP-UP DRIP OPERATION INDICATOR

SCALE: NONE



August 23, 2023

SENT VIA E-MAIL:

krutchena@thetruelifecompanies.com

Kelley Rutchena
The True Life Companies
12647 Alcosta Boulevard, Suite 470
San Ramon, CA 94583

**Subject: P23-0599, SB 330 Application – Residential Project
5976-5994 W. Las Positas Boulevard, Pleasanton**

Dear Ms. Rutchena:

Thank you for submitting to the City of Pleasanton (City) Design Review and Tentative Tract Map applications, which were received by the City on July 24, 2023, for a housing development project consisting of 146 residential units and 38 Accessory Dwelling Units (ADU) (the “Project”) at the above-referenced site. This letter is intended to acknowledge the City's receipt of your applications under Government Code § 65941.1 and provide guidance for your submittal.

Upon review of the submitted material, staff has deemed your application incomplete. The following are missing submittal requirements:

Missing:

- 1) Application Fees: Please see invoice attached.
- 2) Green Building and Climate Measures: A Greenhouse Gas (GHG) Emission Compliance Checklist is required for all additions and new construction to indicate compliance with the City’s CAP 2.0 (attached).
- 3) Noise Study: Provide a noise study showing compliance with General Plan and zoning Code standards, prepared by a qualified individual or firm as determined by the City.
- 4) Health Risk Assessment and Air Quality Analysis: Provide health risk assessment and air quality analysis consistent with Bay Area Air Quality Management District screening thresholds and criteria. https://www.baaqmd.gov/~media/files/planning-andresearch/ceqa/tools/2020_02_20-screening-approach-flow-chart-pdf?la=en.
- 5) Water and Sewer Study: Projects proposing ten or more residential units, or 25,000 square feet or more of non-residential space, shall submit a water and sewer study to determine if sufficient capacity is available. Please contact Project Planner for guidance on how to proceed with study.
- 6) TITLE ENCUMBRANCES. Referring to the preliminary title report by First American Title, the following encumbrances shall be shown on the plans with appropriate descriptors (easement name, dimensions, and recording information):

COMMUNITY DEVELOPMENT

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

Planning	Building & Safety	Engineering	Traffic	Inspection
200 Old Bernal Ave. (925) 931-5600 Fax:931-5483 1310/01\3398025.1	200 Old Bernal Ave. (925) 931-5300 Fax:931-5478	200 Old Bernal Ave. (925) 931-5650 Fax:931-5479	200 Old Bernal Ave. (925) 931-5650 Fax:931-5479	157 Main Street (925) 931-5680 Fax:931-5484

- a. Exception 4: City Council Resolution No. 85-464 recorded as 85-241017 on 10-01-1985 vacated a portion of the 50'-wide PSE along the Hopyard Road property frontage. The vacated area is approximately half the width of the original PSE although the width varies along its length.
 - b. Exception 7: Private Grant Deed with Rider recorded as 85-196802 on 9-20-1985 that references in Article 4.3 a Development Agreement between the owner and City recorded on 1-06-1984 as Instrument 84-003542. More research will be needed to retrieve this agreement from the file and to ascertain whether it influences the proposed development.
 - c. Exception 8: Access Easement to Alameda County Flood Control and Water Conservation District recorded as 86-000583 on 1-02-1986. Although this easement is shown on Sheet C1, it nonetheless conflicts with proposed Buildings 1, 2, and 13. The District will need to vacate this easement in order for these buildings to be constructed, and will likely request equivalent access through the developed property. I would suggest that the area between Buildings 14 and 15 could serve this purpose, although the applicant should discuss this issue directly with District personnel. The applicant shall provide evidence that ACFC&WCD will relinquish rights across conflicting portions of their access easement. In the absence of this evidence, the development cannot be constructed as proposed.
 - d. Exception 9: Declaration of Covenants, Conditions, and Restrictions for the Hacienda Business Park Owner's Association were recorded as 2013124373 on 4-08-2013. Section 3.2.1 of the document requires preliminary development plans to be submitted to a committee of the association prior to submittal to the City. The applicant shall provide evidence of said submittal to the association committee. Section 11.4 of the document indicates that the association has the right to de-annex the property if the City approves a plan for residential development. The applicant shall provide evidence that the preliminary development plans have been submitted to a committee of the Hacienda Business Park Owner's Association.
- 7) CONSTRUCTION GENERAL PERMIT: This application will be subject to a Construction General Permit according to the National Pollutant Discharge Elimination System (NPDES) General Permit. 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.
- 8) Tentative Subdivision Map. Section 19.20.080 of the Pleasanton Municipal Code lists required information for a tentative map submittal. The following adjustments are necessary on the tentative map:

August 23, 2023

- a. Subsection A(19) requires a schematic diagram showing the proposed water system. Sheet C6 shows a proposed water system that relies on two domestic master water meters for the development. Pleasanton Municipal Code Section 14.04.050(C) states, *“Connections to the water system shall occur as follows: For separate houses including...condominiums...through a separate service connection to each dwelling unit.”* Master water meters and thus prohibited according to the Pleasanton Municipal Code. Sheet C6 shall be modified to show one water meter for each of the proposed 146 dwelling units. The accessory dwelling units can be connected to its associated primary dwelling unit.
 - b. Subsection A(15) requires the locations of easements to be shown. While Sheet C2 illustrates the various proposed easements, the Public Service Easements (PSEs) shall be expanded to include locations where water meters and sanitary sewer cleanouts will be installed such that the delineation between the public utilities and private service laterals is will defined.
- 9) Traffic Analysis: Projects proposing ten or more residential units shall submit a traffic impact analysis prepared by a certified traffic engineer that demonstrates compliance with General Plan standards, prepared by the City’s consultant at the expense of the applicant. Please contact Project Planner for guidance on how to proceed with study.

CEQA: The project’s eligibility for exemption under CEQA Guidelines will be reviewed once a completed application is received. Prior to initiating environmental review, you will be contacted with a scope of work and peer review agreement.

Once your application is ready to be submitted, please resubmit all project documents through the online [Planning portal](#). We look forward to you addressing the areas of incompleteness described in this letter. If you have any questions, please do not hesitate to contact me by phone at (925) 931-5618 or by email at dmora@cityofpleasantonca.gov.

Sincerely,



Diego Mora
Assistant Planner

Attachments: Invoice, Greenhouse Gas (GHG) Emission Compliance Checklist, Design Review Handout.

Cc:

Ellen Clark, Director of Community Development
Melinda Denis, Planning and Permit Center Manager

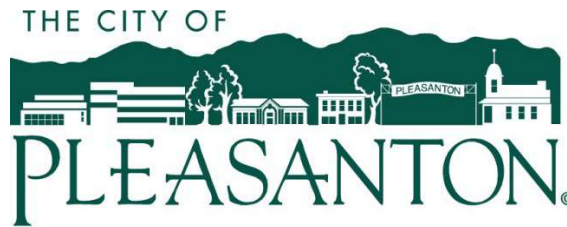
Kelley Rutchena, True Life Companies, P23-0599

Page 4

August 23, 2023

Steve Hernandez, Housing Division Program Manager

Julie Harryman, Assistant City Attorney



August 25, 2023

SENT VIA E-MAIL:

krutchena@thetruelifecompanies.com

Kelley Rutchena
The True Life Companies
12647 Alcosta Boulevard, Suite 470
San Ramon, CA 94583

**Subject: P23-0599, SB 330 Application – Residential Project
5976-5994 W. Las Positas Boulevard, Pleasanton**

Dear Ms. Rutchena:

Thank you for submitting to the City of Pleasanton (City) Design Review and Tentative Tract Map applications, which were received by the City on July 24, 2023, for a housing development project consisting of 146 residential units and 38 Accessory Dwelling Units (ADU) (the “Project”) at the above-referenced site. As you know, the applications were deemed to be incomplete. This letter is a courtesy notification that this project will also be required to submit an application for a Major PUD Modification.

The subject property is located within the Hacienda Business Park (“Hacienda”) zoned PUD-I/C-O (Planned Unit Development) – Industrial/Commercial and Office District and with the General Plan Designation of Mixed Use/Business Park. Development within the business park, which includes the subject property, is regulated by the Hacienda Design Guidelines, Hacienda’s Covenants, Conditions, and Restrictions, the Development Plan, and Pleasanton municipal codes and Ordinances. The PUD District development plan includes a Land Use Plan (also shown in the Design Guidelines) that illustrates the variety and locations of land uses intended to occupy Hacienda, referred to as “Planning Districts”. The planning districts include Retail/Commercial Centers, Garden Office, Midrise Office, General Office, Research and Development, Light Manufacturing, High Density Residential, Mixed Office/Industrial, Mixed Commercial/Office/Industrial and Mixed Use.

The subject property is lot 20 within Hacienda’s Land Use Plan, which is subject to the Garden Office District (“OGPD”). Per the Land Use Plan, the permitted and conditionally permitted uses for a property in the Garden Office District are those specified in the O (“Office”) District, as set forth in Section 18.44.080 of the Pleasanton Municipal Code (PMC).

The General Plan's Mixed Use designation references and defers to the applicable Planned Unit Development (see General Plan Page 2-23)¹. In this instance, the Hacienda PUD designates the subject

¹ Specifically, the General Plan states: “The location of specific land uses in areas designated Mixed Use is determined by the associated PUD zoning or specific plan”

COMMUNITY DEVELOPMENT

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

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

August 25, 2023

parcel/site (lot 20) as Garden Office (OGPD), which does not permit residential development except Nursing Homes/Assisted Living Facilities. As such, it would be necessary to submit an application for a Major PUD Modification to allow a residential development as proposed. Please refer to information regarding the [Planned Unit Development Modification](#) application process.

Once your application is ready to be submitted, please resubmit all project documents through the online [Planning portal](#). If you have any questions, please do not hesitate to contact me by phone at (925) 931-5618 or by email at dmora@cityofpleasantonca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Diego Mora". The signature is stylized with a large "D" and a cursive "Mora".

Diego Mora
Assistant Planner

Cc:

Ellen Clark, Director of Community Development
Melinda Denis, Planning and Permit Center Manager

EXHIBIT E

TTLIC 5976 W. LAS POSITAS BLVD.

PLEASANTON, CA | NOVEMBER 17, 2023



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A46	TYPICAL BUILDING SECTION
A47	ARCHITECTURAL DETAILS
A48	COLOR & MATERIALS
A49	SHADOW STUDY

APPLICANT
TTLIC PLEASANTON - LAS POSITAS, LLC
12647 AL COSTA BLVD., STE. 470
SAN RAMON, CA 94583
T: 925.824.4300
ATTN: KELLY RUTCHENA

ARCHITECT
SDG ARCHITECTS, INC.
33661 WALNUT BLVD. STE. 120
BRENTWOOD, CA 94513
925.634.7000
ATTN: SCOTT PRICKETT

CIVIL
CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, STE. 350
SAN RAMON, CA 94586
925.866.0322
ATTN: WILL CARLSON, P.E.

LANDSCAPE
R3 STUDIOS, INC.
201 4TH STREET, STE. 1013
OAKLAND, CA 94607
510.808.5782
ATTN: ROMAN DE SOTA

LAND USE ATTORNEY
MILLER STARR REGALIA
1331 N. CALIFORNIA BLVD, STE. 600
WALNUT CREEK, CA 94596
T: 925.935.9400
ATTN: BRYAN W. WENTER, AICP

342.062
TTLIC 5976 W. Las Positas Boulevard
Pleasanton, CA
November 17, 2023

TRUE LIFE
PLEASANTON
TTLIC Pleasanton - Las Positas, LLC
12647 Alcosta Blvd., Suite 470 San Ramon CA 94583
925.824.4300

COVER SHEET
A00

SDG Architects, Inc.
33661 Walnut Blvd, Suite 120
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com





SITE DATA
ADDRESS: 5976 W. LAS POSITAS BLVD., PLEASANTON, CA
API: 941-2764-005
GROSS LOT AREA: 7.29 AC

DWELLING UNITS: 148
ADUS: 38

GROSS DENSITY: 148/7.29 = 22.0 DUA

RESIDENTIAL PARKING REQUIRED:
148 UNITS x 1.5/UNIT: 222 SPACES
GUEST @ 1 PER 10 UNITS: 15 SPACES
TOTAL: 238 SPACES

RESIDENTIAL PARKING PROVIDED:
RESIDENTIAL GARAGES: 292 SPACES
RESIDENTIAL GUEST: 55 SPACES
TOTAL: 347 SPACES

OWNERSHIP TYPE: FCR-SALE PRODUCT

BUILDING INFORMATION

HEIGHT
ALLOWABLE HEIGHT: 65
PROPOSED HEIGHT: 39'-2" MAX HT., SEE BUILDING ELEVATIONS
318" TYP. EAVE HT.

BUILDING CODE INFORMATION
- CODE REFERENCE: 2022 CALIFORNIA BUILDING CODE / CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 2
- OCCUPANCY TYPE: R2 PER 2022 C.B.C WITH COMMON 1-HR. WALL SEPARATIONS
- CONSTRUCTION TYPE: V-B (NON-RATED)
- ALLOWABLE AREA: 21,000 SF x 2 = 42,000 SF
- BUILDING AREA CALCULATIONS: SEE TABLE ON THIS SHEET
- FIRE SPRINKLER SYSTEM: NFPA 13

ACCESSIBILITY
CODE REFERENCE: PER 2022 CBC CHAPTER 1102.3
REQUIRED: 10% OR 8 UNITS TO BE ADAPTABLE ON AN ACCESSIBLE PATH
PROVIDED: 15 UNITS

ACCESSORY DWELLING UNITS (ADU)
ACCESSIBILITY REQUIRED PER CBC 1104A.1

ADU UNIT AREAS:
PLAN 6 - ADU: 322 SF
PLAN 7 - ADU: 314 SF

Townhome Units						
	Unit 1 Flat	Unit 2 Flat	Unit 3 Zipper	Unit 4 Zipper	Unit 5	Unit 6 ADU
Total Unit Sf	1,234	1,425	1,459	1,682	1,807	2,062
Private Open Space SF	66	66	77	88	52	103
Private Garage SF	430	425	537	483	473	488
Bed Count	2	2	3	3	3	4
Bath Count	2.5	2.5	3	3	2.5 + .5	3.5

Unit & Building Totals							
Building #	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Total
Building 1	4	4					8
Building 2	9	9			4		22
Building 3	4	4					8
Building 4	5	5					10
Building 5	4	4					8
Building 6						4	4
Building 7						8	8
Building 8						4	4
Building 9						3	3
Building 10						4	4
Building 11						3	3
Building 12			5	5			10
Building 13			6	6			12
Building 14			6	6			12
Building 15			4	4			8
Building 16			5	5			10
Total Unit Count	26	26	26	26	4	26	148
Total Bedroom Count	52	52	78	78	12	104	474
Total Private Open Space	1,716	1,716	2,002	2,288	208	2,678	11,676
Total Living Area	32,084	37,050	37,934	43,732	7,228	53,612	236,666

Building Areas by Occupancy				
Building #	R-2	U	Total Building Area	Private Open Space
Building 1	10,636	3,420	14,056	528
Building 2	31,159	9,587	40,746	1,396
Building 3	10,636	3,420	14,056	528
Building 4	13,295	4,775	18,070	660
Building 5	10,636	3,420	14,056	528
Building 6	12,384	2,528	15,312	590
Building 7	20,632	4,880	25,512	1,002
Building 8	12,384	2,528	15,312	590
Building 9	10,322	2,440	12,762	487
Building 10	12,384	2,528	15,312	590
Building 11	10,322	2,440	12,762	487
Building 12	15,705	5,100	20,805	825
Building 13	18,846	6,120	24,966	990
Building 14	18,846	6,120	24,966	990
Building 15	12,564	4,080	16,644	660
Building 16	15,705	5,100	20,805	825
Total Across Site	236,456	69,386	305,842	11,676

342.052 TTLC 5976 W. Las Positas Boulevard
Pleasanton, CA
November 17, 2023

TRUE LIFE **COMMITMENT** **TTLC Pleasanton - Las Positas, LLC**
12647 Alameda Blvd., Suite 410 San Ramon CA 94583
925.824.4300

PROJECT DATA & ARCHITECTURAL SITE PLAN
A01

SDG Architects, Inc.
3361 Walnut Blvd, Suite 100
Brentwood, CA 94513
925.634.7000 | sdgarchitectsinc.com





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 Pleasanton, CA
 November 17, 2023



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PERSPECTIVE VIEW
 A02

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 925.634.7000 | sdgarchitectsinc.com





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PERSPECTIVE VIEW
A03

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CONCEPTUAL VIEW FROM WEST LAS POSITAS BOULEVARD

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Pleasanton, CA
November 17, 2023



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STREETSCAPE ELEVATION
A04

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November 17, 2023

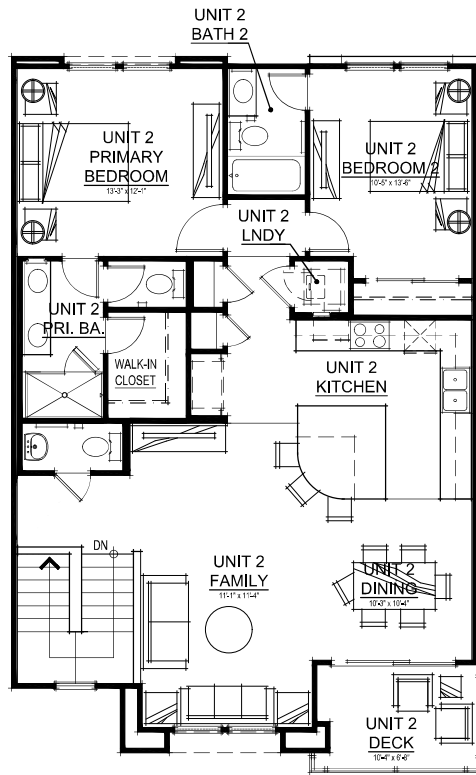


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925.824.4300

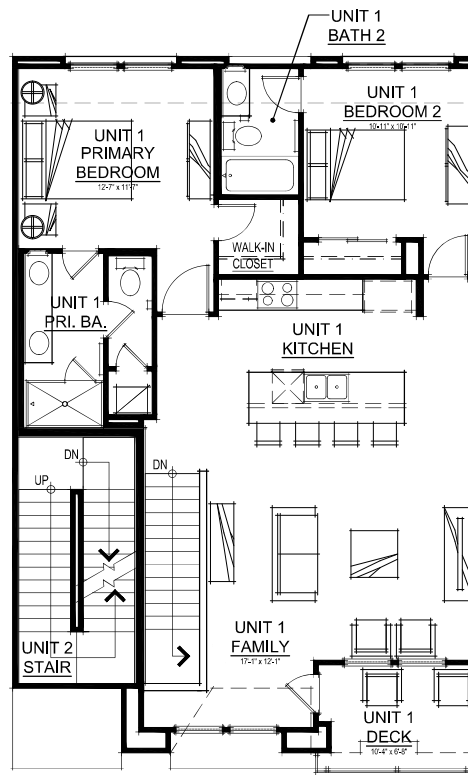
EXISTING SITE & SURROUNDING CONTEXT
A05

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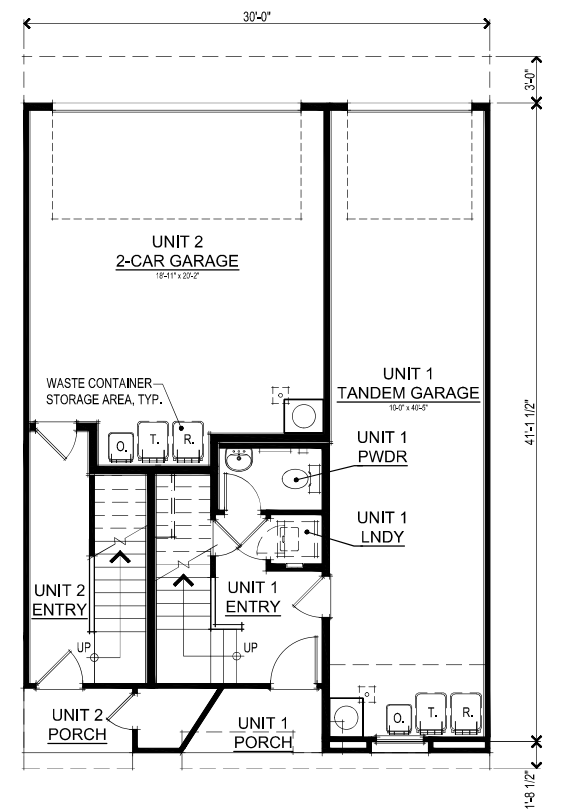




THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT 1 SQUARE FOOTAGES		UNIT 2 SQUARE FOOTAGES	
FIRST FLOOR	176 SQ. FT.	FIRST FLOOR	130 SQ. FT.
SECOND FLOOR	1058 SQ. FT.	SECOND FLOOR (STAIRS)	135 SQ. FT.
TOTAL LIVING	1234 SQ. FT.	THIRD FLOOR	1154 SQ. FT.
TANDEM GARAGE	430 SQ. FT.	TOTAL LIVING	1419 SQ. FT.
UNIT 1 PORCH	32 SQ. FT.	2-CAR GARAGE	432 SQ. FT.
DECK	66 SQ. FT.	UNIT 2 PORCH	29 SQ. FT.
		DECK	66 SQ. FT.



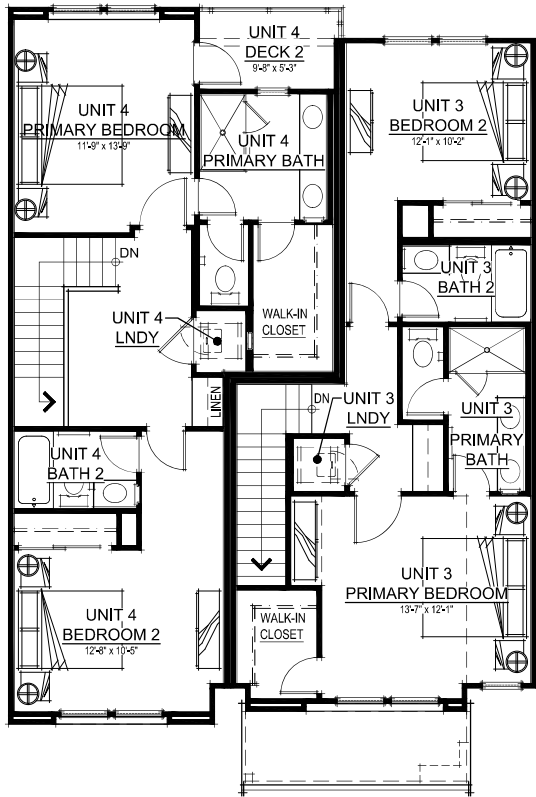
UNIT 1 & 2 FLOOR PLANS
A06

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November 17, 2023

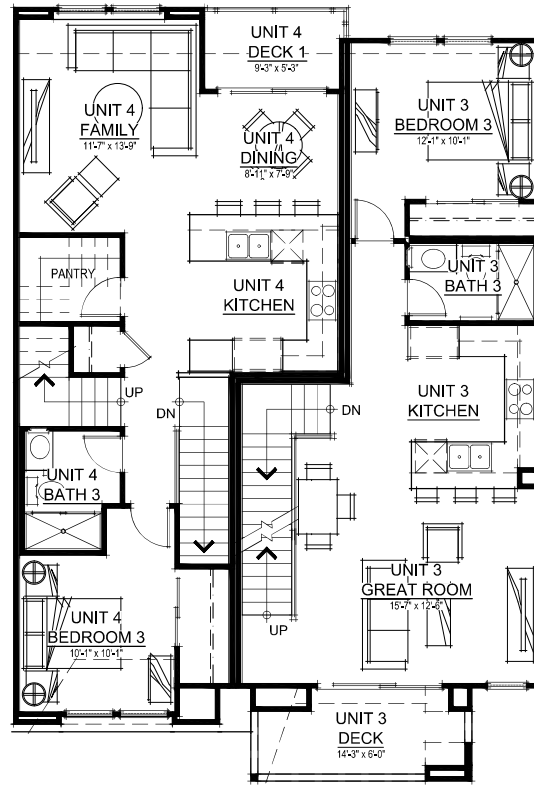
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02947 Alameda Blvd., Suite 470 San Ramon CA 94583
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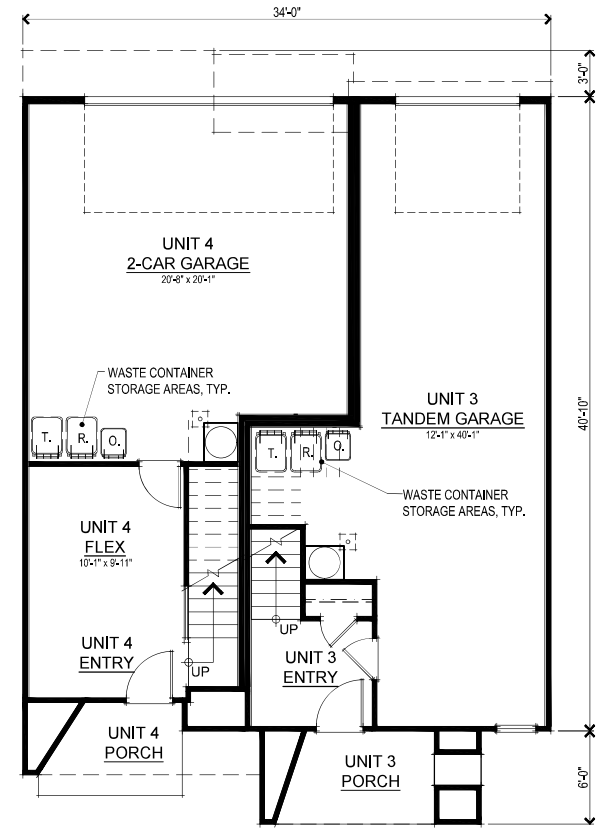




THIRD FLOOR PLAN

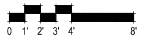


SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT 3 SQUARE FOOTAGES		UNIT 4 SQUARE FOOTAGES	
FIRST FLOOR	123 SQ. FT.	FIRST FLOOR	219 SQ. FT.
SECOND FLOOR	673 SQ. FT.	SECOND FLOOR	727 SQ. FT.
THIRD FLOOR	663 SQ. FT.	THIRD FLOOR	736 SQ. FT.
TOTAL LIVING	1459 SQ. FT.	TOTAL LIVING	1682 SQ. FT.
TANDEM GARAGE	537 SQ. FT.	2-CAR GARAGE	483 SQ. FT.
UNIT 3 PORCH	55 SQ. FT.	UNIT 4 PORCH	49 SQ. FT.
DECK (2ND FLOOR)	77 SQ. FT.	DECK 1 (2ND FLOOR)	44 SQ. FT.
		DECK 2 (3RD FLOOR)	44 SQ. FT.



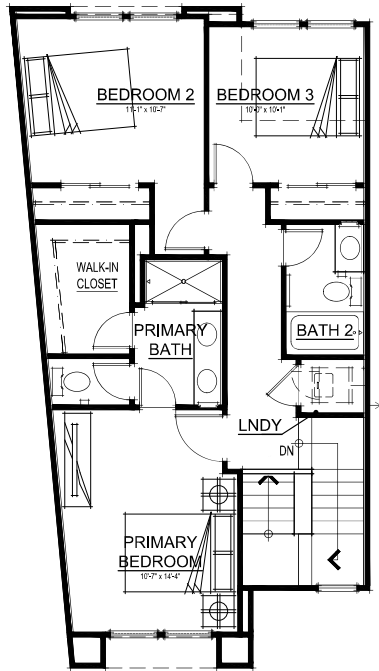
UNIT 3 & 4 FLOOR PLANS
A07

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November 17, 2023

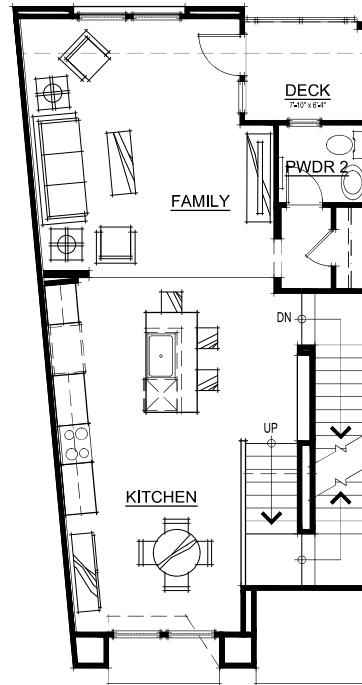
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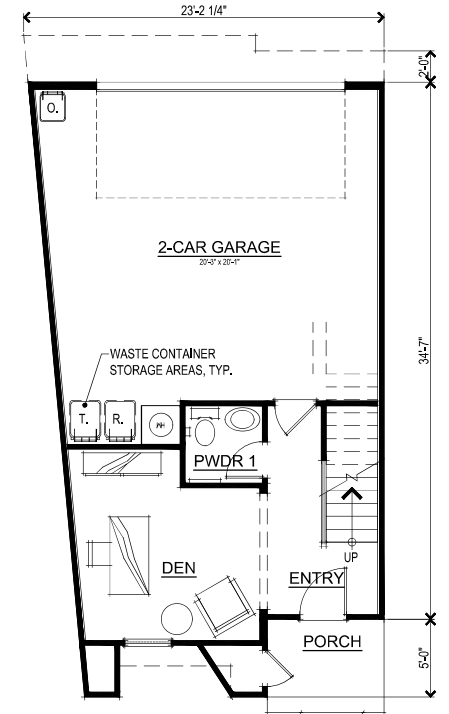




THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT 6 SQUARE FOOTAGES	
FIRST FLOOR	285 SQ. FT.
SECOND FLOOR	773 SQ. FT.
THIRD FLOOR	749 SQ. FT.
TOTAL LIVING	1807 SQ. FT.
2-CAR GARAGE	473 SQ. FT.
REAR DECK	52 SQ. FT.



UNIT 5 FLOOR PLANS
A08

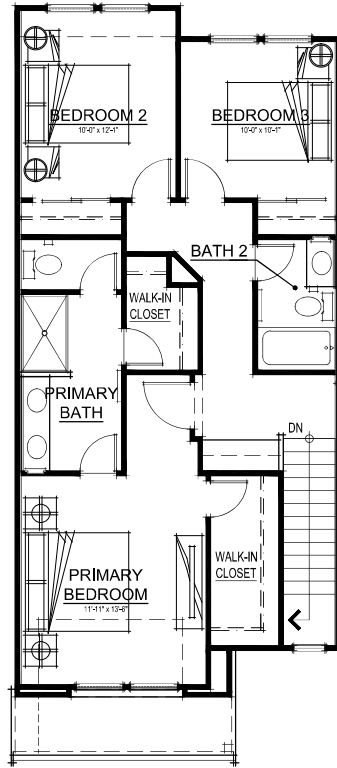
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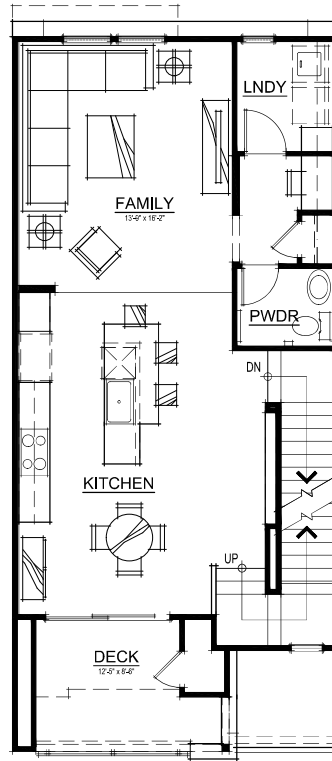
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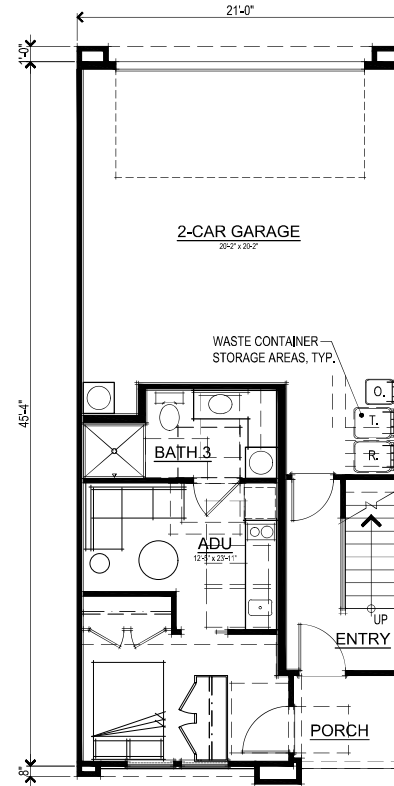




THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT 6 SQUARE FOOTAGES	
FIRST FLOOR	101 SQ. FT.
SECOND FLOOR	804 SQ. FT.
THIRD FLOOR	835 SQ. FT.
ADU	322 SQ. FT.
TOTAL LIVING	2062 SQ. FT.
2-CAR GARAGE	488 SQ. FT.
PORCH	42 SQ. FT.
DECK	103 SQ. FT.

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Pleasanton, CA
November 17, 2023

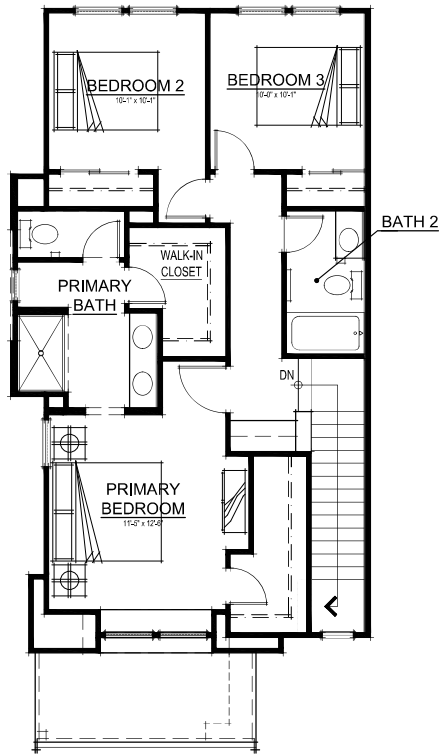
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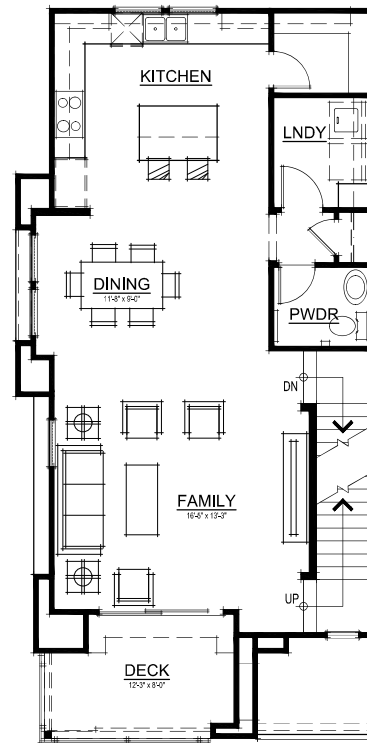
UNIT 6 FLOOR PLANS
A09

SDG Architects, Inc.
3361 Walnut Blvd., Suite 120
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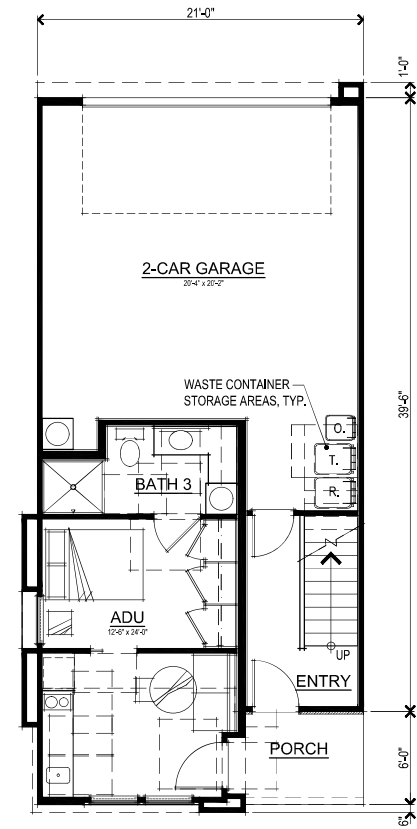




THIRD FLOOR PLAN



SECOND FLOOR PLAN



FIRST FLOOR PLAN

UNIT 7 SQUARE FOOTAGES	
FIRST FLOOR	101 SQ. FT.
SECOND FLOOR	844 SQ. FT.
THIRD FLOOR	809 SQ. FT.
ADU	314 SQ. FT.
TOTAL LIVING	2068 SQ. FT.
2-CAR GARAGE	488 SQ. FT.
PORCH	50 SQ. FT.
DECK	89 SQ. FT.



UNIT 7 FLOOR PLANS
A10

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RIGHT ELEVATION



REAR ELEVATION

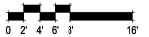


LEFT ELEVATION



FRONT ELEVATION

- EXTERIOR MATERIALS
1. FLAT CONCRETE ROOF TILE
 2. SAND FINISH EXTERIOR PLASTER
 3. EXTERIOR CERAMIC TILE WAINSCOT & DECORATIVE WALL TILE
 4. HORIZONTAL RAILINGS ON STEEL FRAME

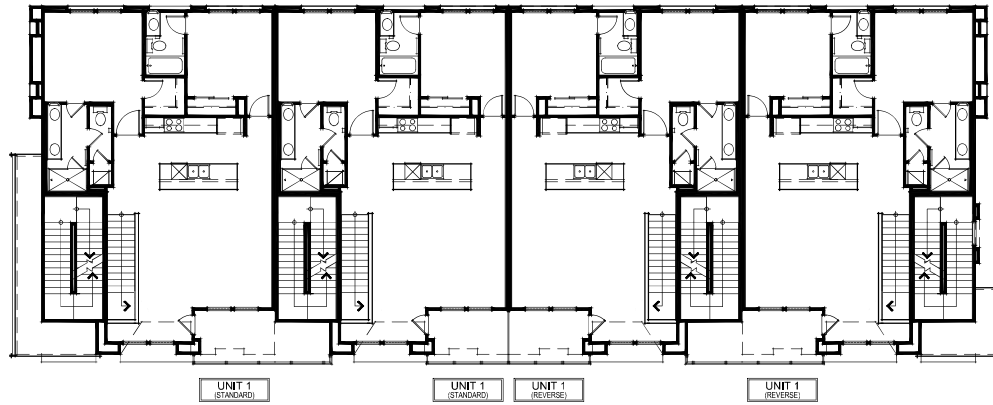


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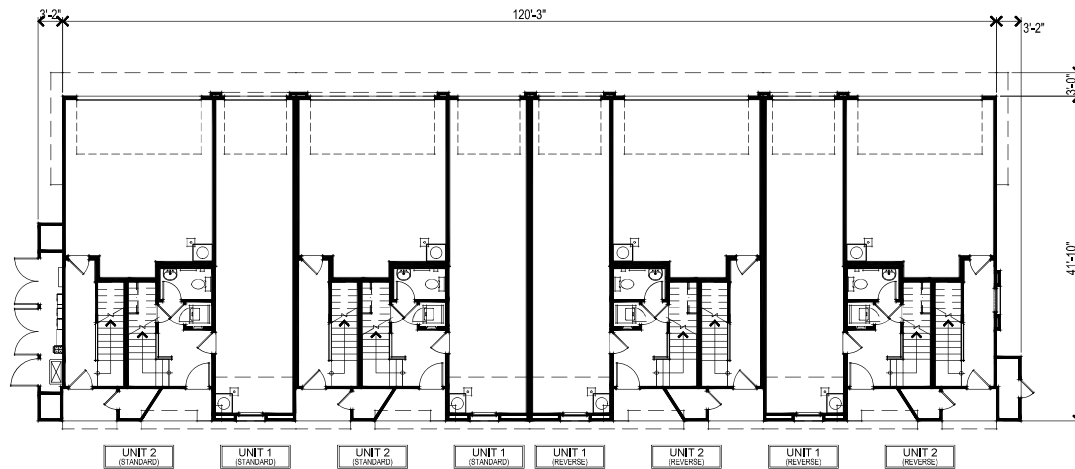
8-UNIT FLAT BUILDING ELEVATIONS
A11

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SECOND FLOOR PLAN



FIRST FLOOR PLAN



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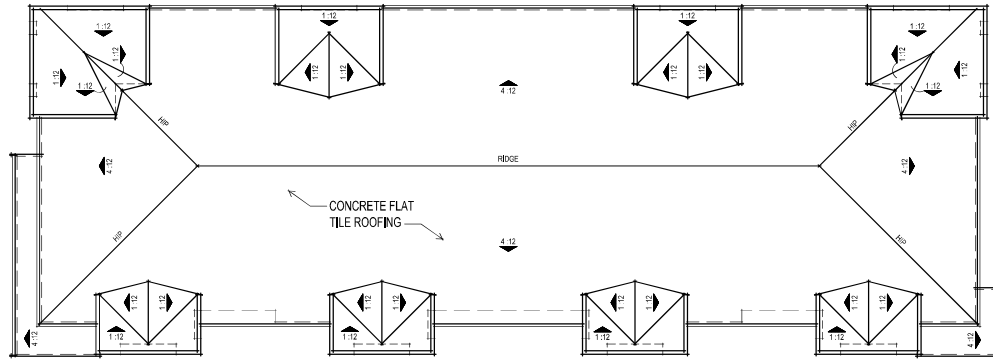


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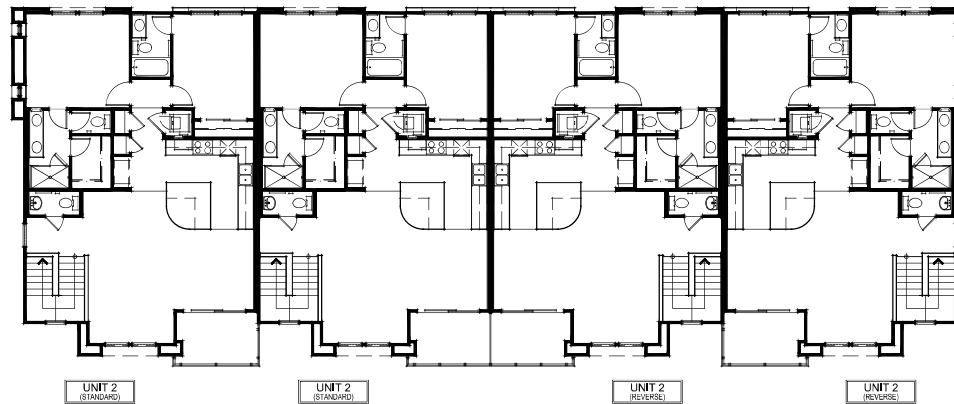
8-UNIT FLAT BUILDING FLOOR PLANS
A12

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ROOF PLAN



THIRD FLOOR PLAN



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8-UNIT FLAT BUILDING FLOOR & ROOF PLANS
A13

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RIGHT ELEVATION



REAR ELEVATION

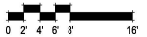


LEFT ELEVATION



FRONT ELEVATION

- EXTERIOR MATERIALS**
1. FLAT CONCRETE ROOF TILE
 2. SAND FINISH EXTERIOR PLASTER
 3. EXTERIOR CERAMIC TILE WAINSCOT & DECORATIVE WALL TILE
 4. HORIZONTAL RAILINGS ON STEEL FRAME
 5. INTERNALLY-ILLUMINATED TOWER LANTERNS WITH DIFFUSED GLASS



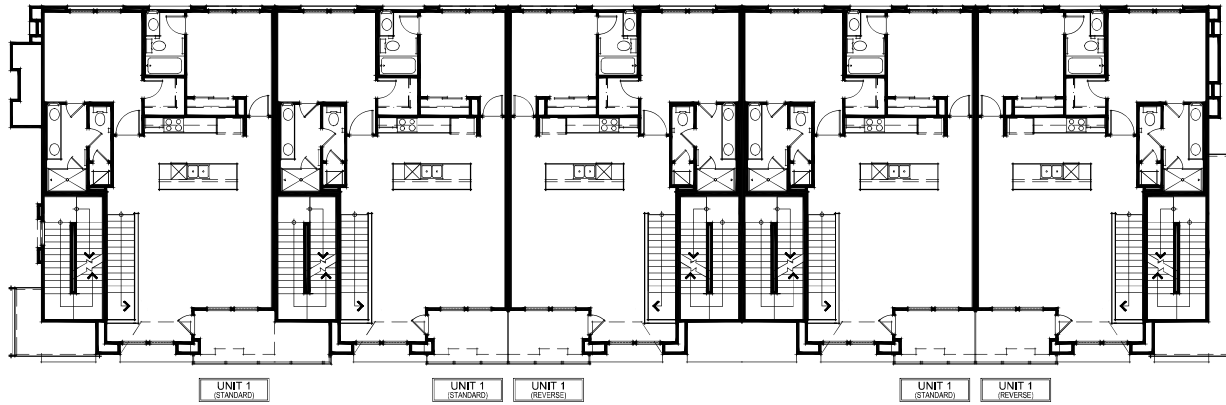
10-UNIT FLAT BUILDING ELEVATIONS
A14

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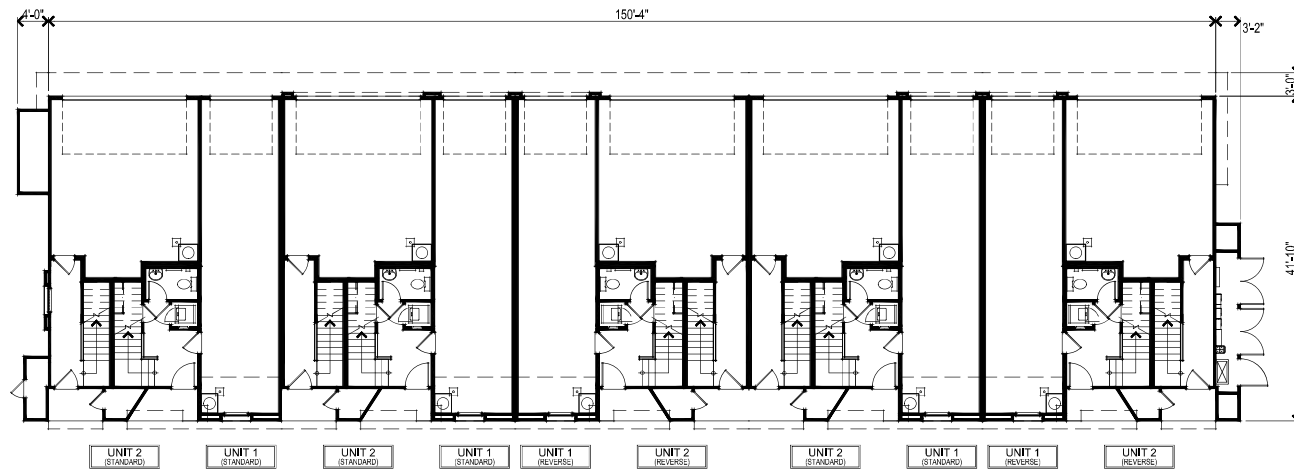
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SECOND FLOOR PLAN



FIRST FLOOR PLAN



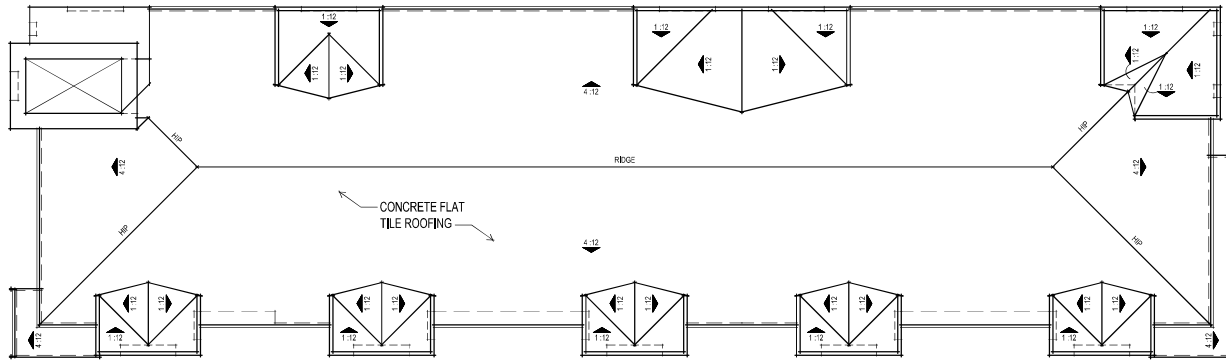
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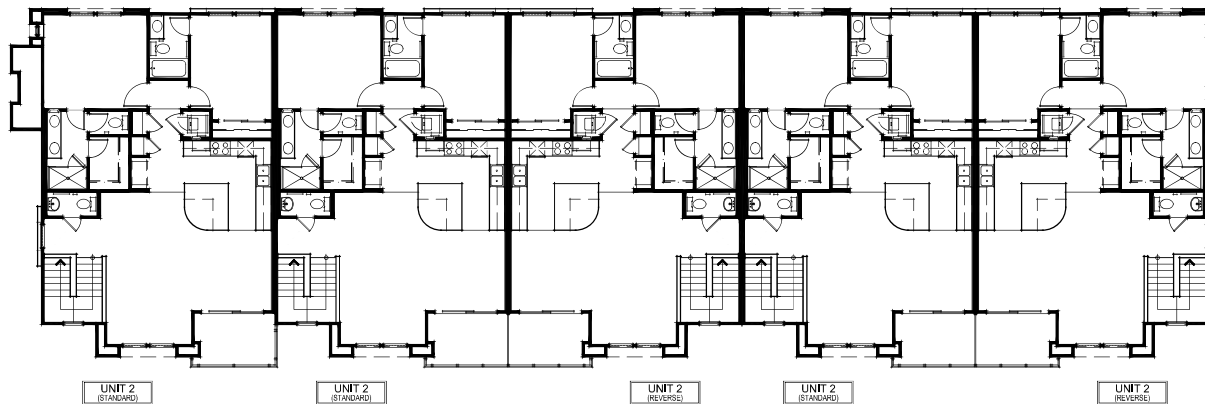
10-UNIT FLAT BUILDING FLOOR PLANS
A15

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ROOF PLAN



THIRD FLOOR PLAN



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10-UNIT FLAT BUILDING FLOOR & ROOF PLANS
A16

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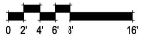
PARTIAL FRONT ELEVATION



PARTIAL FRONT ELEVATION



RIGHT ELEVATION



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22-UNIT FLAT BUILDING ELEVATIONS
A17

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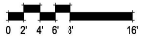
PARTIAL REAR ELEVATION



LEFT ELEVATION



PARTIAL REAR ELEVATION



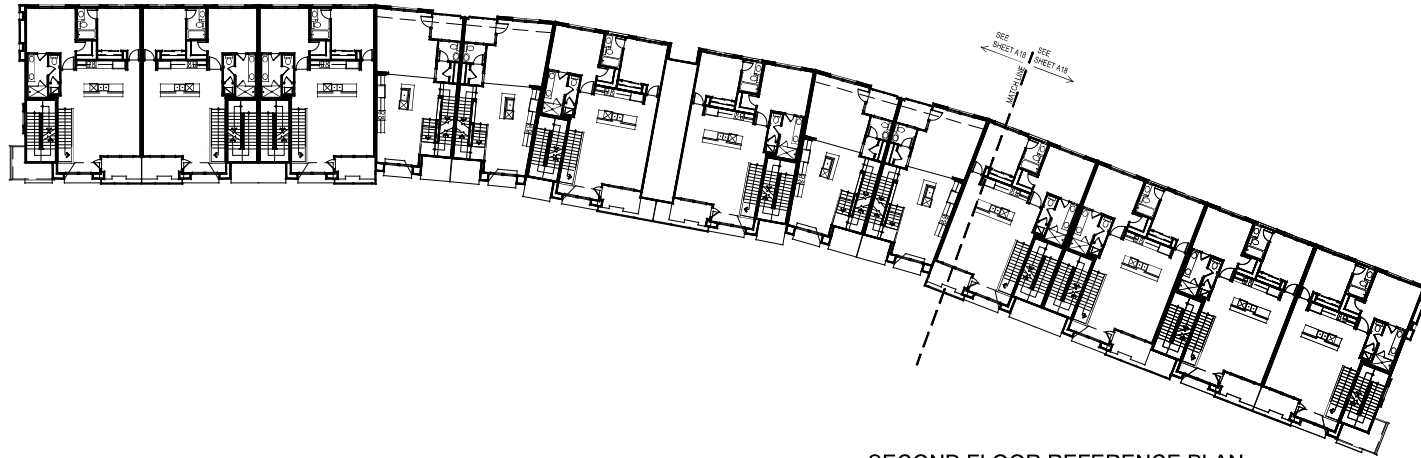
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22-UNIT FLAT BUILDING ELEVATIONS
A18

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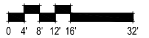




SECOND FLOOR REFERENCE PLAN



FIRST FLOOR REFERENCE PLAN



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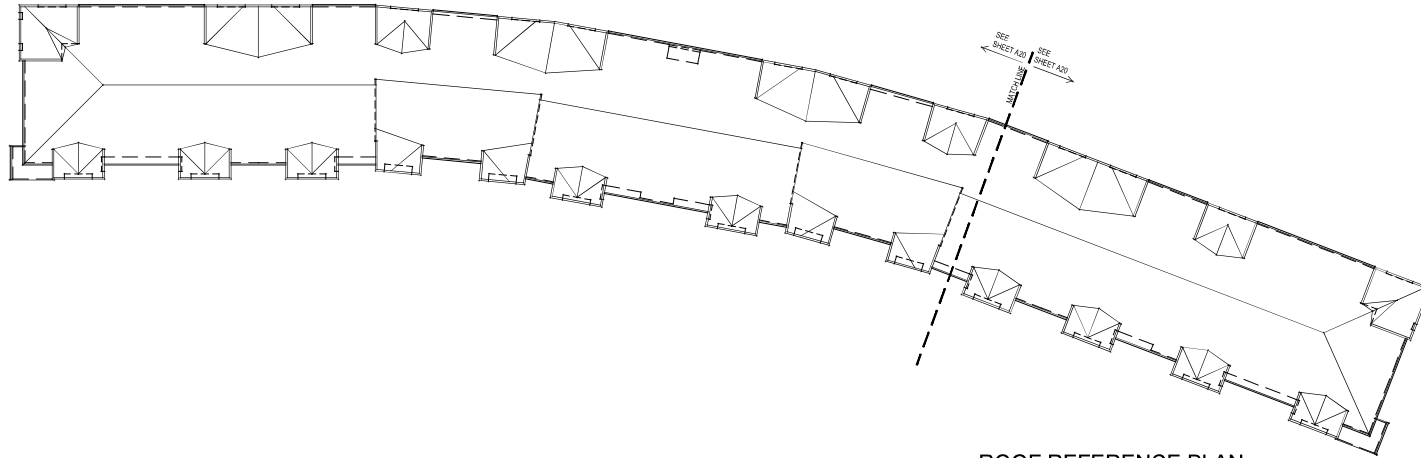
22-UNIT FLAT BUILDING REFERENCE PLANS
A19



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ROOF REFERENCE PLAN



THIRD FLOOR REFERENCE PLAN



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22-UNIT FLAT BUILDING REFERENCE PLANS
A20



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PARTIAL FIRST FLOOR PLAN

PARTIAL FIRST FLOOR PLAN



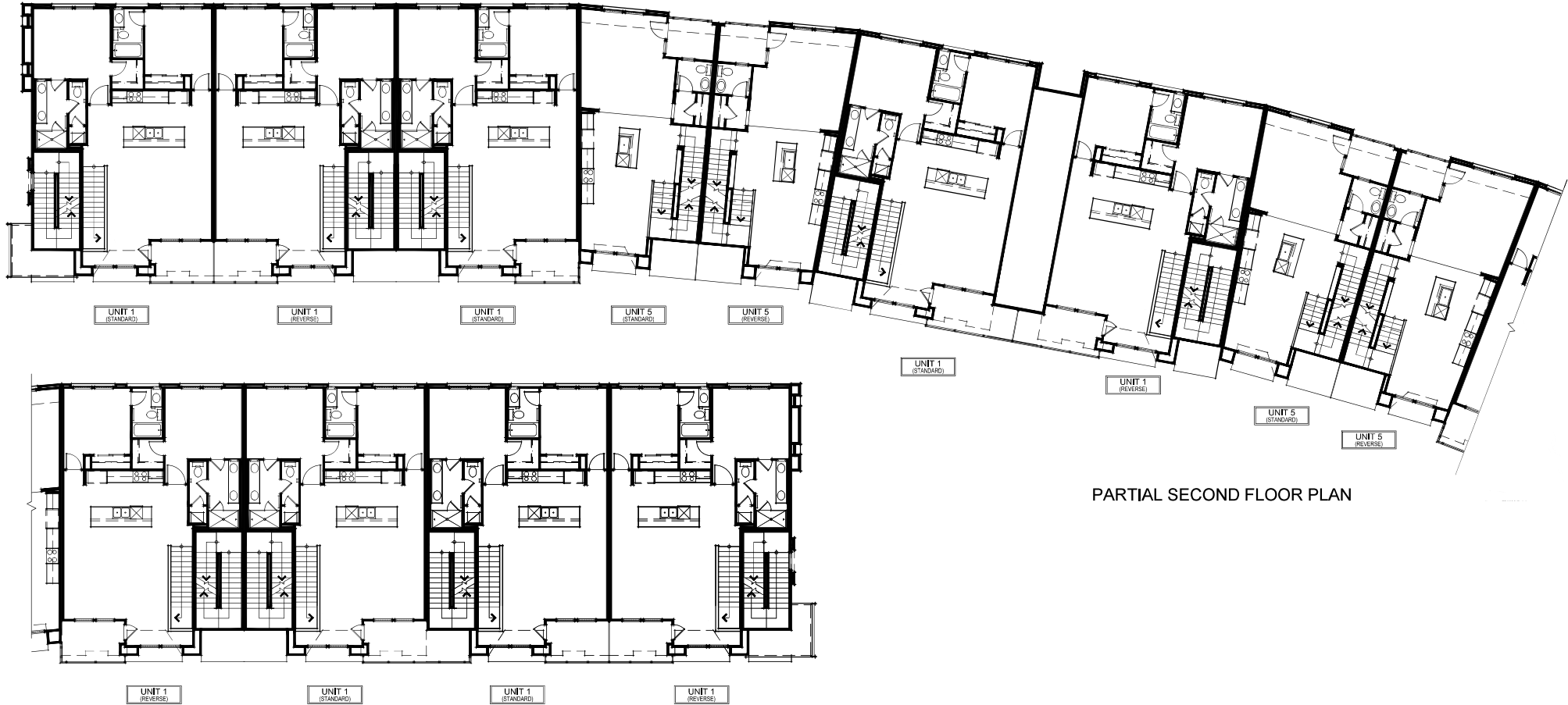
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22-UNIT FLAT BUILDING FIRST FLOOR PLAN
A21

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PARTIAL SECOND FLOOR PLAN

PARTIAL SECOND FLOOR PLAN

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22-UNIT FLAT BUILDING SECOND FLOOR PLAN
A22

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PARTIAL THIRD FLOOR PLAN

PARTIAL THIRD FLOOR PLAN



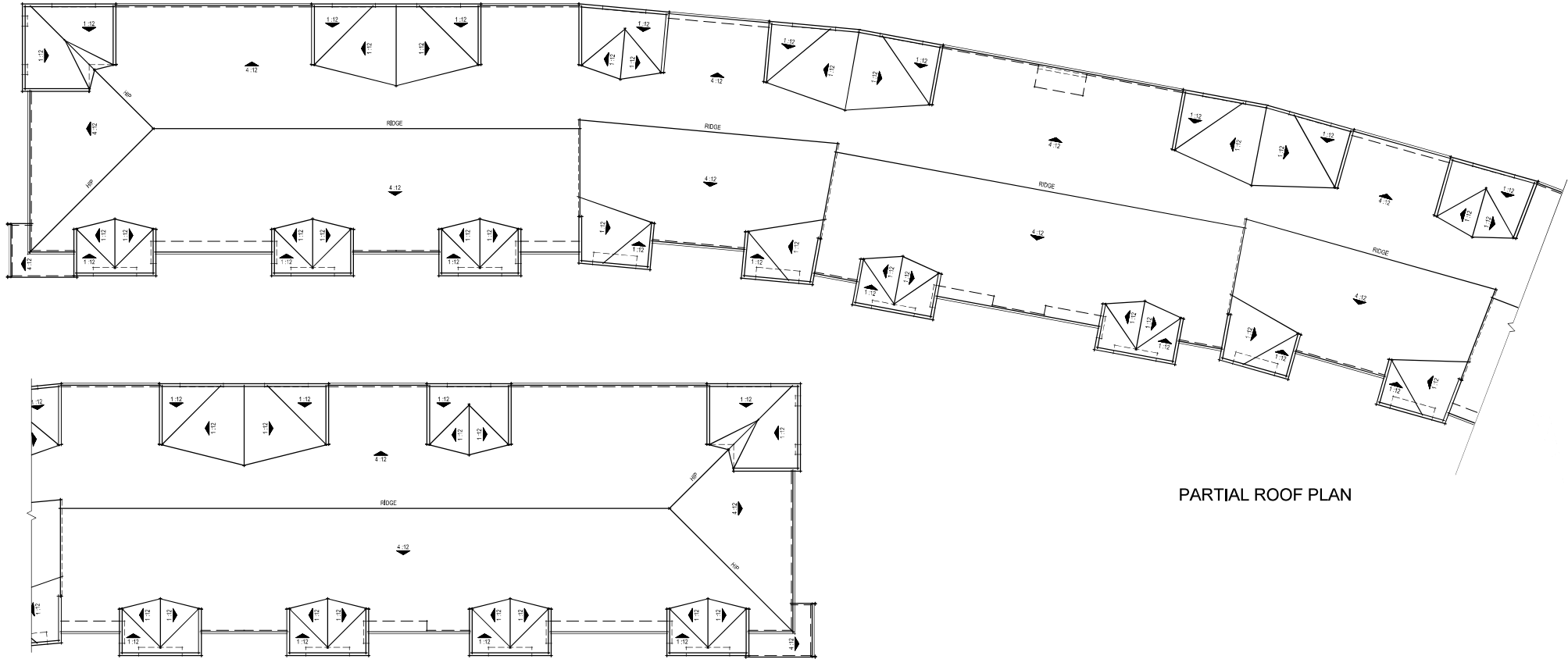
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22-UNIT FLAT BUILDING THIRD FLOOR PLAN
A23

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PARTIAL ROOF PLAN

PARTIAL ROOF PLAN



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22-UNIT FLAT BUILDING ROOF PLAN
A24

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RIGHT ELEVATION



REAR ELEVATION

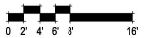


LEFT ELEVATION



FRONT ELEVATION

- EXTERIOR MATERIALS
1. FLAT CONCRETE ROOF TILE
 2. SAND FINISH EXTERIOR PLASTER
 3. EXTERIOR CERAMIC TILE WAINSCOT & DECORATIVE WALL TILE
 4. HORIZONTAL RAILINGS ON STEEL FRAME



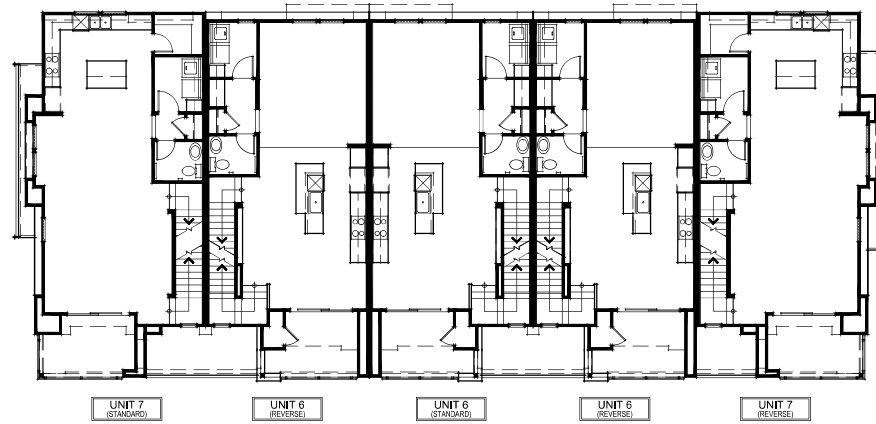
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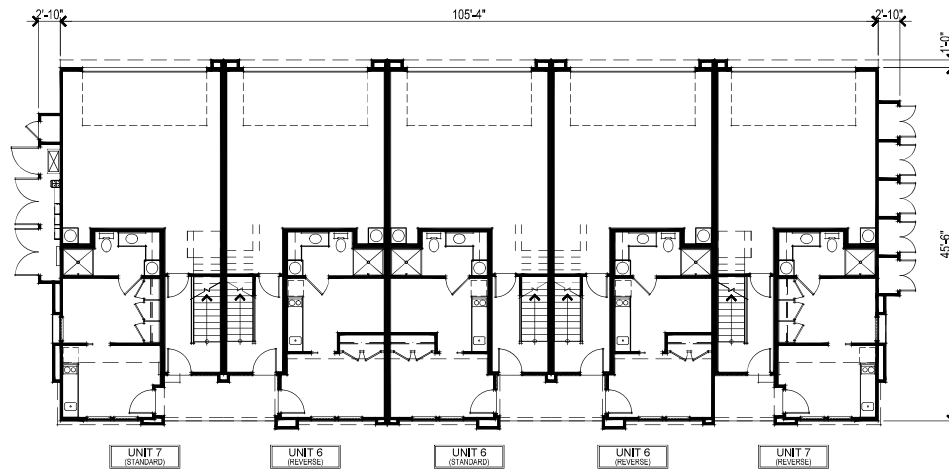
5-UNIT TOWNHOME BUILDING ELEVATIONS
A25

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SECOND FLOOR PLAN



FIRST FLOOR PLAN



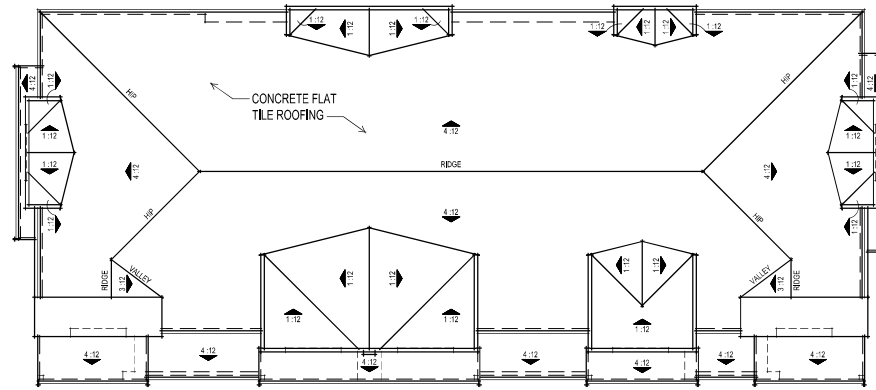
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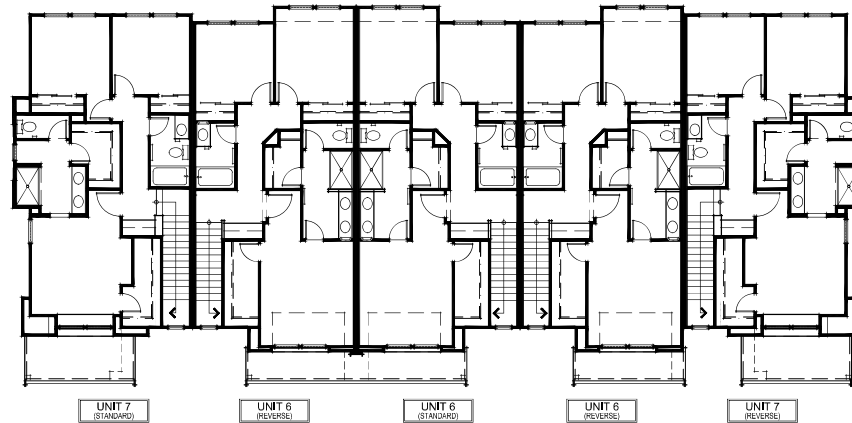
5-UNIT TOWNHOME BUILDING FLOOR PLANS
A26

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ROOF PLAN



THIRD FLOOR PLAN



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5-UNIT TOWNHOME BUILDING FLOOR & ROOF PLANS
A27

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RIGHT ELEVATION



REAR ELEVATION

BUILDING HT.
+/- 38'-8"

EAVE HT.
+/- 31'-8"



LEFT ELEVATION



FRONT ELEVATION

T.O. PL 33'-10"
3RD FLOOR

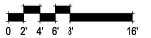
T.O. PL 31'-8"
3RD FLOOR

T.O. PL 21'-11"
2ND FLOOR

T.O. PL 9'-5"
1ST FLOOR

FINISH GRADE
0'-0"

- EXTERIOR MATERIALS
1. FLAT CONCRETE ROOF TILE
 2. SAND FINISH EXTERIOR PLASTER
 3. EXTERIOR CERAMIC TILE WAINSCOT & DECORATIVE WALL TILE
 4. HORIZONTAL RAILINGS ON STEEL FRAME



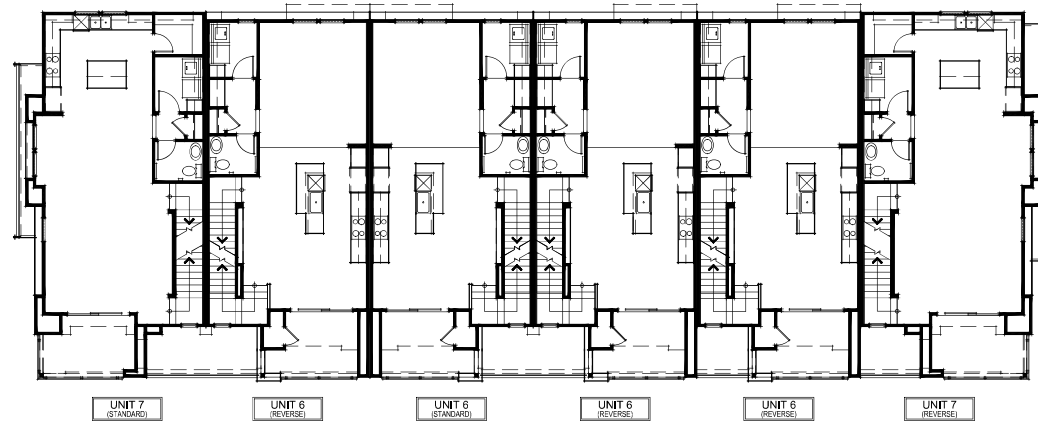
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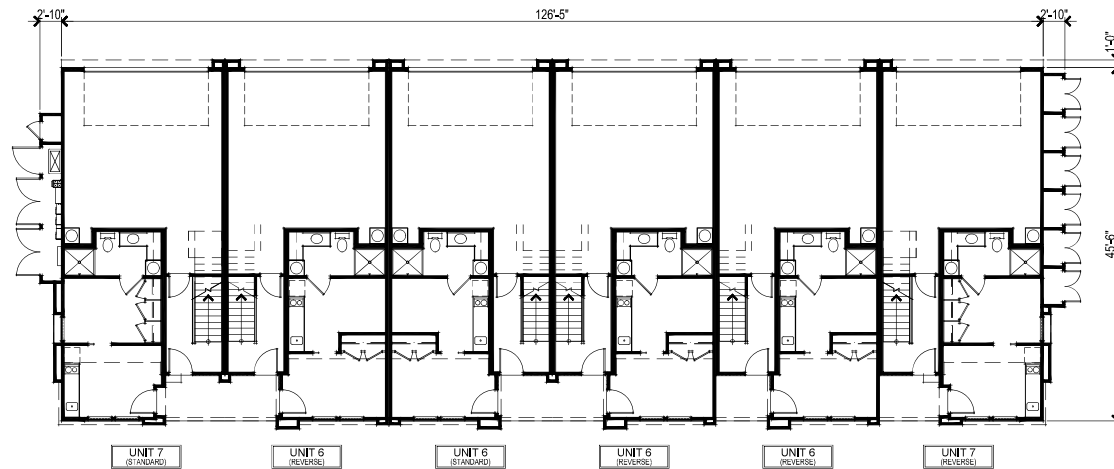
6-UNIT TOWNHOME BUILDING ELEVATIONS
A28

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SECOND FLOOR PLAN



FIRST FLOOR PLAN



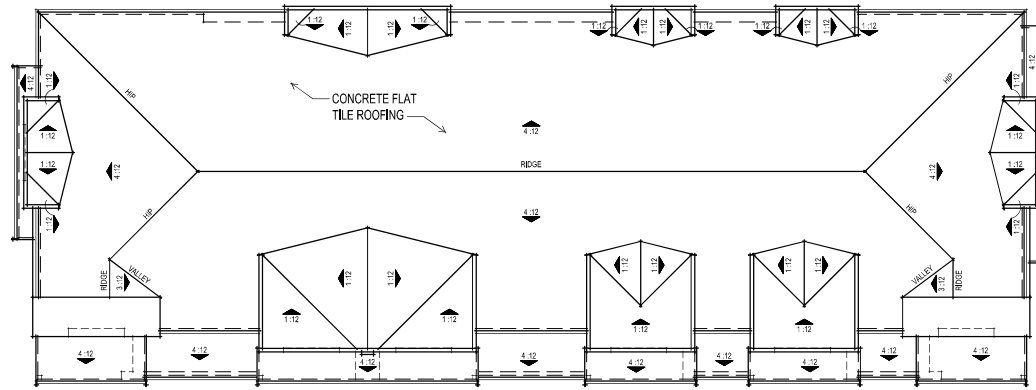
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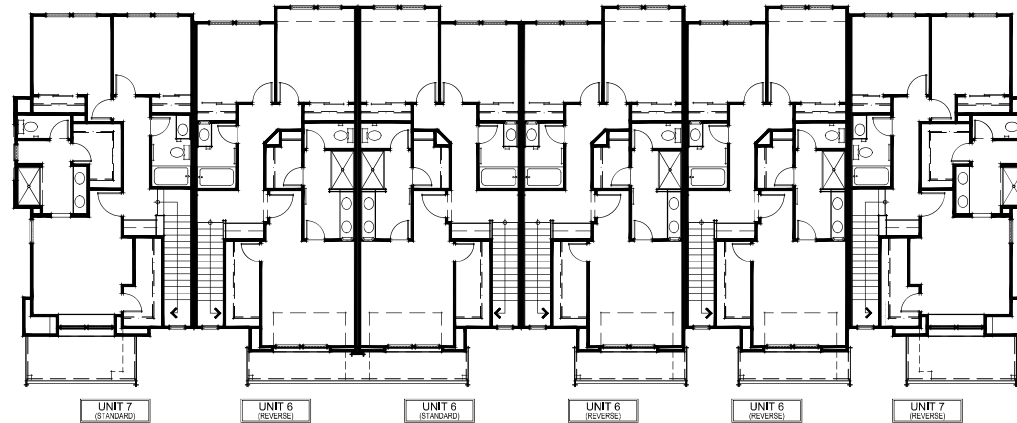
6-UNIT TOWNHOME BUILDING FLOOR PLANS
A29

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ROOF PLAN



THIRD FLOOR PLAN



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6-UNIT TOWNHOME BUILDING FLOOR & ROOF PLANS
A30

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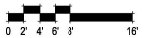


RIGHT ELEVATION



FRONT ELEVATION

- EXTERIOR MATERIALS
1. FLAT CONCRETE ROOF TILE
 2. SAND FINISH EXTERIOR PLASTER
 3. EXTERIOR CERAMIC TILE WAINSCOT & DECORATIVE WALL TILE
 4. HORIZONTAL RAILINGS ON STEEL FRAME



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10-UNIT TOWNHOME BUILDING ELEVATIONS
A31

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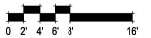


LEFT ELEVATION



REAR ELEVATION

- EXTERIOR MATERIALS
1. FLAT CONCRETE ROOF TILE
 2. SAND FINISH EXTERIOR PLASTER
 3. EXTERIOR CERAMIC TILE WAINSCOT & DECORATIVE WALL TILE
 4. HORIZONTAL RAILINGS ON STEEL FRAME



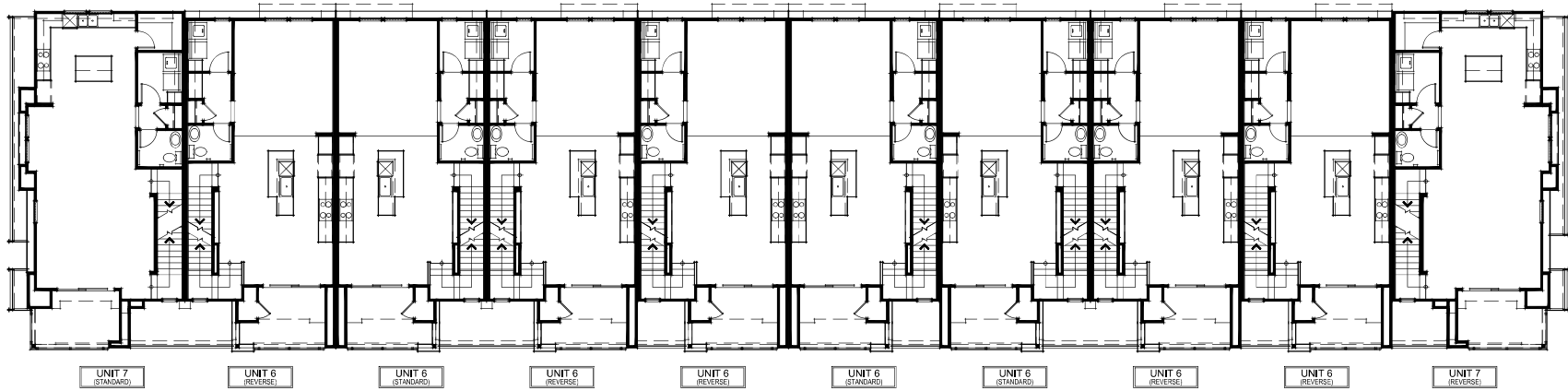
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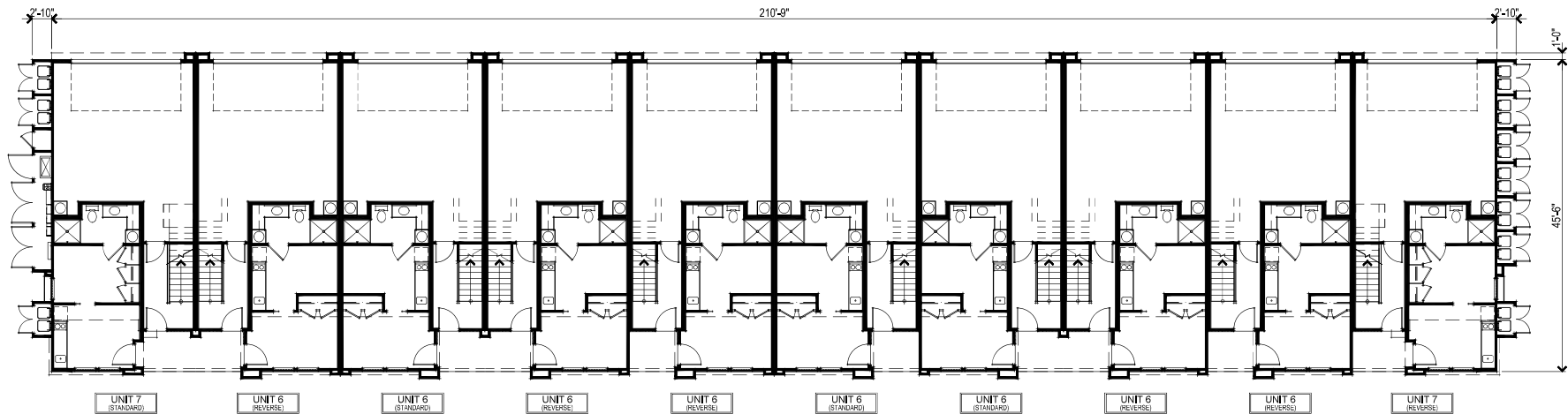
10-UNIT TOWNHOME BUILDING ELEVATIONS
A32

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SECOND FLOOR PLAN



FIRST FLOOR PLAN



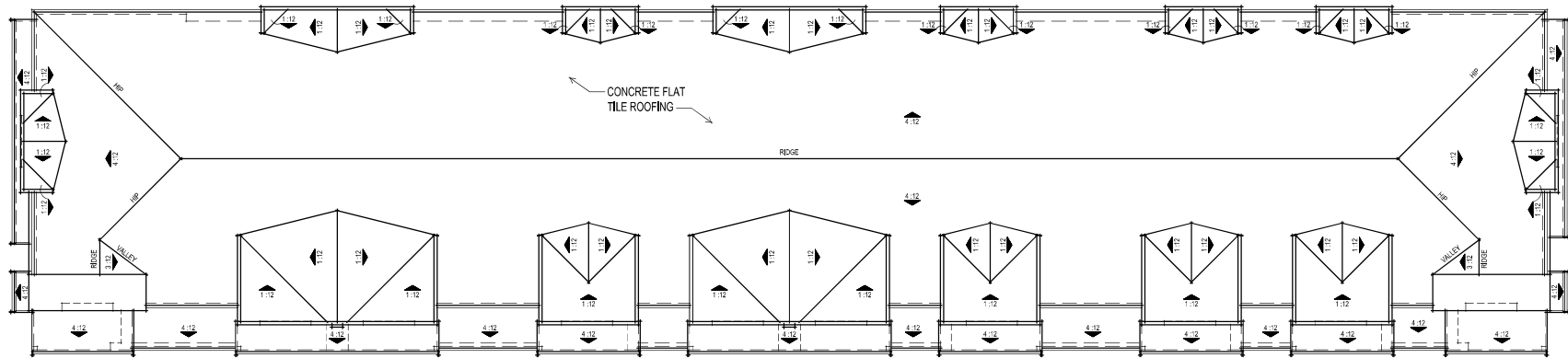
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10-UNIT TOWNHOME BUILDING FLOOR PLANS
A33

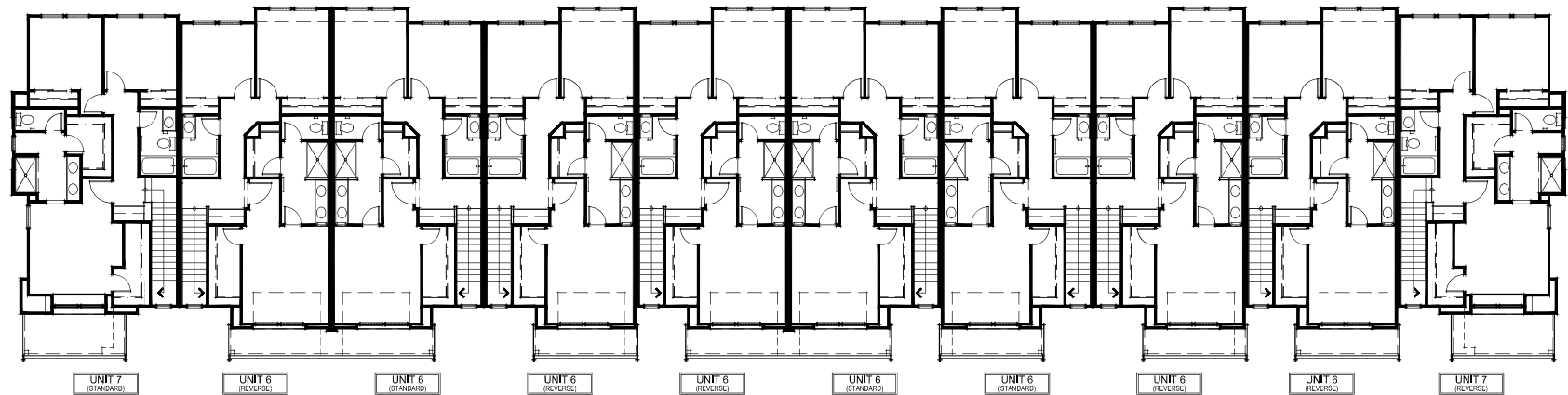
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ROOF PLAN



THIRD FLOOR PLAN



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10-UNIT TOWNHOME BUILDING FLOOR & ROOF PLANS
A34

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RIGHT ELEVATION



REAR ELEVATION

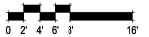


LEFT ELEVATION



FRONT ELEVATION

- EXTERIOR MATERIALS
1. FLAT CONCRETE ROOF TILE
 2. SAND FINISH EXTERIOR PLASTER
 3. EXTERIOR CERAMIC TILE WAINSCOT & DECORATIVE WALL TILE
 4. HORIZONTAL RAILINGS ON STEEL FRAME



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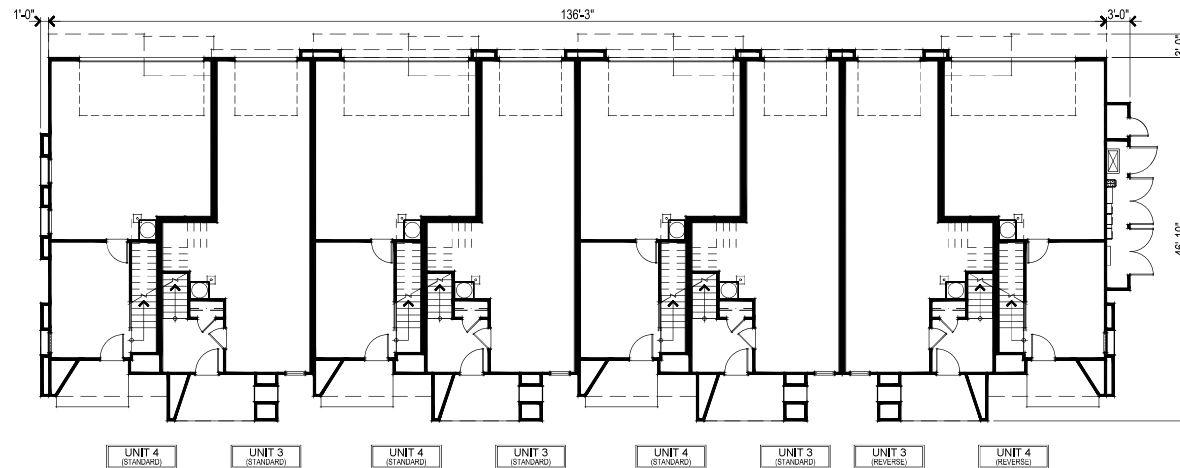
8-UNIT ZIPPER BUILDING ELEVATIONS
A35

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SECOND FLOOR PLAN



FIRST FLOOR PLAN



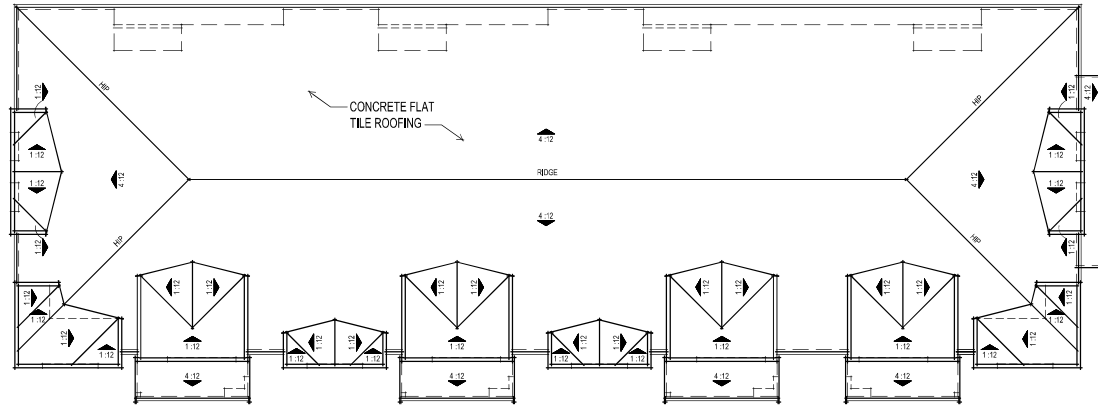
342.052 TTLC 5976 W. Las Positas Boulevard
Pleasanton, CA
November 17, 2023

TRUE LIFE **COMPANIES** TTLC Pleasanton - Las Positas, LLC
© 0247 Alcosta Blvd., Suite 470 San Ramon CA 94583
© 925.524.4300

8-UNIT ZIPPER BUILDING FLOOR PLANS
A36

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ROOF PLAN



THIRD FLOOR PLAN



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November 17, 2023

8-UNIT ZIPPER BUILDING FLOOR & ROOF PLANS
A37

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BUILDING H.T.
+/- 39'-2"

EAVE H.T.
+/- 31'-8"

RIGHT ELEVATION



T.O. PL 33'-10"
3RD FLOOR

T.O. PL 31'-5"
3RD FLOOR

T.C. PL 21'-1"
2ND FLOOR

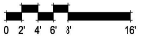
T.O. PL 9'-9"
1ST FLOOR

FINISH GRADE
0'-0"

FRONT ELEVATION

EXTERIOR MATERIALS

1. FLAT CONCRETE ROOF TILE
2. SAND FINISH EXTERIOR PLASTER
3. EXTERIOR CERAMIC TILE WAINSCOT & DECORATIVE WALL TILE
4. HORIZONTAL RAILINGS ON STEEL FRAME



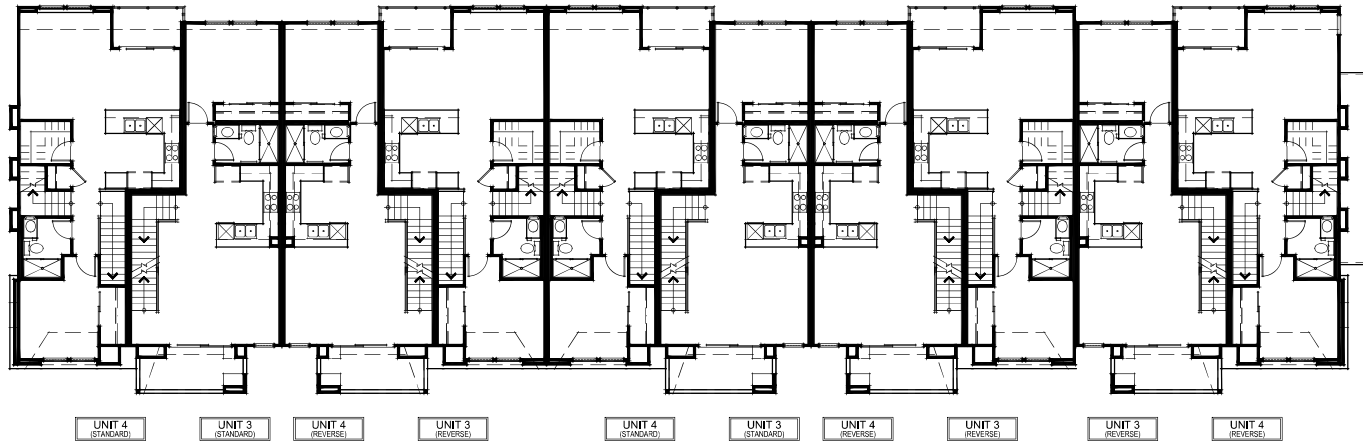
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10-UNIT ZIPPER BUILDING ELEVATIONS
A38

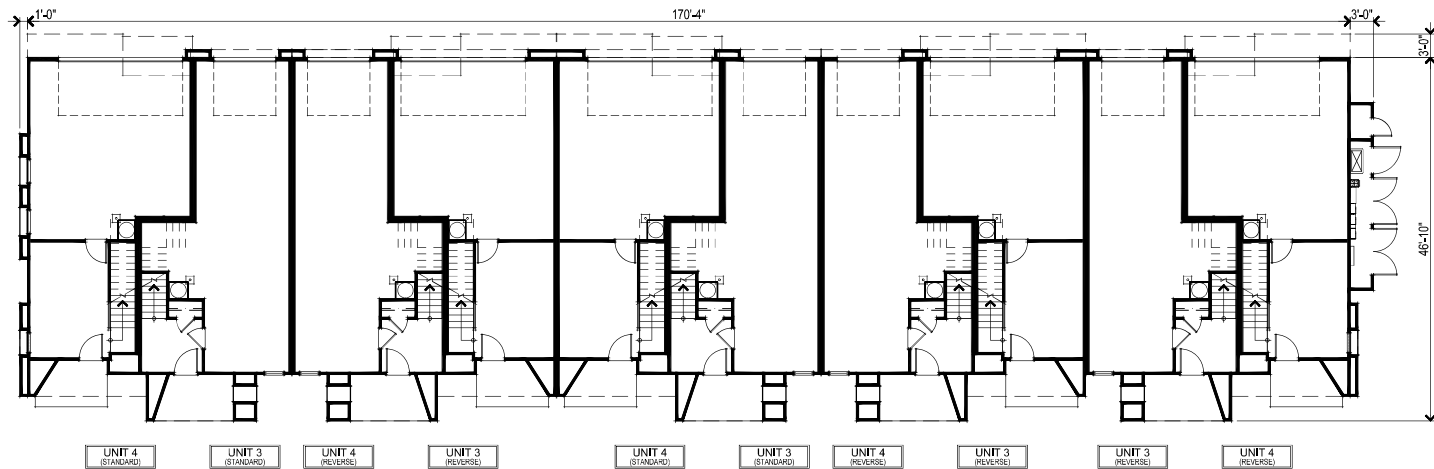
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MULTIFAMILIES
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SECOND FLOOR PLAN



FIRST FLOOR PLAN



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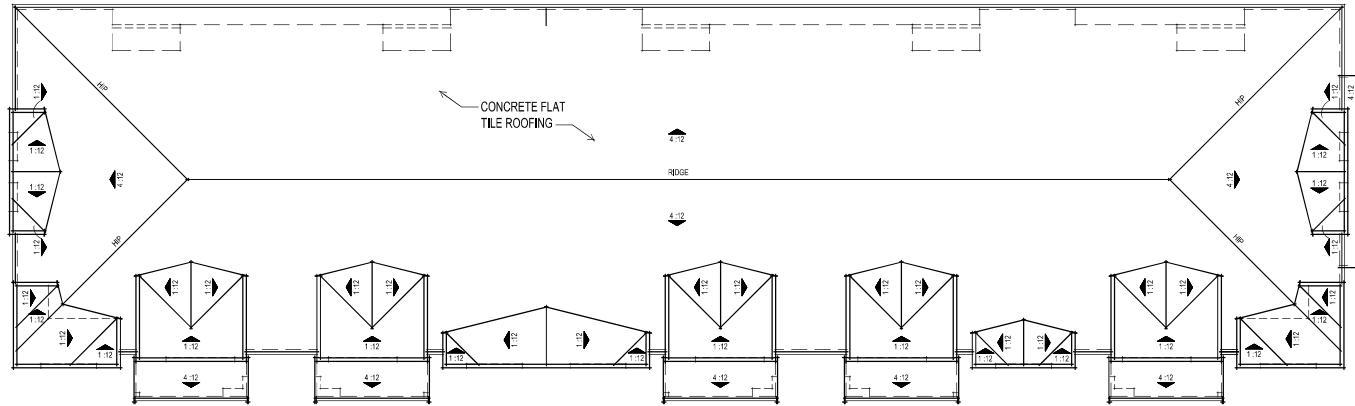


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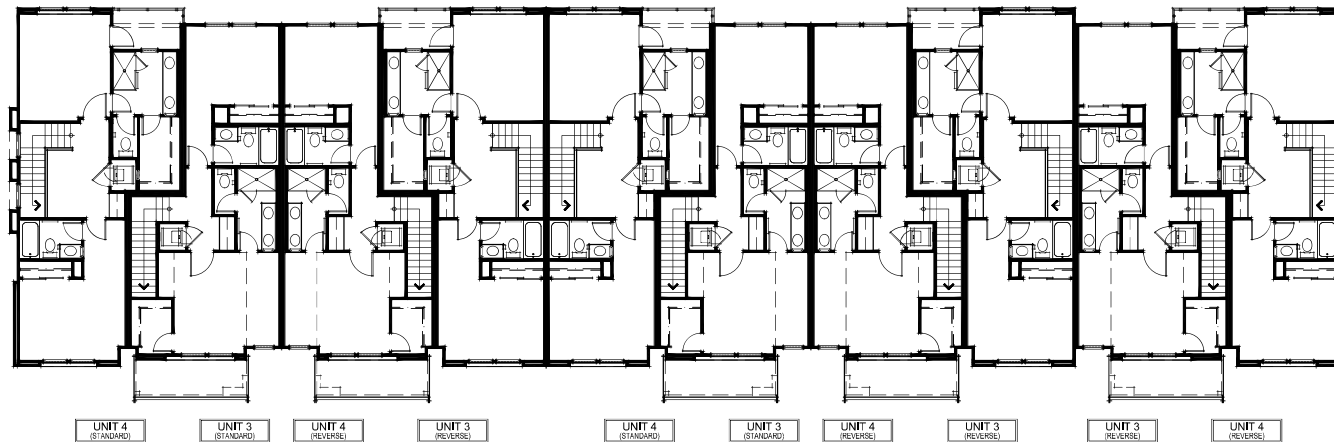
10-UNIT ZIPPER BUILDING FLOOR PLANS
A40

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ROOF PLAN



THIRD FLOOR PLAN



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10-UNIT ZIPPER BUILDING FLOOR & ROOF PLANS
A41

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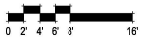


RIGHT ELEVATION



FRONT ELEVATION

- EXTERIOR MATERIALS
1. FLAT CONCRETE ROOF TILE
 2. SAND FINISH EXTERIOR PLASTER
 3. EXTERIOR CERAMIC TILE WAINSCOT & DECORATIVE WALL TILE
 4. HORIZONTAL RAILINGS ON STEEL FRAME



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12-UNIT ZIPPER BUILDING ELEVATIONS
A42

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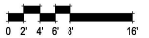


LEFT ELEVATION



REAR ELEVATION

- EXTERIOR MATERIALS
1. FLAT CONCRETE ROOF TILE
 2. SAND FINISH EXTERIOR PLASTER
 3. EXTERIOR CERAMIC TILE WAINSCOT & DECORATIVE WALL TILE
 4. HORIZONTAL RAILINGS ON STEEL FRAME



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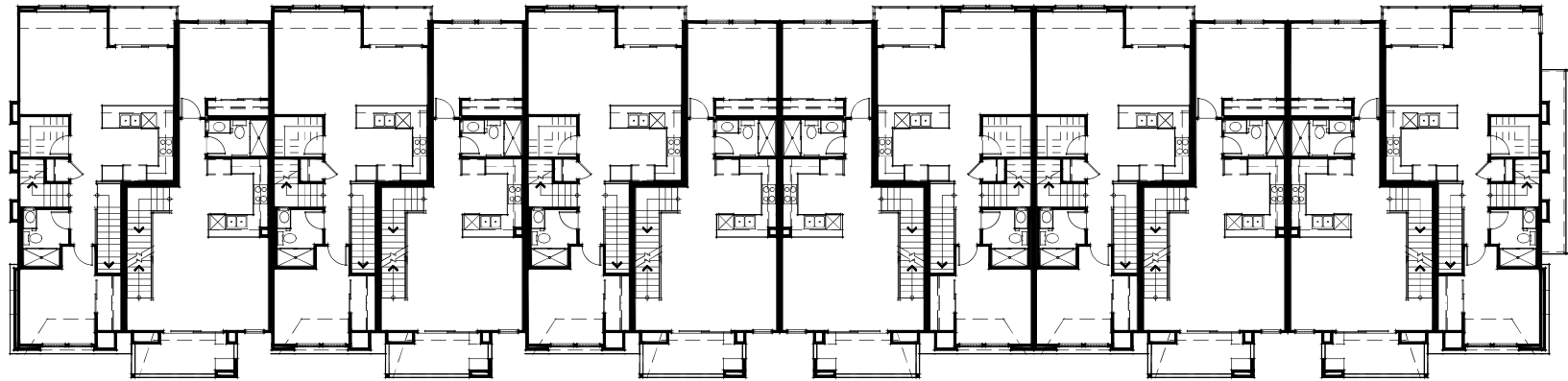


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925.824.4300

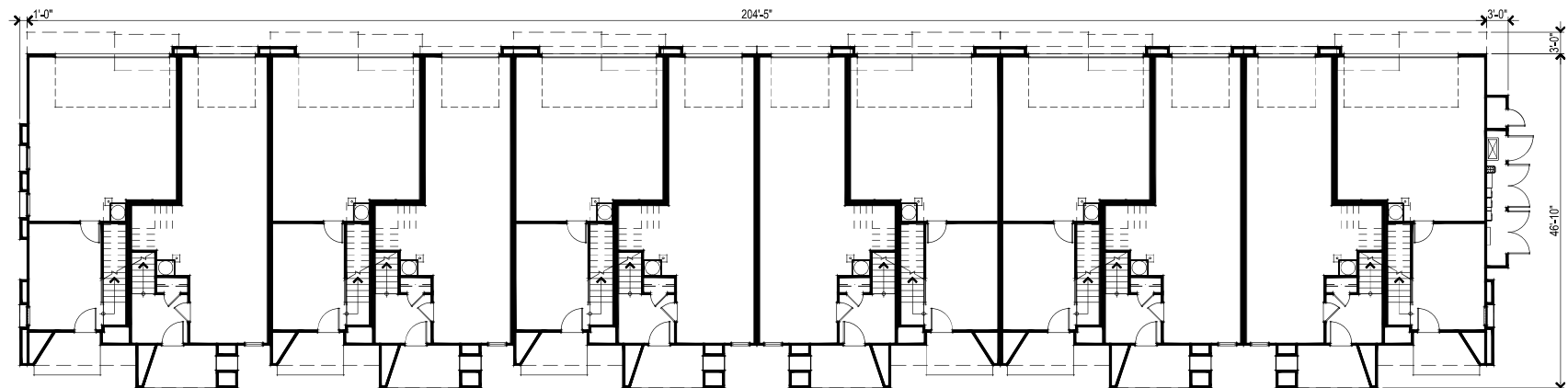
12-UNIT ZIPPER BUILDING ELEVATIONS
A43

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SECOND FLOOR PLAN



FIRST FLOOR PLAN



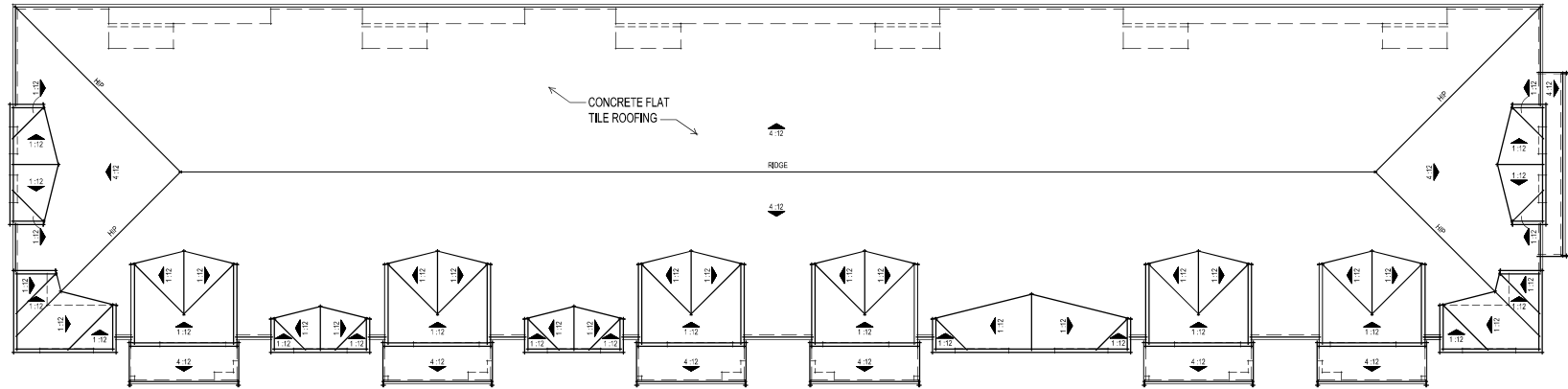
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November 17, 2023

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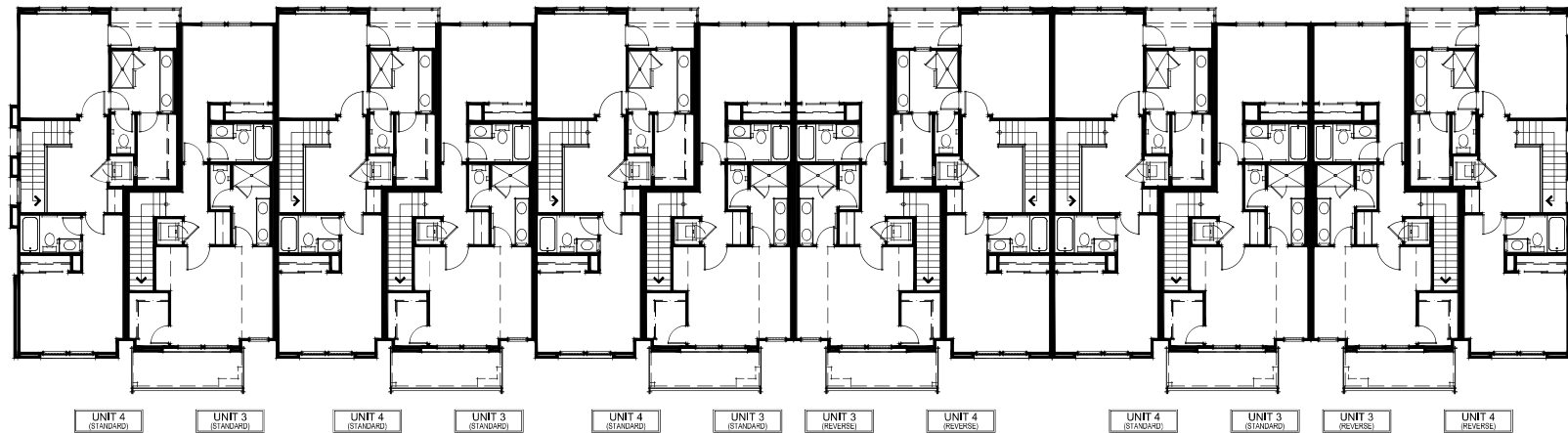
12-UNIT ZIPPER BUILDING FLOOR PLANS
A44

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ROOF PLAN



THIRD FLOOR PLAN



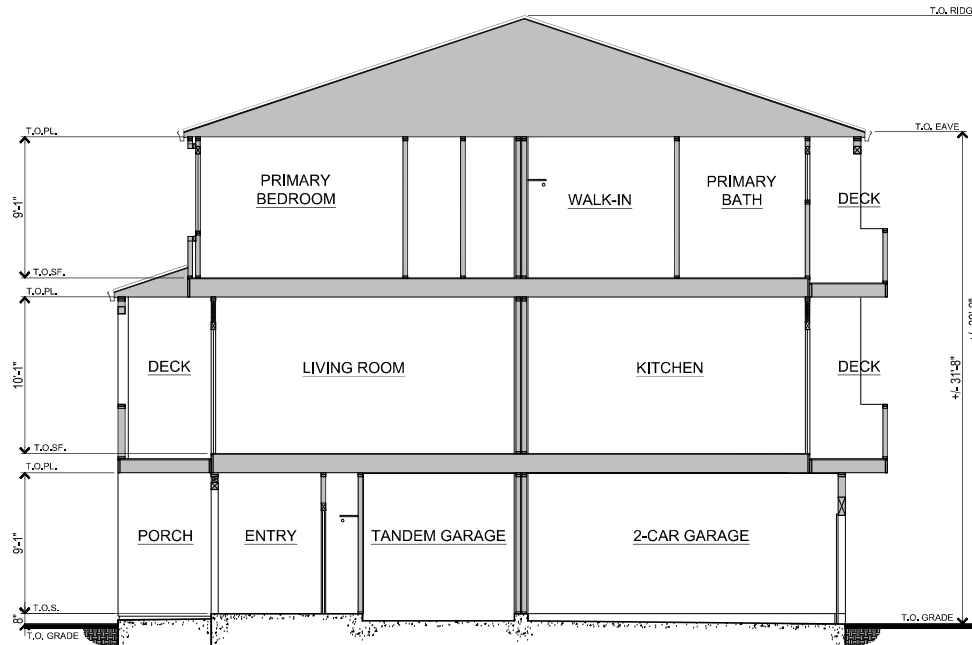
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12-UNIT ZIPPER BUILDING FLOOR & ROOF PLANS
A45

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TYPICAL BUILDING SECTION



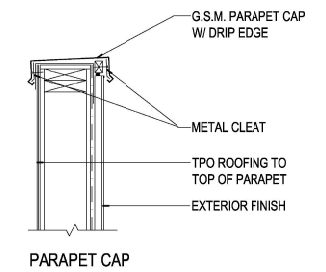
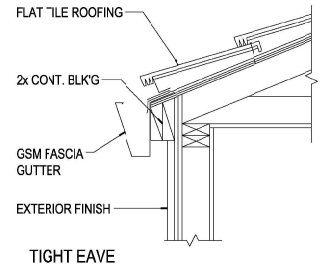
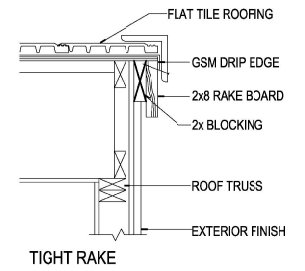
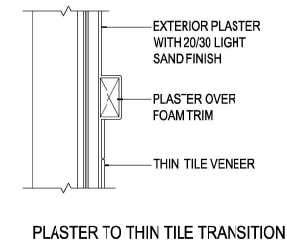
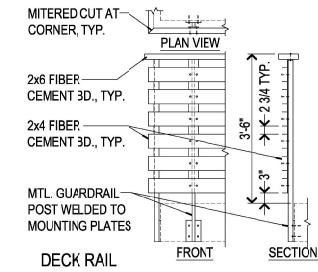
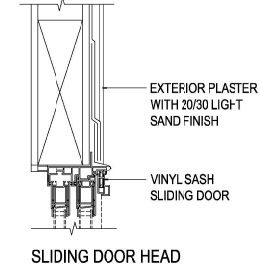
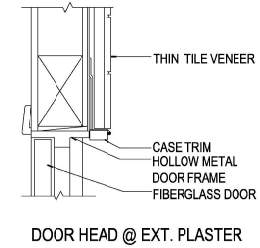
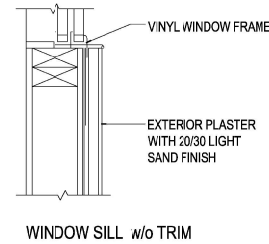
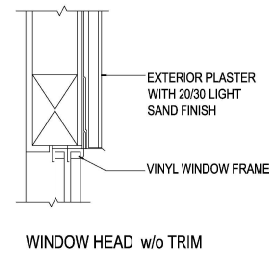
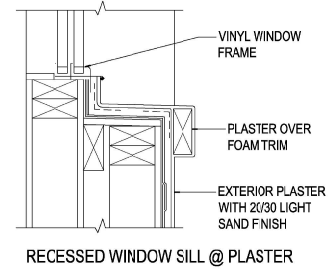
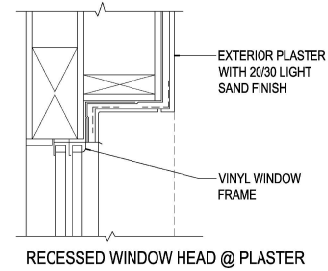
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TYPICAL BUILDING SECTION
A46

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ARCHITECTURAL DETAILS
A47

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DECEMBER 31ST | 3 PM

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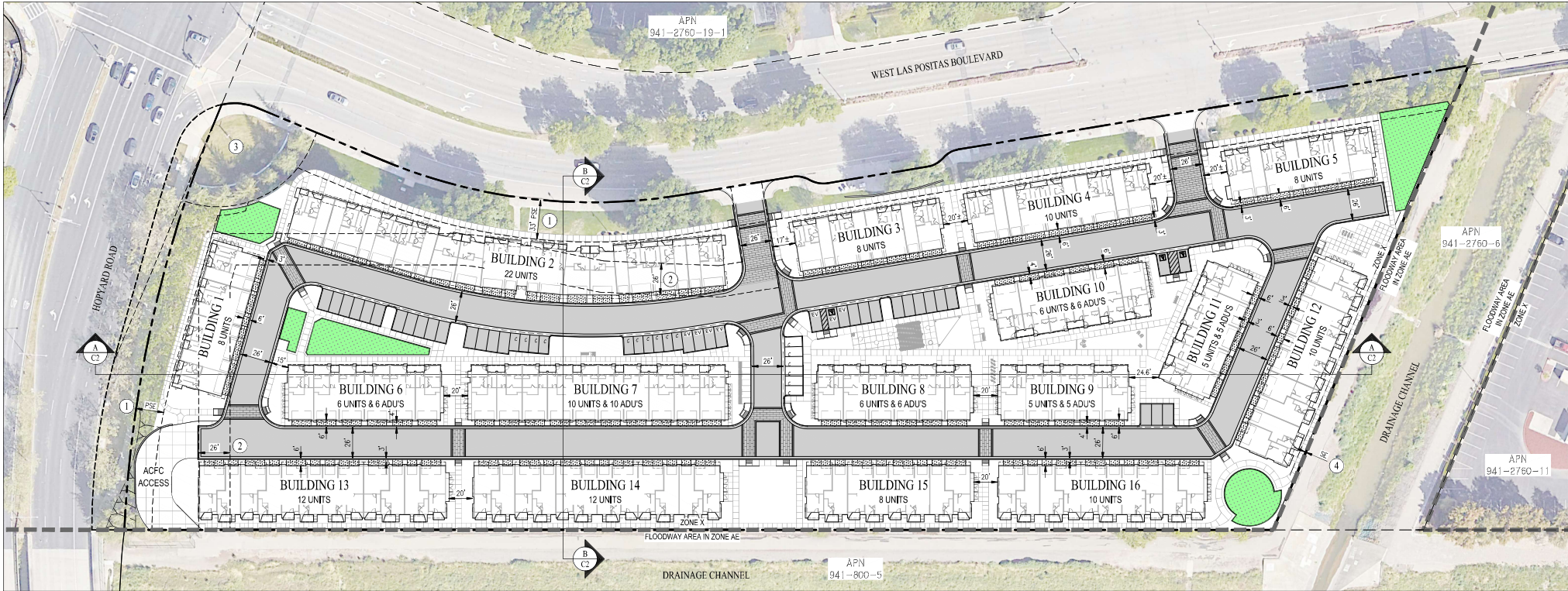


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SHADOW STUDY
A49

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LEGEND

	PROJECT BOUNDARY
	EXISTING ADJACENT LOT LINE
	EXISTING EASEMENT
	FEMA FLOOD ZONE
	PROPOSED PAVEMENT
	ENHANCED PAVING
	STORM WATER QUALITY BASIN

GENERAL NOTES:

1. APPLICANT: TTLC PLEASANTON - LAS POSITAS, LLC
12647 ALCOSTA BOULEVARD, SUITE 470
SAN RAMON, CA 94583
2. CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
WILLIAM P. CARLSON, R.C.E. NO. 89309
PHONE: (925) 866-0322
3. LAND USE ATTORNEY: MSR (MILLER STARR REGALIA)
TRAVIS BROOKS
1331 NORTH CALIFORNIA BLVD, 5TH FLOOR
MAYNUT CREEK, CA 94596
(925) 935-9400
4. SITE AREA: 7.29 ACRES
5. RESIDENTIAL UNITS: 146 UNITS WITH 38 ADU'S
146 TOTAL
6. APN: 941-2760-5
7. FEMA FLOOD ZONE: ZONE X (SHADED): AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS 0.1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE.
ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
FLOODWAY AREAS IN ZONE AE: THE FLOODWAY IS A CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.
8. THE EXISTING SITE CONSISTS OF TWO OFFICE BUILDINGS AND ASSOCIATED PARKING ALL OF WHICH ARE PLANNED TO BE DEMOLISHED.
9. THE PROPOSED SITE CONSISTS OF 16 BUILDINGS CONTAINING 146 UNITS AND 38 ADU'S. IN ADDITION, THE SITE CONTAINS ASSOCIATED PARKING, ALLEYS, COMMON SPACES, AND STORM WATER QUALITY BASINS.
10. THERE ARE NO EXISTING RESIDENTIAL UNITS ON-SITE.
11. THE SITE IS NOT LOCATED IN A VERY HIGH FLOOD HAZARD ZONE, DOES NOT CONTAIN WETLANDS, IS NOT LISTED AS A HAZARDOUS WASTE SITE OR A SPECIAL FLOOD HAZARD AREA, DOES NOT CONTAIN A Delineated EARTHQUAKE FAULT ZONE, NOR CONTAIN A STREAM OR OTHER RESOURCE THAT MAY BE SUBJECT TO A STREAMBED ALTERATION AGREEMENT.
12. THE SITE DOES NOT CONTAIN HISTORIC AND/OR CULTURAL RESOURCES.
13. THE SITE DOES NOT CONTAIN ANY SPECIES OF SPECIAL CONCERN.
14. THE SITE CONTAINS THE FOLLOWING RECORDED PUBLIC EASEMENTS:
 1. PUBLIC SERVICE EASEMENT PER 165 PM 1 & 82-123017
 2. EASEMENT FOR INGRESS AND EGRESS OF PEDESTRIANS, VEHICLE AND EQUIPMENT IN FAVOR OF ALAMEDA FLOOD CONTROL AND WATER CONSERVATION DISTRICT PER 86-583
 3. COMMON AREA EQUIPMENT PER 165 PM 1 & 82-123017
 4. SLOPE EASEMENT PER 165 PM 1 & 84-59951
15. PURSUANT TO CHAPTER 3, ARTICLE 4, SECTION 66456.1 OF THE SUBDIVISION MAP ACT, THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
16. THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND FILED PURSUANT TO THE SUBDIVISION MAP ACT.

STALL	QUANTITY	TYP DIMENSION
PERPENDICULAR STALL (STANDARD)	27	9'x18'
PERPENDICULAR STALL (STANDARD EV)	6	9'x18'
PERPENDICULAR STALL (COMPACT)	16	8'x18'
ACCESSIBLE STALL (VAN)	1	9'x18'
ACCESSIBLE STALL (STANDARD EV)	1	9'x18'
ACCESSIBLE STALL (STANDARD)	1	9'x18'
TOTAL PARKING STALLS	52	

UNIT COUNT SUMMARY		
FLATS	52	36%
TOWNHOMES	42	29%
ZIPPERTOWNS	52	36%
WITH ADU'S	38	
TOTAL:	146	100%

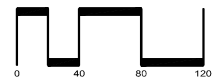


VICINITY MAP
NOT TO SCALE

SITE PLAN

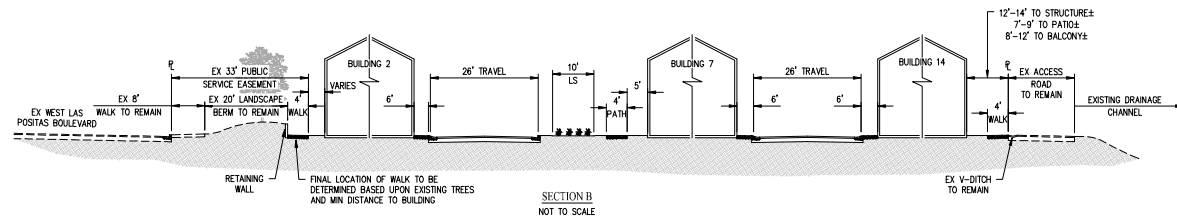
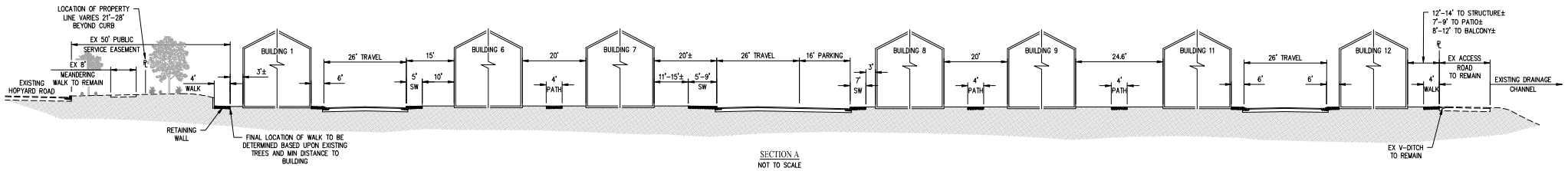
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Pleasanton, CA
November 17, 2023

TRUE LIFE COMPANY
TTLC Pleasanton - Black Ave, LLC
12647 Alcosta Blvd., Suite 470 San Ramon CA 94583
925.824.4300



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ROSELVILLE (916) 708-4458
WWW.CBGANDS.COM

SHEET NO.
C1



SITE SECTIONS

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November 17, 2023



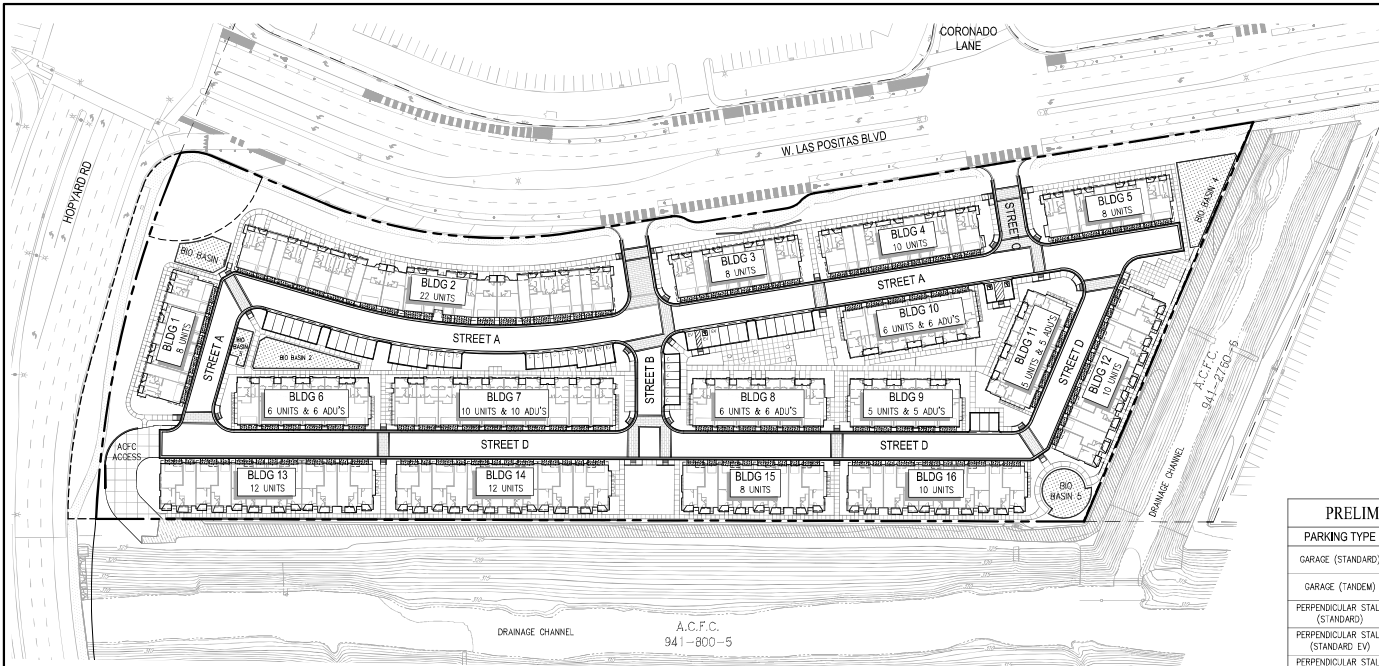
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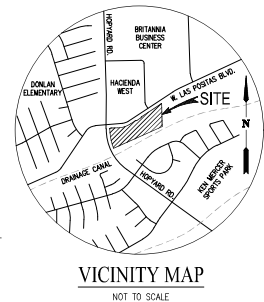
C2



LEGEND		
EXISTING	PROPOSED	DESCRIPTION
---	---	SUBDIVISION BOUNDARY
---	---	CENTERLINE
---	---	LOT LINE
---	---	EASEMENT LINE
---	---	ENHANCED PAVEMENT

ABBREVIATIONS

AC	ASPHALT CONCRETE	INV	INVERT
ACFC	ALAMEDA COUNTY FLOOD CONTROL	IRR	IRRIGATION
		L/S	LANDSCAPE
AB	ADAPTABLE BASE	MH	MANHOLE
ADA	ADAPTABLE/ACCESSIBLE	P	PAD ELEVATION
	ACCESSORY DWELLING UNIT	POC	POINT OF CONNECTION
ADU	ACCESSORY DWELLING UNIT	PSE	PUBLIC SERVICES EASEMENT
BD	BOUNDARY	PUE	PUBLIC UTILITY EASEMENT
BFP	BACKFLOW PREVENTOR	PRO	PROPOSED
BOL	BOTTOM OF GRAVEL LAYER	R	RADIUS
B.O.	BLOWOFF	RET	RETURN/RETAINING
CB	CATCH BASIN	RM	RECORDED MAP
CC	CURB CUT	R/W	RIGHT-OF-WAY
CL	CENTERLINE	SF	SQUARE FOOT
CY	CUBIC YARD	SD	STORM DRAIN
EMT	EASEMENT	SDFM	STORM DRAIN FORCE MAIN
EX	EXISTING	SS	SANITARY SEWER
FF	FINISHED FLOOR	S/W	SIDEWALK
FH	FIRE HYDRANT	TOL	TOP OF GRAVEL LAYER
FS	FIRE SERVICE	TSL	TOP OF SOIL LAYER
HOA	HOMEOWNERS ASSOCIATION	TYP	TYPICAL
IFO	IN FAVOR OF	W	WATER



GENERAL NOTES:

1. APPLICANT:

TILC PLEASANTON -- LAS POSTAS, LLC
12847 ALCOSTA BOULEVARD, SUITE 470
SAN RAMON, CA 94583
KELLEY RUTCHENA
(925) 360-1210
2. CIVIL ENGINEER:

CARLSON, BARRETT, & OBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
WILLIAM F. CARLSON, PCE 89309
(925) 866-0322
3. LAND USE ATTORNEY:

MSR (WILLER STARR REGALIA)
TRAVIS BROOKS
1331 NORTH CALIFORNIA BLVD., 5TH FLOOR
WALNUT CREEK, CA 94596
(925) 935-9400
4. ARCHITECT:

SDG ARCHITECTS, INC.
3300 WALNUT BLVD, SUITE 120
BRENTWOOD, CA 94413
JENNIFER MASTRO
(925) 634-7000
5. LANDSCAPE ARCHITECT:

R3 STUDIOS
248 3RD STREET, SUITE 202
OAKLAND, CA 94607
ROMAN DE SOTA
(925) 452-4190
6. BENCHMARK:

USGS BENCHMARK P 972 (PID HS 3917)
BENCHMARK DISK SET IN CONCRETE HEADWALL OF 36" PIPE CULVERT
B-24.63 WEST OF STATE HIGHWAY 21 (FOOTHILL BOULEVARD),
ELEVATION = 368.40' (NAVD 88)
7. A.P.N.:

941-2760-005
8. EXISTING LAND USE:

PUD I/C-O (PLANNED UNIT DEVELOPMENT
INDUSTRIAL/COMMERCIAL & OFFICES)
9. PROPOSED LAND USE:

RESIDENTIAL
10. SITE AREA:

7.29± ACRES (GROSS)
11. RESIDENTIAL UNITS:

146 CONDOMINIUM UNITS (ON LOTS 1-16) WITH
38 ACCESSORY DWELLING UNITS (ADU'S)
18 PARCELS (PARCELS A-K)
12. UTILITY PROVIDER:

SANITARY SEWER: CITY OF PLEASANTON
STORM DRAIN: CITY OF PLEASANTON
WATER: PACIFIC GAS AND ELECTRIC (PG&E)
CABLE TV: AT&T
SOLID WASTE: COMCAST
PLEASANTON GARBAGE SERVICE
13. ONSITE UTILITIES:

UTILITIES ONSITE (STORM DRAIN, SANITARY SEWER, DOMESTIC WATER,
FIRE WATER, AND IRRIGATION) TO BE PRIVATELY OWNED AND
MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA).
14. FIRE DEPARTMENT:

LIVERMORE-PLEASANTON FIRE DEPARTMENT
15. FEMA FLOOD ZONE:

ZONE X AND ZONE X SHADED: AREAS DETERMINED TO BE OUTSIDE
THE 0.2% ANNUAL CHANCE FLOODPLAIN & AREAS OF 1% ANNUAL
CHANCE FLOOD DISCHARGE CONTAINED IN CHANNEL.

FLOOD INSURANCE RATE MAP (FIRM) NO. 06010C0317C DATED
AUGUST 3, 2009
16. DIMENSIONS:

ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO THE FINAL
CONSTRUCTION DOCUMENTS.
17. EASEMENTS:

EXISTING EASEMENTS MAY REQUIRE VACATION OR RELOCATION TO
FACILITATE DEVELOPMENT. ALL PROPOSED, EXISTING, RELOCATED AND
VACATED EASEMENTS TO BE SHOWN ON THE FINAL MAP OR PROVIDED
BY SEPARATE INSTRUMENT.
18. STREETS:

ALL STREETS WITHIN THE PROJECT BOUNDARY WILL BE PRIVATELY
OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA).
ACCESS EASEMENTS WILL BE PROVIDED FOR EMERGENCY ACCESS AND
TO UTILITY OWNERS AS NECESSARY.
19. LANDSCAPE:

ALL LANDSCAPING WITHIN THE PROJECT BOUNDARY WILL BE
PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S
ASSOCIATION (HOA).
20. EXISTING SITE:

ALL EXISTING BUILDINGS, PAVING, UTILITIES, AND TREES WITHIN THE
PROJECT BOUNDARY TO BE REMOVED.
21. PHASING:

THIS PROJECT MAY BE PHASED, PURSUANT TO CHAPTER 3, ARTICLE
4, SECTION 66456.1 OF THE SUBDIVISION MAP ACT. THE DEVELOPER
RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.
22. CONDOMINIUM PROJECT:

THIS SUBDIVISION IS A CONDOMINIUM PROJECT AS DEFINED IN SECTION
4125 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND
FILED PURSUANT OF THE SUBDIVISION MAP ACT.
23. SLOPE CLASSIFICATION:

THE EXISTING SITE SLOPE IS LESS THAN 10%. THE AVERAGE EXISTING
SITE SLOPE IS 0.78% NORTH TO SOUTH & 0.28% WEST TO EAST.

PRELIMINARY PARKING SUMMARY			
PARKING TYPE	REQUIRED	PROVIDED	TYP DIMENSION
GARAGE (STANDARD)	188	188	20'x20'
GARAGE (TANDEM)	104	104	12'x40'
PERPENDICULAR STALL (STANDARD)	0	27	9'x18'
PERPENDICULAR STALL (STANDARD EV)	0	6	9'x18'
PERPENDICULAR STALL (COMPACT)	0	16	8'x16'
ACCESSIBLE STALL (VAN)	0	1	9'x18'
ACCESSIBLE STALL (STANDARD EV)	0	1	9'x18'
ACCESSIBLE STALL (STANDARD)	0	1	9'x18'
TOTAL PARKING STALLS	292	344	

- PARKING NOTES:
- REQUIRED PARKING: PMC 18.88.030, A.2, CONDOMINIUMS AND SEPARATELY OWNED TOWNHOUSES SHALL HAVE AT LEAST TWO PARKING SPACES PER UNIT. 146 UNITS x 2 PARKING SPACES = 292 PARKING SPACES REQUIRED. PMC 18.88.030, A.4, AT LEAST ONE SPACE PER DWELLING UNIT SHALL BE LOCATED IN A GARAGE OR CARPORT. 146 UNITS x 1 PARKING SPACE = 146 GARAGE PARKING SPACES REQUIRED (SITE PROVIDES 292 GARAGE SPACES).
 - PER PMC 18.88.030 A.2, THERE IS NO REQUIREMENT FOR GUEST PARKING FOR CONDOMINIUMS AND SEPARATELY OWNED TOWNHOUSES.
 - REQUIRED PARKING ADU'S: PMC 18.106.060, 7.C.III, PARKING FOR AN ADU SHALL NOT BE REQUIRED IF ADU IS LOCATED IN PART OF AN EXISTING PRIMARY RESIDENCE. ALL ADU'S LOCATED WITHIN A PRIMARY RESIDENCE, PARKING REQUIRED = 0.
 - PERPENDICULAR AND ACCESSIBLE PARKING STALLS WILL OVERHANG SIDEWALK TO MEET THE 19' DEEP PARKING REQUIREMENT.

PRELIMINARY SITE SETBACK SUMMARY		
LOCATION	REQUIRED	PROVIDED
FRONT	10'	6'
SIDE	4' ONE SIDE (10' TOTAL)	4' ONE SIDE (10' TOTAL)
REAR/ALLEY	6' (10 GARAGE)	4' (10 GARAGE)
REAR/ALLEY	4' (TO BUILDING)	1' (TO BUILDING)

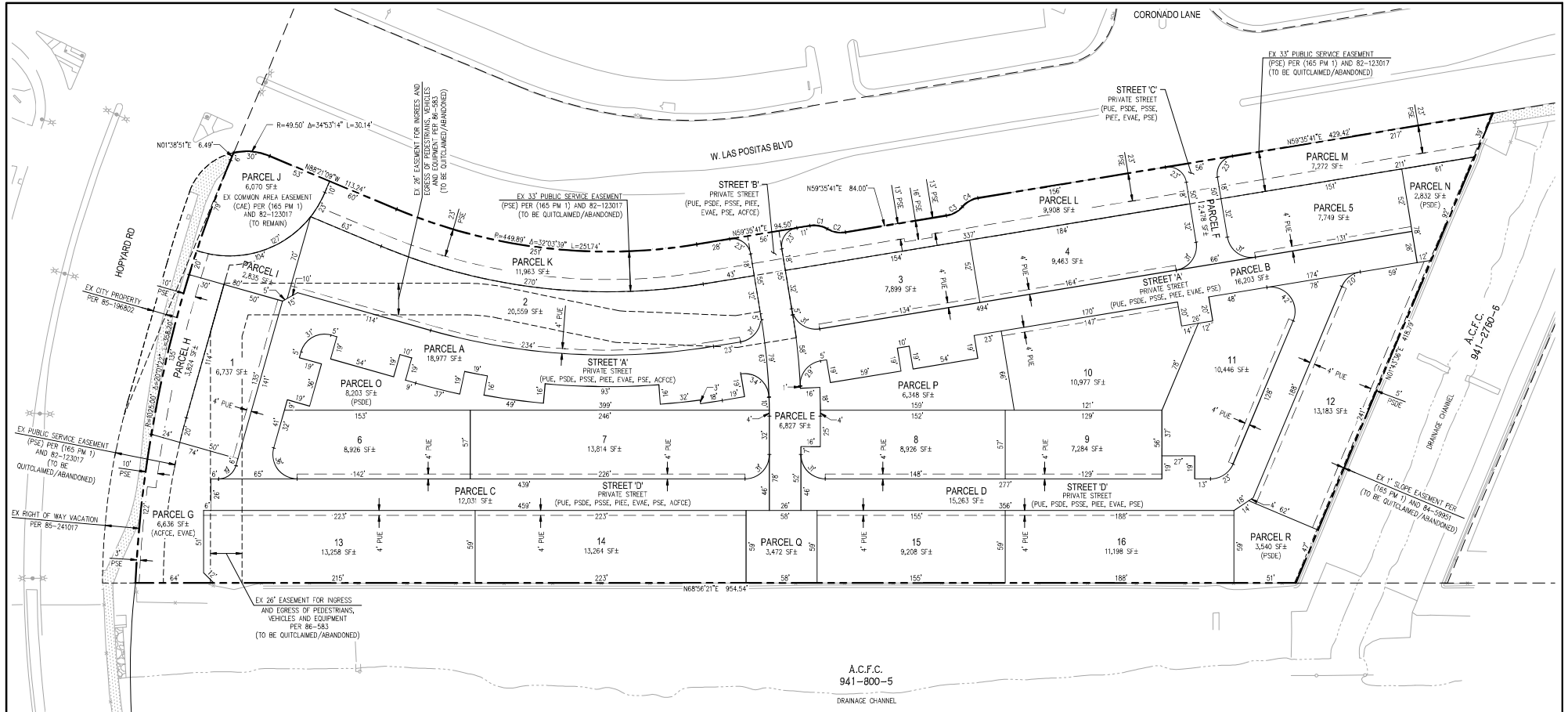
VESTING TENTATIVE MAP
FOR CONDOMINIUM PURPOSES
COVER SHEET
5976 W. LAS POSITAS BLVD.

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 60' DATE: NOVEMBER 17, 2023

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SHEET NO.
C1
OF 10 SHEETS

JOB NO.: 3733-000



A.C.F.C.
941-800-5

DRAINAGE CHANNEL

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES VESTING TENTATIVE MAP 5976 W. LAS POSITAS BLVD.

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 40' DATE: NOVEMBER 17, 2023

EXISTING	PROPOSED	DESCRIPTION
		SUBDIVISION BOUNDARY
		CENTERLINE
		LOT LINE
		EASEMENT LINE
		PUE PUBLIC UTILITY EASEMENT
		PSDE PRIVATE STORM DRAIN EASEMENT
		PSSE PRIVATE SANITARY SEWER EASEMENT
		PIE PRIVATE INGRESS AND EGRESS EASEMENT
		EVAE EMERGENCY VEHICLE ACCESS EASEMENT
		PSE PUBLIC SERVICE EASEMENT
		ACFC ALAMEDA COUNTY FLOOD CONTROL ACCESS EASEMENT

NOTES:

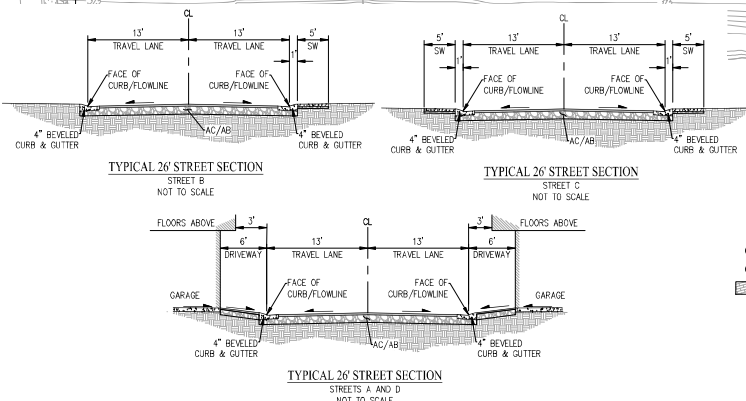
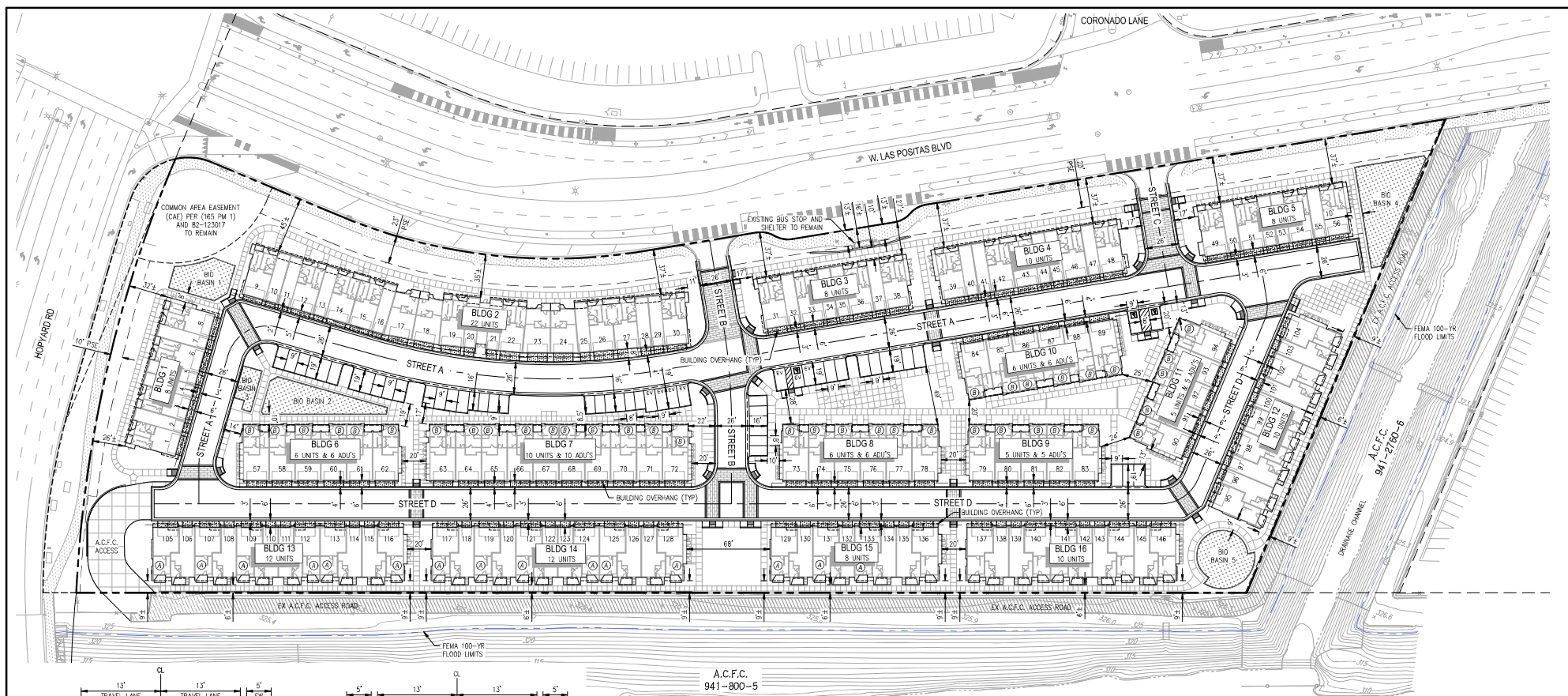
1. PROPOSED EASEMENTS ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
2. SEE SHEET 6 FOR TYPICAL PUE AT DRIVEWAYS (FOR RESIDENTIAL WATER AND UTILITY SERVICES). FINAL EASEMENT CONFIGURATION FOR UTILITY SERVICES AT DRIVEWAYS TO BE COORDINATED AND CONFIRMED WITH THE PUBLIC WORKS DEPARTMENT DURING FINAL CONSTRUCTION DOCUMENT DESIGN. PLEASE NOTE THAT THE FLOORS ABOVE (SECOND FLOOR AND THIRD FLOOR) WILL OVERHANG AND BE WITHIN THE PUE LIMITS FOR UTILITY SERVICES WITHIN DRIVEWAY APRONS.



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SHEET NO.
C2
OF 10 SHEETS

JOB NO.: 3733-000



UNIT COUNT SUMMARY	
TOWNHOMES	146 WITH 38 ADU'S
TOTAL:	146

LEGEND

- ① ADAPTABLE/ACCESSIBLE DWELLING UNIT (ADA)
- ② ACCESSORY DWELLING UNIT (ADU)
- ENHANCED PAVEMENT

NOTES:

- SEE SHEET C1 FOR PRELIMINARY SETBACK SUMMARY AND PRELIMINARY PARKING SUMMARY.
- SEE LANDSCAPE PLAN FOR ALL HARDSCAPE AND PLANTING MATERIALS, AND TREES AND STREET TREES ALONG THE PROJECT FRONTAGE.
- LOCATION OF ADA UNITS ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES PRELIMINARY SITE PLAN 5976 W. LAS POSITAS BLVD.

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 40' DATE: NOVEMBER 17, 2023



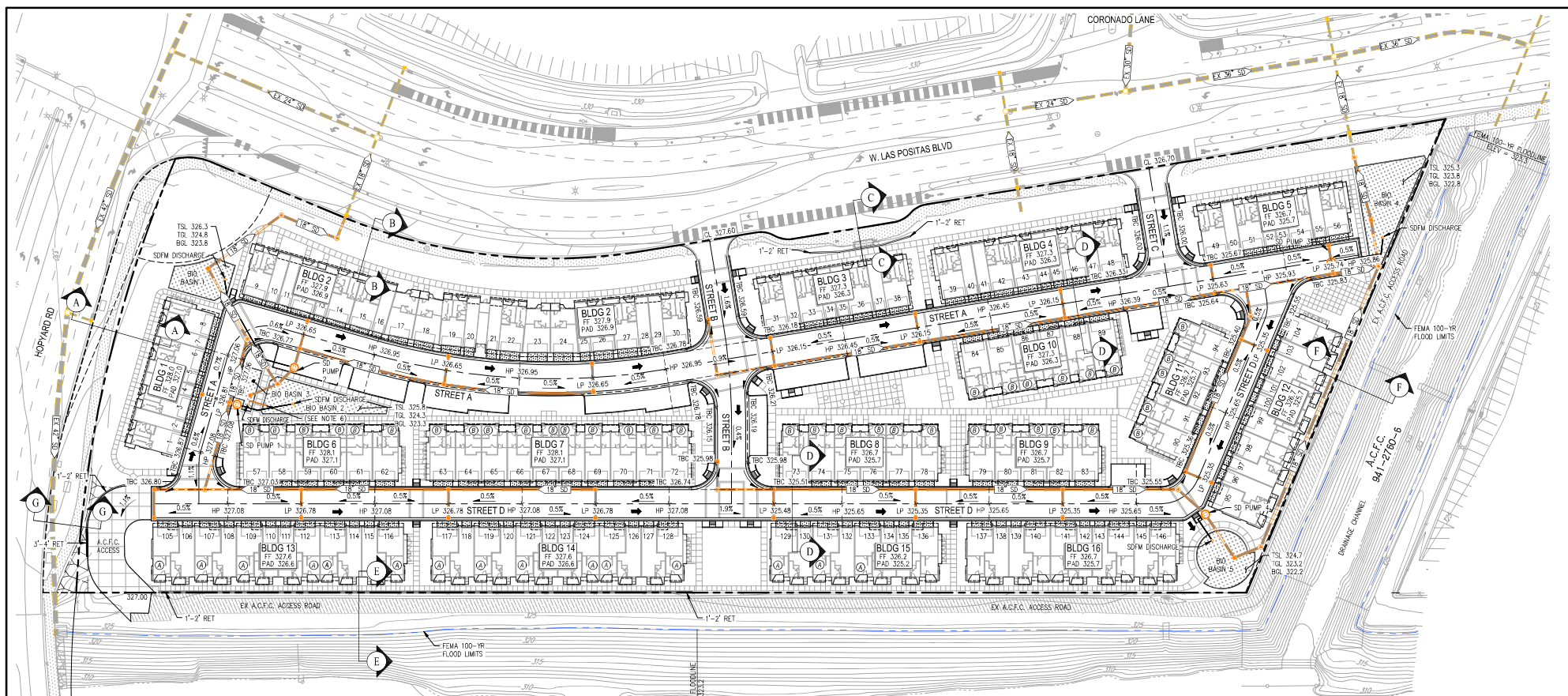
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SHEET NO.
C4
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JOB NO.: 3733-000

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LEGEND

- STORM FORCE MAIN
- STORM DRAIN PIPE
- EXISTING STORM DRAIN PIPE
- STORM DRAIN PUMP
- STORM DRAIN MANHOLE
- STORM DRAIN CATCH BASIN
- STORM DRAIN FORCE MAIN DISCHARGE PIPE (TO BIORETENTION AREA)
- BIORETENTION AREA
- PERVIOUS PAVEMENT
- ROAD SLOPE
- SPOT ELEVATION
- DIRECTION OF OVERLAND RELEASE
- ACCESSIBLE/ADAPTABLE DWELLING UNIT (ADA)
- ACCESSORY DWELLING UNIT (ADU)
- SLOPE

EARTHWORK NOTES:

- ASSUMES A 12" TOTAL STRUCTURAL FOUNDATION SECTION (CONCRETE SLAB AND BASE ROCK MATERIALS).
- ASSUMES A STREET SECTION OF 3"AC/10"AB. FINAL STREET STRUCTURAL SECTION TO BE VERIFIED WITH FINAL DESIGN.
- ALL SPOIL QUANTITIES ARE PRELIMINARY. CONTRACTOR TO VERIFY ALL SPOILS WITH FINAL UTILITY, ARCHITECTURAL, AND STRUCTURAL PLANS PRIOR TO CONSTRUCTION. BUILDING SPOILS, UTILITY SPOILS (BELOW BUILDING), FOOTING SPOILS, RETAINING WALL SPOILS, AND SPOILS FOR LANDSCAPE ELEMENTS AND TREES. IT IS ASSUMED THERE IS 65 CY OF SPOILS PER BUILDING.
- EARTHWORK QUANTITIES DO NOT INCLUDE ANY SHRINK OR SWELL ADJUSTMENT.
- ASSUMED ONSITE DEMOLITION TO PRODUCE 8,400 CY OF OFFHAUL (ASSUMES 12" OF DEMOLITION AND OFFHAUL ACROSS 5.2± ACRES OF THE SITE).

NOTES:

- ALL GRADES ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
- STORM DRAIN SIZING IS PRELIMINARY AND SUBJECT TO FINAL DESIGN.
- ALL ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE NAVD83 DATUM.
- TO CONVERT TO NGVD29, TAKE PROJECT ELEVATIONS AND SUBTRACT 2.70'.
- SEE SHEET C10 FOR CROSS-SECTIONS.
- BIO BASIN 2 AND 3 STORM DRAIN PIPE CONNECTION (HYDRAULIC CONNECTION). BIO BASINS 2 AND 3 TO HAVE THE SAME TSL, TOL, AND BGL ELEVATIONS.
- THE PROJECT SITE HAS A MINOR INCREASE IN IMPERVIOUS AREA FROM EXISTING CONDITIONS. ALL BIO-RETENTION AREAS HAVE BEEN SIZED TO ACCOMMODATE THE STORM WATER TREATMENT AND HYDROMODIFICATION REQUIREMENTS FOR THE PROJECT.

EARTHWORK SUMMARY

DESCRIPTION	CUT (CY)	FILL (CY)
RAW EARTHWORK	500	2000
STORM DRAIN	2800	-
SANITARY SEWER	680	-
DOMESTIC WATER	600	-
FIRE SERVICE	800	-
JOINT TRENCH	700	-
BUILDING SPOILS	1040	-
TOTAL	7,120	2000
NET	5,120	-

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES PRELIMINARY GRADING PLAN 5976 W. LAS POSITAS BLVD.

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 40' DATE: NOVEMBER 17, 2023



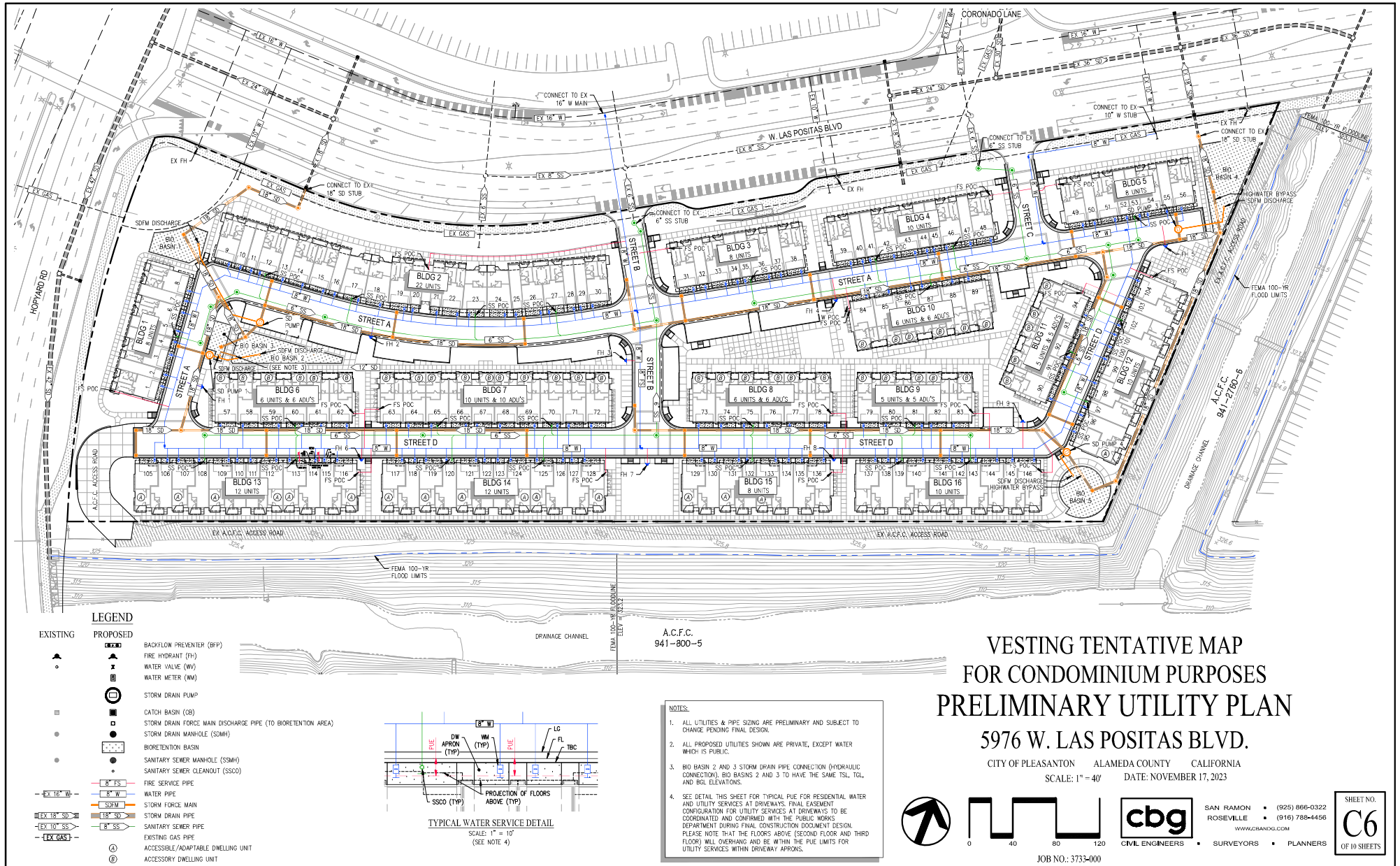
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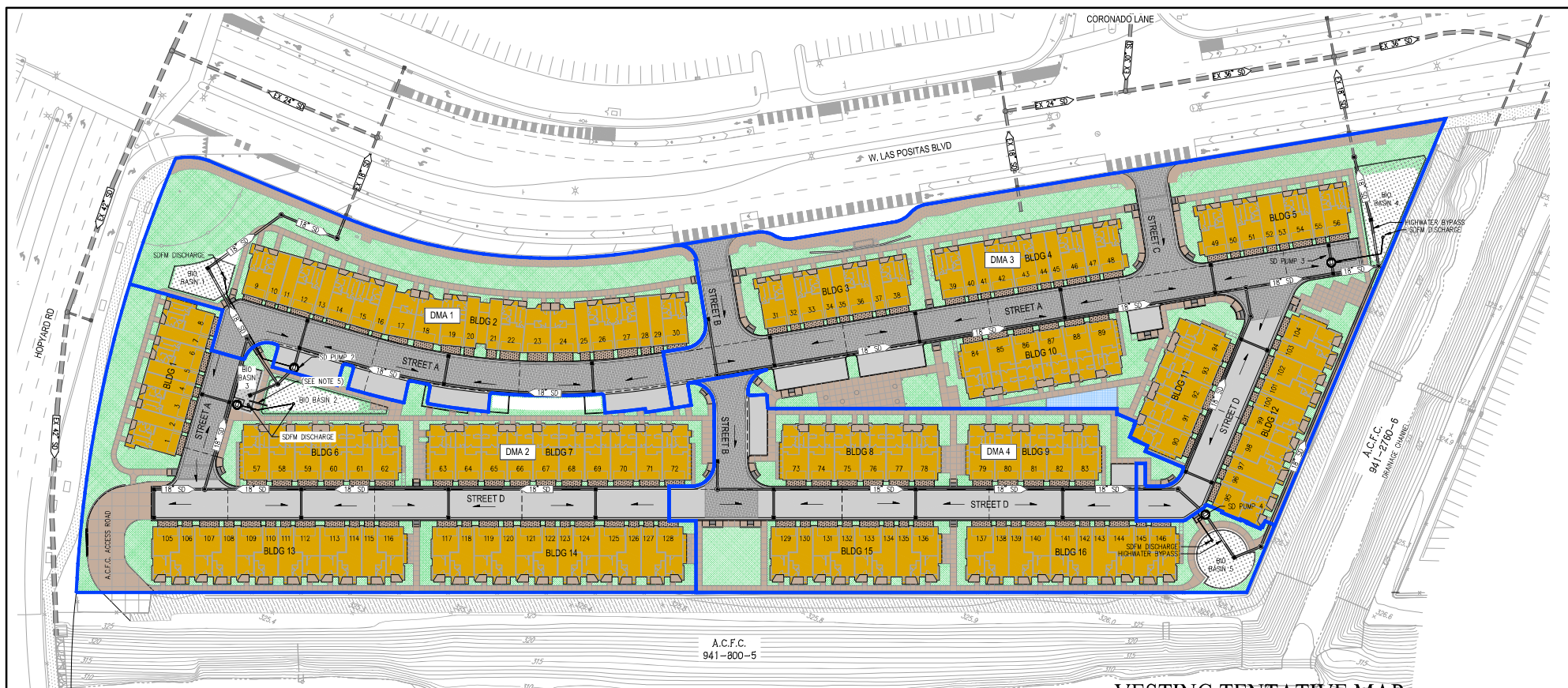
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SHEET NO.
C5
OF 10 SHEETS

JOB NO.: 3733-000

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A.C.F.C.
941-800-5

VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES PRELIMINARY STORMWATER CONTROL PLAN 5976 W. LAS POSITAS BLVD.

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 40' DATE: NOVEMBER 17, 2023

LEGEND:

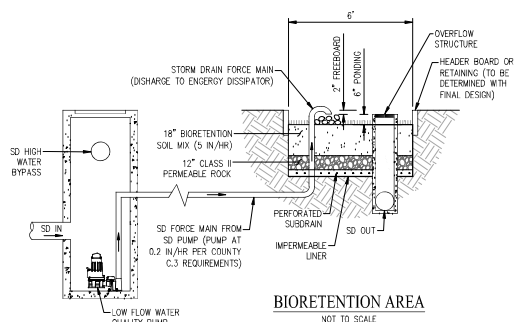
- IMPERVIOUS ROADWAY AREA
- IMPERVIOUS ROOF AREA
- IMPERVIOUS HARDSCAPE AREA (PATHWAYS, DRIVEWAYS, PATIOS, ETC)
- PERVIOUS PAVING AREA
- PERVIOUS SOFTSCAPE AREA (TURF, DG, ETC)
- PERVIOUS LANDSCAPE AREA
- BIORETENTION AREA
- DIRECTION OF DRAINAGE
- LIMITS OF DRAINAGE MANAGEMENT AREA (DMA)

NOTES:

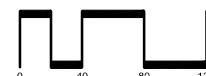
1. AREAS SHOWN ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN.
2. SEE STORMWATER QUALITY REPORT FOR BIORETENTION SIZING CALCULATIONS.
3. THE PROJECT MAY MAKE USE OF PERVIOUS PAVING MATERIALS, SELF-RETAINING AREAS, SELF-TREATING AREAS, AND INTERCEPTOR TREES, PER THE ALAMEDA COUNTY C.3 HANDBOOK, IN ORDER TO REDUCE THE IMPERVIOUS FOOTPRINT OF THE PROJECT.
4. THE PROJECT MAY INSTALL OTHER PERVIOUS PAVING MATERIALS, INCLUDING: PAVEMENT, PAVERS, SIDEWALKS, ETC. IN ORDER TO REDUCE THE IMPERVIOUS FOOTPRINT OF THE PROJECT.
5. BIO BASIN 2 AND 3 STORM DRAIN PIPE CONNECTION (HYDRAULIC CONNECTION). BIO BASINS 2 AND 3 TO HAVE THE SAME TSL, TGL, AND BGL ELEVATIONS.

PERMEABILITY SUMMARY

DESCRIPTION	PERVIOUS (SF)	IMPERVIOUS (SF)
PRE-PROJECT	86,636	230,937
POST-PROJECT	72,043	242,167
CHANGE	-14,593	11,230



BIORETENTION AREA
NOT TO SCALE



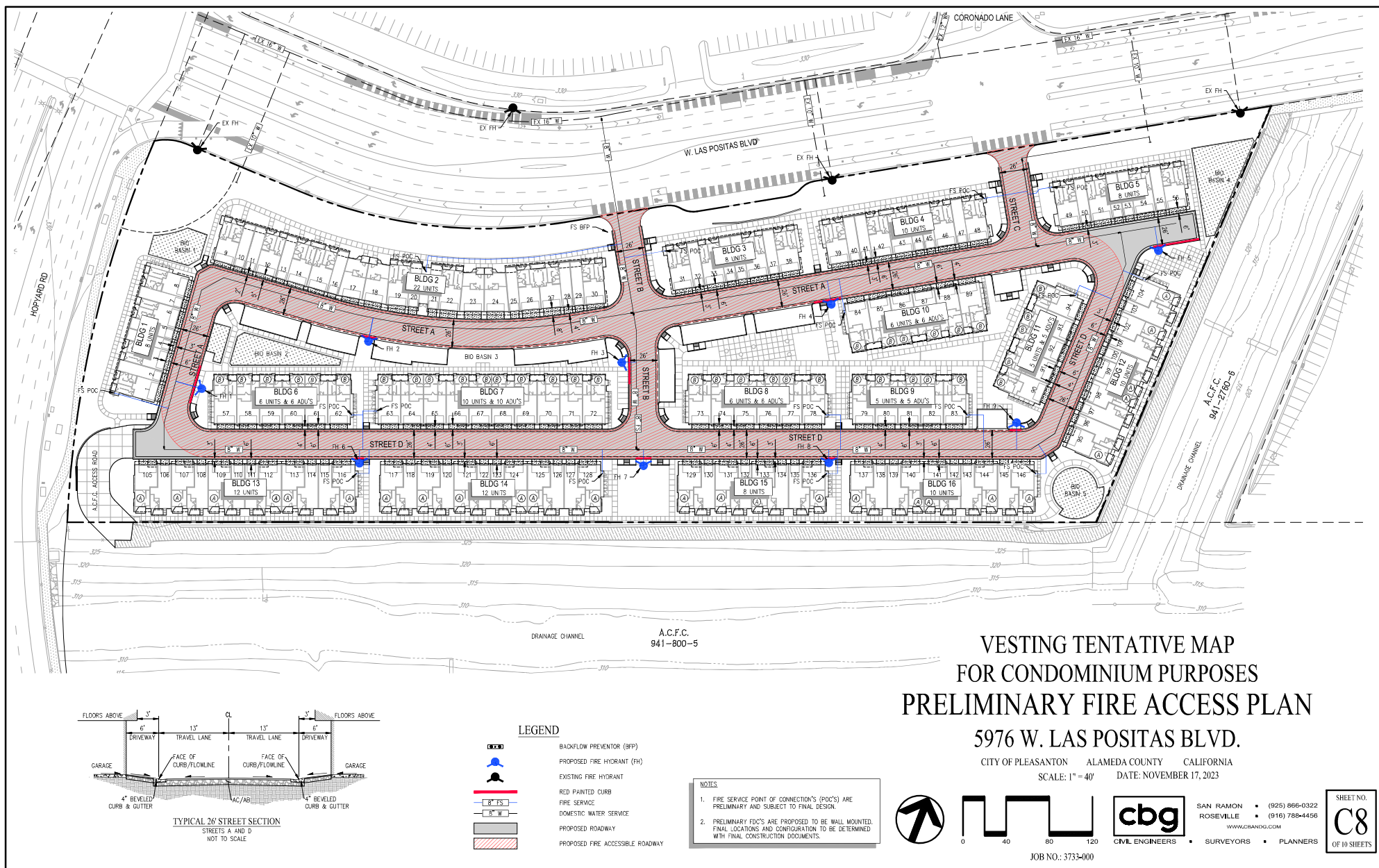
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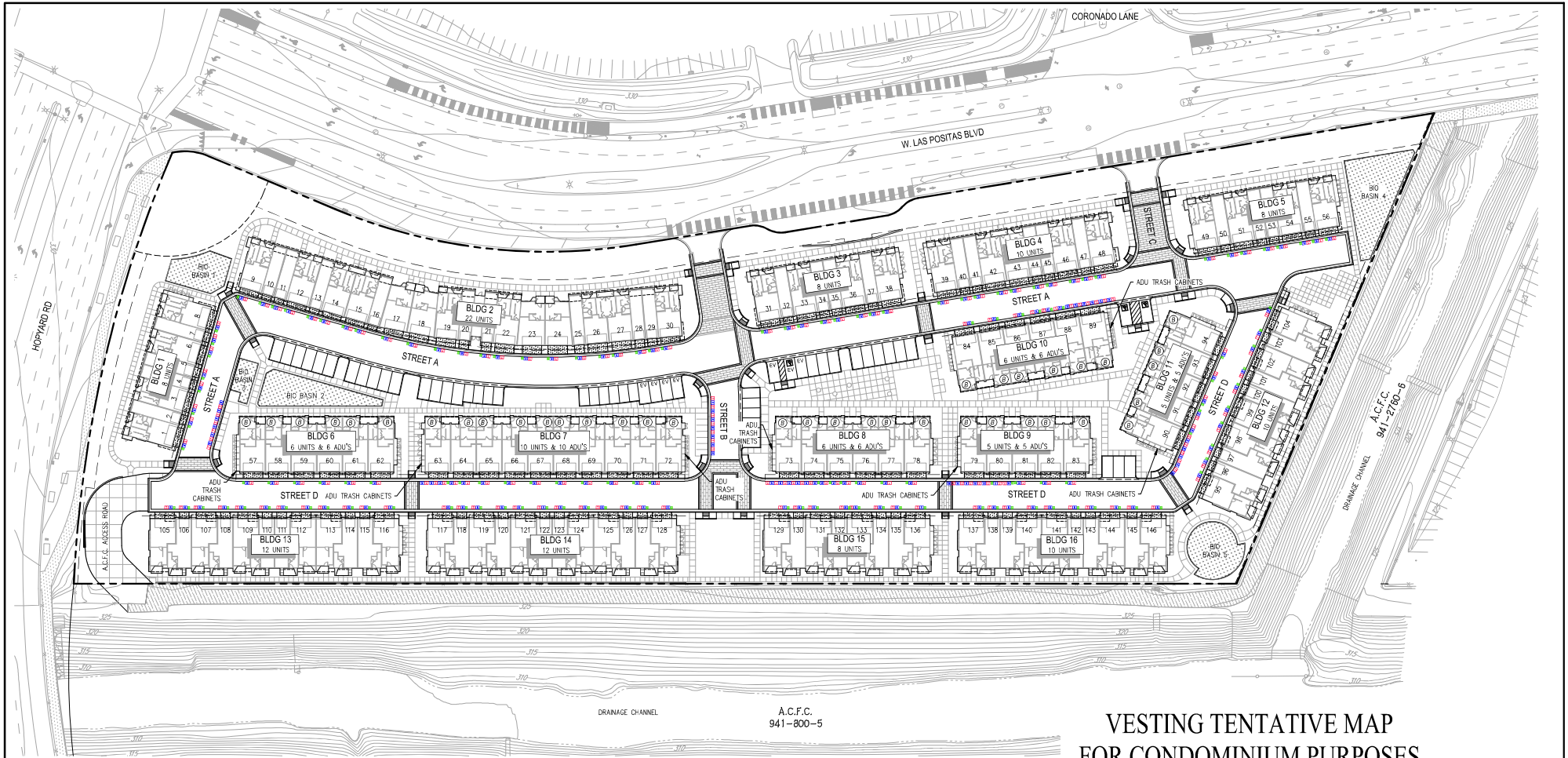
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SHEET NO.
C7
OF 10 SHEETS

JOB NO.: 3733-000

11/17/23-2024/ACF/TENTATIVE.DWG





VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES PRELIMINARY GARBAGE COLLECTION PLAN 5976 W. LAS POSITAS BLVD.

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 40' DATE: NOVEMBER 17, 2023

- NOTES:**
1. INDIVIDUAL GARBAGE, RECYCLING, AND FOOD/GREEN WASTE (COMPOST) CARTS TO BE PICKED UP ADJACENT TO EACH GARAGE ON SERVICE COLLECTION DAY (INCLUDES ADU'S).
 2. ADU TRASH BINS TO BE STORED IN DESIGNATED CABINETS.

- LEGEND:**
- 1. GARBAGE BIN
 - 2. RECYCLE BIN
 - 3. GREEN WASTE BIN
 - 4. ACCESSORY DWELLING UNIT (ADU)

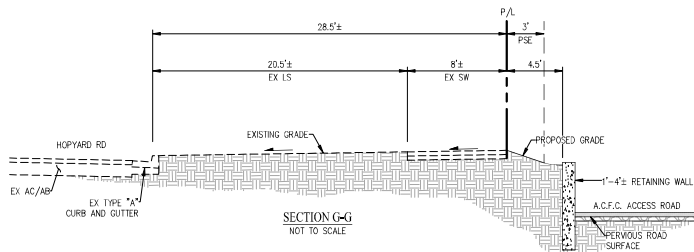
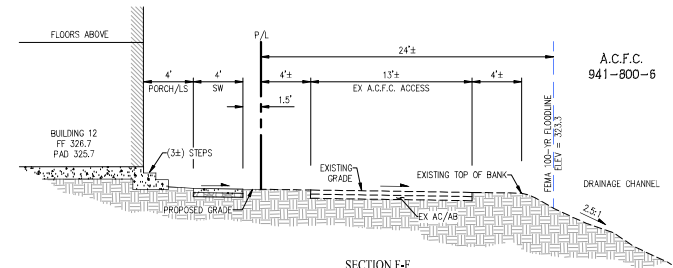
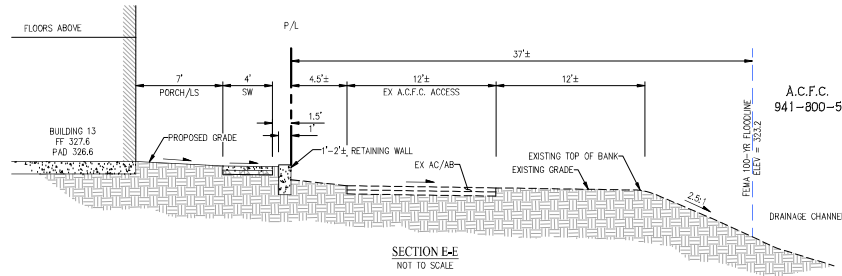
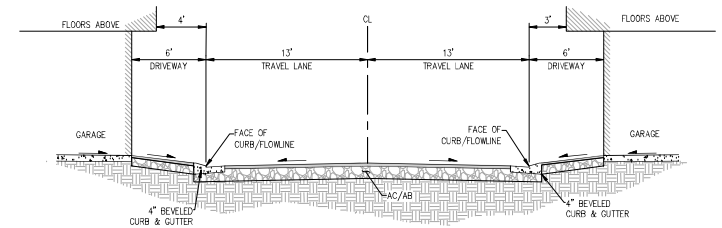
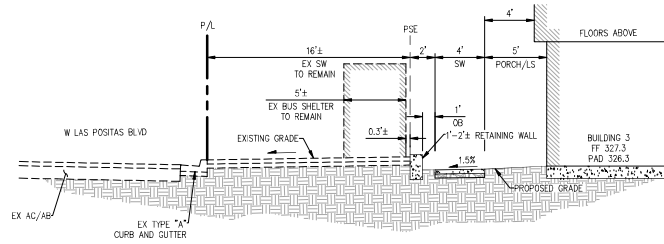
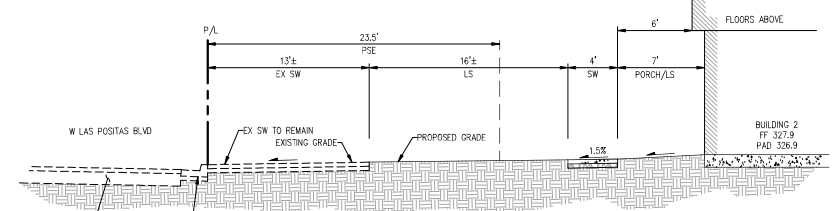
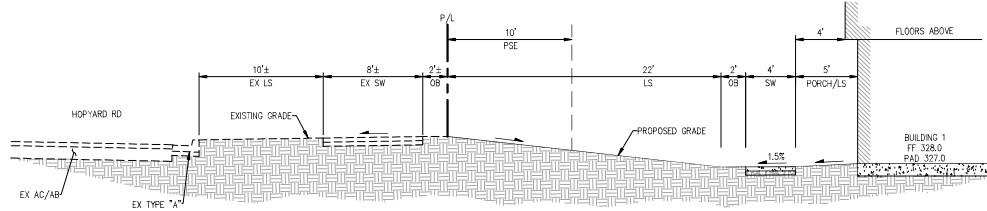


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SHEET NO.
C9
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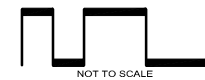
JOB NO.: 3733-000

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VESTING TENTATIVE MAP FOR CONDOMINIUM PURPOSES CROSS SECTIONS 5976 W. LAS POSITAS BLVD.

CITY OF PLEASANTON ALAMEDA COUNTY CALIFORNIA
NOT TO SCALE DATE: NOVEMBER 17, 2023



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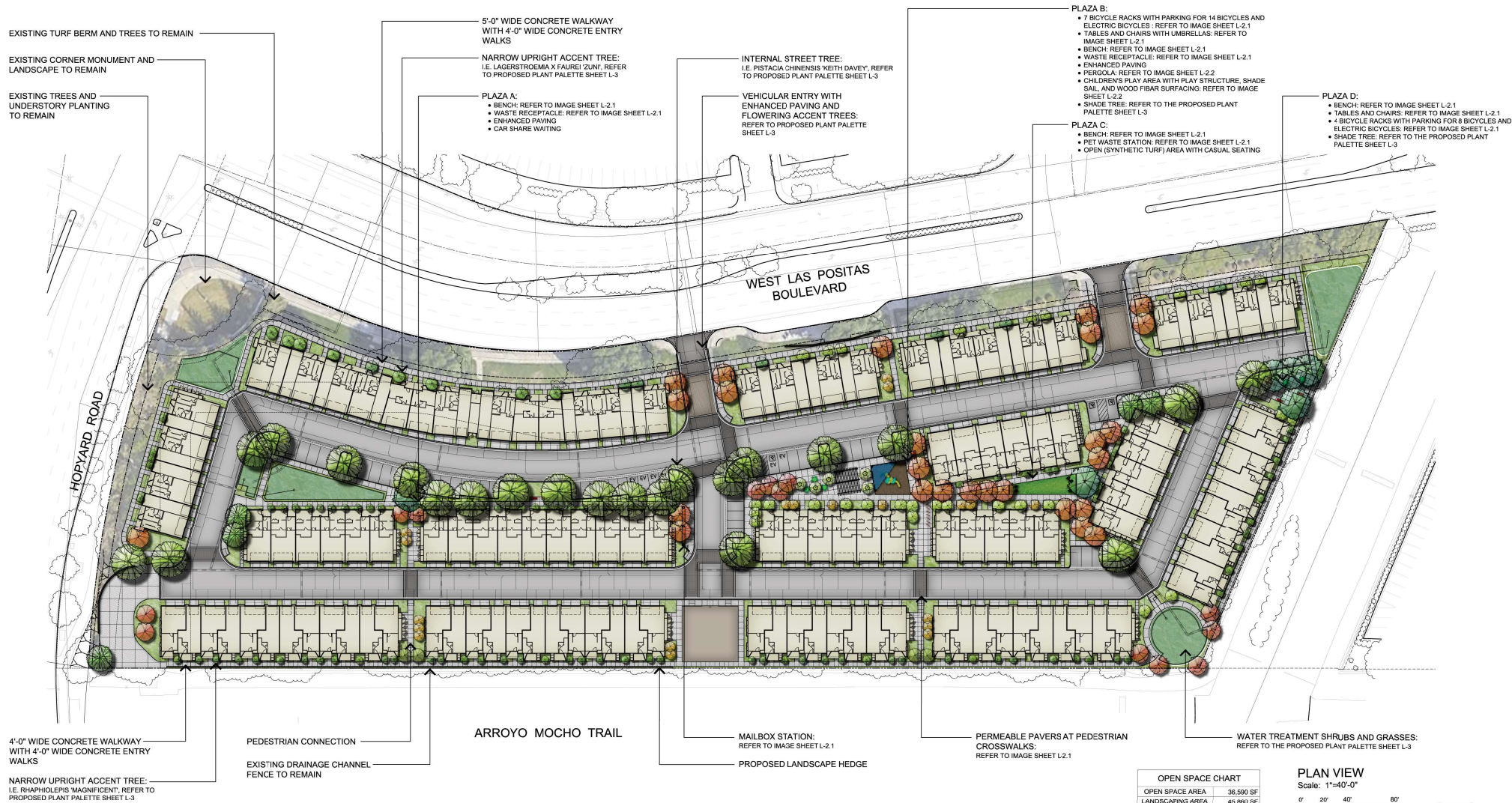
SHEET NO.
C10
OF 10 SHEETS

JOB NO.: 3733-000

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PLAN VIEW
Scale: 1"=40'-0"
0' 20' 40' 80'



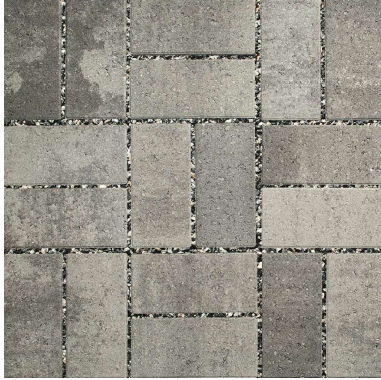
400-126
TTLc 5976 W. Las Positas Boulevard
Pleasanton, CA
November 17, 2023

TRUE LIFE COMPANIES
TTLc Pleasanton - Los Positas, LLC
12847 Alcosta Blvd., Suite 470 San Ramon CA 94583
925.824.4300

Preliminary Landscape Plan
L-1.2

PLANNING URBAN DESIGN
LANDSCAPE ARCHITECTURE
248 3rd street suite 202, oakland, ca 94607
phone: 510.452.4190 www.r3studios.com





FIELD COLOR: FOUNDRY
FIELD PATTERN: RUNNING BOND



CROSSWALK COLOR: GRAPHITE
CROSSWALK PATTERN: RUNNING BOND

PERMEABLE PAVERS

80MM THICKNESS



BENCH

FRAME FINISH TO BE ARGENTO, SLATS TO BE GREY RECYCLED PLASTIC



WASTE RECEPTACLE

FRAME FINISH TO BE ARGENTO, SLATS TO BE GREY RECYCLED PLASTIC



TABLE AND CHAIRS WITH UMBRELLA

FRAME FINISH TO BE ARGENTO, SLATS TO BE GREY RECYCLED PLASTIC



BICYCLE RACK

FRAME FINISH TO BE ARGENTO



PET WASTE STATION

FINISH TO BE BLACK

400-126 TTLC 5976 W. Las Positas Boulevard
Pleasanton, CA
November 17, 2023



TTLC Pleasanton - Los Positas, LLC

12647 Alcosta Blvd., Suite 470 San Ramon CA 94583
925.824.4300

Site Furniture
L-2.1

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LANDSCAPE ARCHITECTURE
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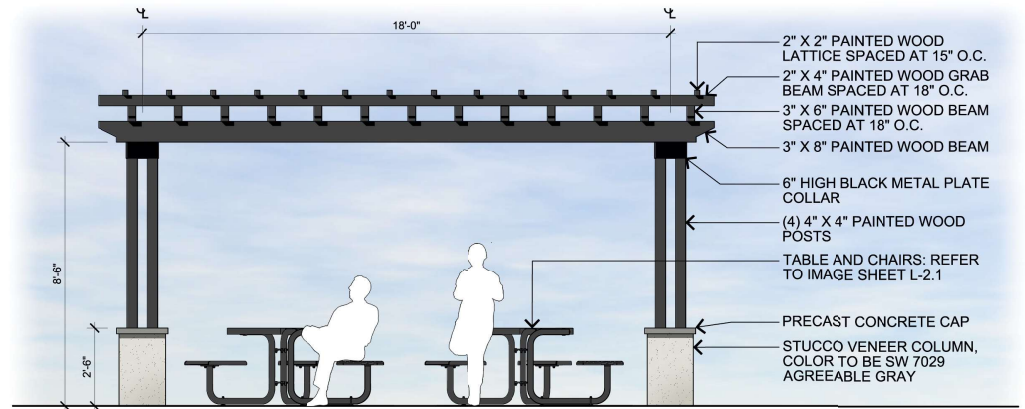
STREET LIGHT

FINISH TO BE CHARCOAL



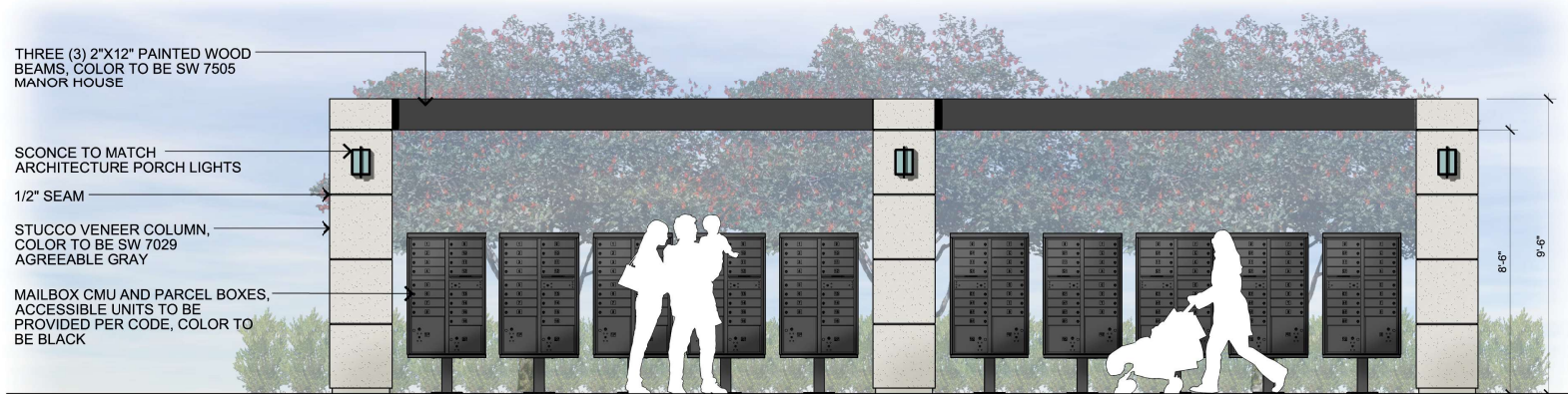
PLAY STRUCTURE AND SHADE SAIL

CONCEPT



PERGOLA

SCALE: 1/2"= 1'-0"



MAILBOX STATION

SCALE: 1/2"= 1'-0"

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Pleasanton, CA
November 17, 2023

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PROPOSED PLANT PALETTE

NOTES

BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	SPACING / MATURE GROWTH	TREE SIZE	WULCOLS	BOTANICAL NAME	COMMON NAME	MINIMUM CONTAINER SIZE	SPACING / MATURE GROWTH	WULCOLS
INTERNAL STREET TREE:						GROUND COVER:				
PISTACIA CHINENSIS 'KEITH DAVEY'	CHINESE PISTACHE	24" BOX	N/A		L	* ARCTOSTAPHYLOS SPECIES	BEARBERRY	1 GALLON	3'-0" O.C.	L
DECIDUOUS TREES:						COPROSMA X-TRA 'PROSTATUS'	NON	1 GALLON	1'-0" O.C.	L
CERCIS SPECIES	EASTERN REDBUD	24" BOX	N/A	SMALL	M	EREMOPHILA GLABRA 'GREY HORIZON'	GRAY EMU	1 GALLON	3'-0" O.C.	L
CHONANTHUS RETUSUS	FRINGE TREE	24" BOX	N/A	MEDIUM	L	GREVILLEA LANIGERA 'COASTAL GEM'	NON	1 GALLON	2'-0" O.C.	L
CHITALPA TASHKENTENSIS 'PINK DAWN'	PINK DAWN CHITALPA	24" BOX	N/A	SMALL	M	* MAHONIA REENS	GREGON GRAPE	1 GALLON	1'-0" O.C.	L
LAGERSTROEMIA X FAUREI VARIETIES	CRAPPE MYRTLE	24" BOX	N/A	SMALL	L	TEUCRIUM SPECIES	GERMANDER	1 GALLON	2'-0" O.C.	L
WALLIS SPECIES	FLOWERING CRAB APPLE	24" BOX	N/A	SMALL	M	WESTRINGIA MUNDI	NON	1 GALLON	3'-0" O.C.	L
QUERCUS HYPOLEUCOIDES	NON	24" BOX	N/A	MEDIUM	L	* ZAUSCHNERIA SPECIES	FUCHSIA	1 GALLON	VARIES	L
QUERCUS ROBUR X BICOLOR 'REGAL PRINCE'	HYBRID WHITE OAK	24" BOX	N/A	MEDIUM	L	GRASSES:				
EVERGREEN TREES:						* CALAMAGROSTIS FOLIOSA	REED GRASS	1 GALLON	VARIES	M
AREBUTUS 'MARINA'	NON	24" BOX	N/A	SMALL	L	* CAREX PANSA	MEADOW SEDGE	1 GALLON	VARIES	L
CELEBRIS PARVIFLORA	AUSTRALIAN WILLOW	24" BOX	N/A	SMALL	L	* CAREX TENNILLICOLA	SEDGE	1 GALLON	VARIES	L
LAURUS NOBILIS 'SARATOGA'	SWEET BAY	24" BOX	N/A	SMALL	L	FESTUCA MARIEI	FESCUE	1 GALLON	3'-0" O.C.	L
* LYONOTHAMNUS FLORIBUNDUS	IRONWOOD	24" BOX	N/A	SMALL	M	HELIOTROPICUM SEMPERVIRENS	BLUE OAT GRASS	1 GALLON	2'-0" O.C.	L
PODOCARPUS MACROPHYLLA	YEW PINE	24" BOX	N/A	SMALL	L	* LOMANDRA SPECIES	NON	1 GALLON	VARIES	L
PRUNUS CAROLINIANA	NON	24" BOX	N/A	MEDIUM	L	* MUHLBERGIA SPECIES	DEER GRASS	1 GALLON	4'-0" O.C.	L
QUERCUS TOMENTELLA	ISLAND OAK	24" BOX	N/A	MEDIUM	L	* PENNISETUM SPECIES	FOUNTAIN GRASS	1 GALLON	3'-0" O.C.	L
RHAPHIOLEPIS 'MAGNIFICENT'	ISLAND HAWTHORNE	24" BOX	N/A	SMALL	L	WATER TREATMENT SHRUBS AND GRASSES:				
TRISTANIA LAURINA 'ELEGANT'	WATER GUM	24" BOX	N/A	SMALL	L	* ARISTIDA PURPUREA	PURPLE THREE-AWN	1 GALLON	MX EVENLY	L
BACKGROUND/FOUNDATION SHRUBS:						* CHONDROPETALUM TECTORUM	GRASS RUSH	1 GALLON	MX EVENLY	L
* ARCTOSTAPHYLOS SPECIES	MANZANITA	5 GALLON	5'-0" O.C.		L	* ELYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	1 GALLON	MX EVENLY	L
COPROSMA SPECIES	NON	5 GALLON	VARIES		L	* JUNCUS PATENS	BLUE RUSH	1 GALLON	MX EVENLY	L
ESCALLONIA X TERRA	DWARF ESCALLONIA	5 GALLON	3'-0" O.C.		L	* HUMULUS SPECIES	MONKEY FLOWER	1 GALLON	MX EVENLY	L
GREVILLEA SPECIES	GREVILLEA	5 GALLON	VARIES		L	* DENOTES CALIFORNIA NATIVE SPECIES				
* FRANGULA CALIFORNICA	NON	5 GALLON	4'-0" O.C.		L					
MYRTUS COMMUNIS COMPACTA	DWARF MYRTLE	5 GALLON	2'-0" O.C.		L					
PITISPOSIUM SPECIES	TOSBRA	5 GALLON	3'-0" O.C.		L					
PRUNUS CAROLINIANA 'BRIGHT N TIGHT'	CAROLINA LAUREL	15 GALLON	N/A		M					
RHAPHIOLEPIS SPECIES	NON	5 GALLON	3'-0" O.C.		L					
INTERMEDIATE SHRUBS:										
CISTUS SPECIES	ROCKROSE	5 GALLON	VARIES		L					
CORREA SPECIES	AUSTRALIAN FUCHSIA	5 GALLON	VARIES		L					
DIANELLA SPECIES	FLAX LILY	5 GALLON	3'-0" O.C.		L					
DIETES SPECIES	FORTNIGHT LILY	5 GALLON	3'-0" O.C.		L					
* GALVEZIA SPECIOSA 'TIRE CRACKER'	ISLAND SNAP DRAGON	1 GALLON	4'-0" O.C.		M					
LAVANDULA SPECIES	LAVENDER	1 GALLON	VARIES		L					
NANDINA SPECIES	HEAVENLY BAMBOO	5 GALLON	2'-0" O.C.		L					
RHAPHIOLEPIS INDICA VARIETIES	INDIAN HAWTHORN	5 GALLON	4'-0" O.C.		L					
* RIBES SPECIES	NON	1 GALLON	2'-0" O.C.		L					
* SALVIA SPECIES	SAGE	5 GALLON	3'-0" O.C.		L					
WESTRINGIA GREY BOX	COAST ROSEMARY	5 GALLON	2'-0" O.C.		L					
* ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUCHSIA	1 GALLON	VARIES		L					
FOREGROUND SHRUBS:										
ANIGOSANTHUS SPECIES	KANGAROO PAWS	1 GALLON	1'-0" O.C.		L					
BULBINE FRUTESCENS	NON	1 GALLON	2'-0" O.C.		L					
CISTUS 'LITTLE MISS SUNSHINE'	ROCKROSE	1 GALLON	2'-0" O.C.		L					
DIANELLA SPECIES	FLAX LILY	1 GALLON	2'-0" O.C.		L					
HEMEROCALLIS SPECIES	EVERGREEN DAYLILY	1 GALLON	2'-0" O.C.		M					
* HELICHERIA MAXIMA	ISLAND ALUM ROOT	1 GALLON	VARIES		L					
LAVANDULA SPECIES	LAVENDER	1 GALLON	VARIES		L					
LIRIOPE SPECIES	BIG BLUE LILY TURF	1 GALLON	1'-0" O.C.		M					
NANDINA SPECIES	HEAVENLY BAMBOO	5 GALLON	2'-0" O.C.		L					
SANTOLINA SPECIES	LAVENDER COTTON	5 GALLON	3'-0" O.C.		L					
* SALVIA SPECIES (DWARF VARIETIES)	SAGE	5 GALLON	3'-0" O.C.		L					
TEUCRIUM SPECIES	GERMANDER	1 GALLON	1'-0" O.C.		L					
* ZAUSCHNERIA SPECIES	FUCHSIA	1 GALLON	VARIES		L					

PLANT PALETTE IS FOR REFERENCE ONLY. NOT ALL TREES, SHRUBS, GRASSES, AND GROUND COVER LISTED WILL BE UTILIZED IN THE PREPARATION OF CONSTRUCTION DOCUMENTS. ADDITIONAL PLANTS MAY BE SUBSTITUTED DUE TO AVAILABILITY AND CONTAINER SIZE. PLANT MATERIAL SHALL BE SELECTED AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.

ALL TRANSFORMERS AND ABOVE GROUND UTILITY BOXES TO BE SCREENED WITH EVERGREEN SHRUBS.

WATER CONSERVATION STATEMENT:

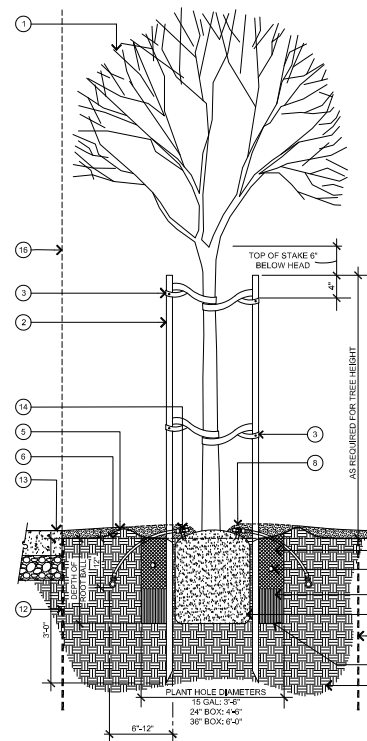
PLANT MATERIAL HAS BEEN CHOSEN FOR WATER CONSERVING AND REDUCED MAINTENANCE CHARACTERISTICS. A MAXIMUM OF 25% OF NON-TURF PLANTS WILL HAVE A MODERATE IRRIGATION WATER REQUIREMENT AND A MINIMUM OF 50% OF NON-TURF PLANTS WILL HAVE A LOW TO VERY LOW IRRIGATION WATER REQUIREMENT.

IRRIGATION NOTE:

A FULLY AUTOMATIC IRRIGATION SYSTEM SHALL BE PROPOSED FOR THE PROJECT UTILIZING WATER CONSERVING METHODS. IRRIGATION SHALL BE INSTALLED THROUGHOUT THE BORESTENTION AREAS TO PROVIDE SUPPLEMENTAL IRRIGATION IN THE DRY MONTHS WITH REDUCED IRRIGATION DURING SEASONAL RAINFALL OR WET MONTHS.

MINIMUM TREE CLEARANCE NOTE:

1. SMALL TREES (15' TALL/WIDE) SHALL BE PLACED A MINIMUM OF 5' FROM BUILDINGS AND A MINIMUM OF 2' FROM EDGES OF PAVING, CURBS OR WALLS.
2. MEDIUM TREES (25' TALL/WIDE) SHALL BE PLACED A MINIMUM OF 12' FROM BUILDINGS AND A MINIMUM OF 3' FROM PAVING, CURBS OR WALLS.
3. LARGE TREES (ABOVE 25' TALL/WIDE) SHALL BE PLACED A MINIMUM OF 20' FROM BUILDINGS AND A MINIMUM OF 3' FROM PAVING, CURBS OR WALLS.
4. 5' MINIMUM FROM JOINT TRENCH, WATER LINES, WATER METERS AND FIRE HYDRANTS.
5. 8' MINIMUM FROM SANITARY SEWER AND STORM DRAINS.
6. ALL TREES PLANTED WITHIN 5'-0" OF FUTURE CURBS, SIDEWALK, WALLS AND ALL UTILITIES, SHALL INCLUDE A ROOT BARRIER.



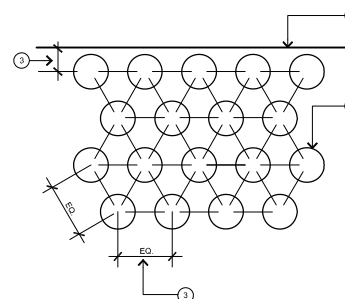
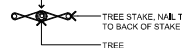
- 1 TREE: REFER TO PLANTING PLAN FOR LOCATION AND PLANTING LEGEND FOR SPECIES
- 2 LODGE POLE PINE TREE STAKES: 3'X10' LONG TREE STAKES FOR WINDY CONDITIONS AND 3/4\"/>
- 3 TREE TIE: WONDER TREE-TIE® (200-910-2010) MODEL# W1-6-6, W2-6-6 OR APPROVED EQUAL. LOOP IN A FIGURE EIGHT AND NAIL TO BACK OF STAKE WITH GALVANIZED THREADED NAILS. ALLOW 3\"/>
- 4 TREE ROOTBALL SET ON 12\"/>
- 5 3\"/>
- 6 FINISH GRADE: SET 1\"/>
- 7 BACK FILL MIX: (TOP 12 INCHES ONLY): 70% PULVERIZED NATIVE SOIL, 30% NITROGEN FORTIFIED FIR OR REDWOOD SAWDUST.
- 8 BARK MULCH: 3\"/>
- 9 PULVERIZED NATIVE SOIL
- 10 FERTILIZER TABS (21 GRAM, 20-10-5):
- 15 GAL: 5 TABS
- 24\"/>
- 11 PLANTING HOLE, PULVERIZED NATIVE SOIL BELOW 12\"/>
- 12 ROOT BARRIER (AS NEEDED): REFER TO PLANTING NOTES AND SPECIFICATIONS
- 13 PAVING: REFER TO PLAN
- 14 GPM IRRIGATION BUBBLER, OFFSET FROM TREE TUCKED TO ROOTBALL
- 15 COMPACTED SUBGRADE OR ENGINEERED FILL PER SOILS REPORT
- 16 BUILDING OR WALL (VARIES - SEE PLAN)

NOTES:

ALL PLANTING AREAS TO BE TREATED WITH PRE-EMERGENT.

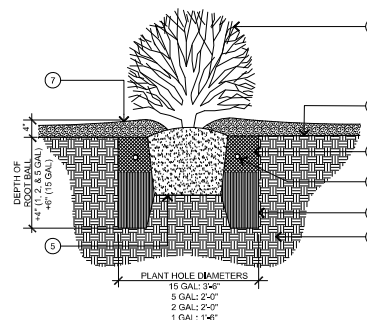


PREVAILING WIND



2 GROUNDCOVER PLANTING

N.T.S.



- 1 SHRUB: REFER TO PLANTING PLAN FOR LOCATION AND PLANTING LEGEND FOR SPECIES
- 2 COMPACTED SUBGRADE OR ENGINEERED FILL PER SOILS REPORT
- 3 FINISH GRADE
- 4 BACK FILL MIX: (1/2 DEPTH OF ROOT BALL HEIGHT): 70% PULVERIZED NATIVE SOIL, 30% NITROGEN FORTIFIED FIR OR REDWOOD SAWDUST.
- 5 SHRUB ROOTBALL SET ON LIGHTLY TAMPED SOIL, SET CROWN OF ROOTBALL 1\"/>
- 6 FERTILIZER TABS (21 GRAM, 20-10-5):
- 1 GALLON: 1 TAB
- 2 GALLON: 2 TABS
- 5 GAL: 3 TABS
- 15 GAL: 5 TABS
- 7 BARK MULCH: 3\"/>
- 8 PULVERIZED NATIVE SOIL

NOTES:

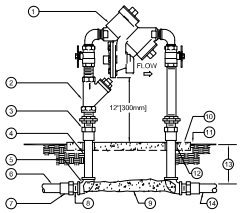
ALL PLANTING AREAS TO BE TREATED WITH PRE-EMERGENT

N.T.S.

1 TREE STAKING

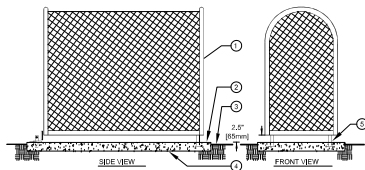
N.T.S.

3 SHRUB PLANTING

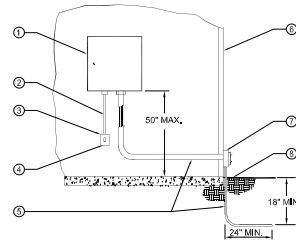


- REDUCED PRESSURE BACKFLOW ASSEMBLY
- 1/2" 7" STRAINER SYSTEM (AS REQUIRED)
- WROUGHT COPPER MALE ADAPTERS TOTAL (SOLDER + THREAD CONNECTION)
- COPPER 1/2" X 1/2" PIPE (LENGTH AS REQUIRED)
- WROUGHT COPPER 90° ELBOWS TOTAL (SOLDER + THREAD CONNECTION)
- PVC MAIN LINE TO POINT OF CONNECTION
- BUSH AS NECESSARY FOR SIZE TRANSITION
- SCHEDULE 40 PVC MALE ADAPTER- 2 TOTAL
- CONCRETE SUPPORT BLOCK
- CONCRETE PAD-SITE ENCLOSURE DETAIL
- FINISH GRADE
- PVC BELLIE BOTH SIDES
- REFER TO IRRIGATION LEGEND
- PVC MAIN LINE TO IRRIGATION SYSTEM

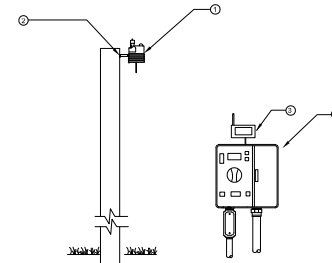
- NOTES:
- INSTALL A FREEZE PREVENTATIVE BLANKET AROUND BACKFLOW ASSEMBLY. BLANKET SHALL BE GREEN.
 - DO NOT SOLDER CONNECT FITTINGS WHILE THREADED INTO BACKFLOW ASSEMBLY. THIS MAY CAUSE DAMAGE TO DEVICE.
 - NIPPLES AND FITTINGS TO BE SAME 1/2" SIZE AS BACKFLOW ASSEMBLY.
 - PROVIDE A STAINLESS STEEL ENCLOSURE TO COMPLETELY ENCLOSE DEVICE. INSTALL ENCLOSURE TO CONCRETE BASE AS DIRECTED BY MANUFACTURER.



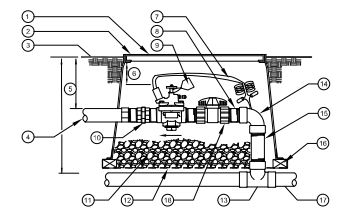
- STAINLESS STEEL ENCLOSURE TO COMPLETELY ENCLOSE DEVICE
- SET PAD 12" (30mm) ABOVE FINISH GRADE
- FINISH GRADE
- 6" (150mm) THICK CONCRETE PAD FOR ENCLOSURE SUPPORT TO EXTEND 6" (150mm) BEYOND ENCLOSURE ON ALL SIDES. CONCRETE TO HAVE MEDIUM BROOM FINISH
- MOUNTING BRACKETS (STANDARD WITH ENCLOSURE) TO BE SET INTO CONCRETE PAD. PROVIDE LOCKING TAB TO ACCEPT PAD LOCK PER MANUFACTURER'S INSTRUCTION



- IRRIGATION CONTROLLER
- 120 VOLT SERVICE IN RIGID STEEL CONDUIT
- 120 VOLT LOCKABLE ON/OFF SWITCH PROVIDED UNDER IRRIGATION CONTRACT
- 120 VOLT SERVICE TO CONTROLLER LOCATION PROVIDED BY ELECTRICAL CONTRACTOR
- SCHEDULE 40 GREY PVC ELECTRICAL CONDUIT FOR LOW VOLTAGE WIRE
- EXTERIOR WALL
- ELECTRICAL PULL BOX PER ELECTRICAL CODE
- FINISH GRADE

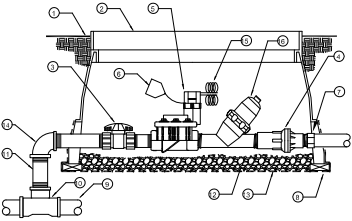


- WIRELESS CLIMATE SENSOR TRANSMITTER
- SUITABLE POST, POLE OR GUTTER MOUNT. MOUNT IN LOCATION WHERE SENSOR CAN RECEIVE FULL SUN. IS OPEN TO RAINFALL AND OUT OF SPRINKLER SPRAY PATTERN
- SENSOR RECEIVER
- CONTROLLER



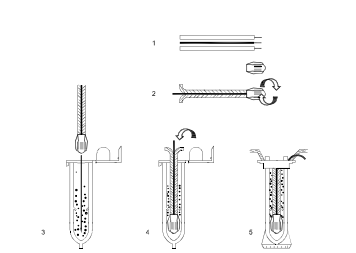
- REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED (PRESSURE REGULATOR WHERE SHOWN ON PLANS)
- USE A 1/4" X 1/4" RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID FOR 1" VALVES. FOR 1.5" AND LARGER VALVES INSTALL BALL VALVE WITHIN A SEPARATE 12" ROUND BOX OR ONE BALL VALVE PER MANHOLE OF VALVES. GATE VALVE SIZE SHALL BE SAME AS LARGEST VALVE WITHIN MANHOLE ONE VALVE PER BOX (NO EXCEPTIONS). INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL.
- FINISH GRADE
- PVC LATERAL LINE
- REFER TO IRRIGATION SPECS.
- 3" (75mm) MIN. 6" (150mm) MAX.
- VALVE CONTROL WIRE-PROVIDE SEAL PACKS AT ALL SPLICES AND 1" (25mm) OF EXCESS WIRE IN A 1" (25mm) DIAMETER COIL.
- SCHEDULE 80 PVC NIPPLE (4 TOTAL)
- VALVE LID, TAG (CONTROLLER AND STATION NUMBERS)
- SCHEDULE 80 PVC THREADED UNION
- PEA GRAVEL OR 3/4" (20mm) DRAIN ROCK - 4" (100mm) DEEP BELOW VALVE (NO SOIL IN VALVE BOX)
- 19 GAUGE 12" (30mm) SQUARE WIRE MESH
- UPC APPROVED SCHEDULE 40 PVC TEE
- SCHEDULE 80 PVC 90° ELBOW (TAT)
- SCHEDULE 80 PVC NIPPLE-LENGTH AS REQUIRED
- BRICK-1 EACH CORNER
- PVC MAIN LINE
- SCHEDULE 80 PVC UNION BALL VALVE (ONE PER VALVE)

1 REDUCED PRESSURE BACKFLOW ASSEMBLY



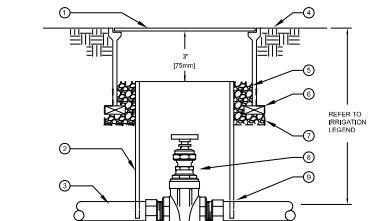
- FINISH GRADE
- 3/8" X 1/4" RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. ONE VALVE PER BOX. NO EXCEPTIONS. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL.
- SCHEDULE 80 PVC UNION BALL VALVE (ONE PER VALVE)
- PRESSURE REGULATOR (INCLUDED IN DRIP ZONE KIT)
- REMOTE CONTROL VALVE (DRIP ZONE KIT, SMALL INCLUDE VALVE, FILTER AND A 40 PSI PRESSURE REDUCING VALVE)
- VALVE LID, TAG (CONTROLLER AND STATION NUMBERS)
- SCHEDULE 40 MALE ADAPTER
- BRICK-1 EACH CORNER
- PVC MAIN LINE
- UPC APPROVED SCHEDULE 40 PVC TEE
- SCHEDULE 80 PVC NIPPLES-4 TOTAL (LENGTH AS REQUIRED)
- PEA GRAVEL OR 3/4" (20mm) DRAIN ROCK - 4" (100mm) DEEP BELOW VALVE (NO SOIL IN VALVE BOX)
- 19 GAUGE 12" (30mm) SQUARE WIRE MESH
- SCHEDULE 80 PVC 90° ELBOW (TAT)
- VALVE CONTROL WIRE-PROVIDE SMOOY SEAL PACKS AT ALL SPLICES AND 1" (25mm) OF EXCESS WIRE IN A 1" (25mm) DIAMETER COIL.
- 1/2" FILTER (INCLUDED IN DRIP ZONE KIT)

2 BACKFLOW ASSEMBLY ENCLOSURE



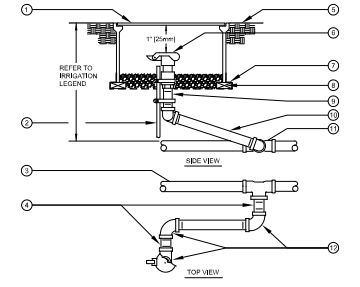
- INSTRUCTIONS:
- STRIP WIRES APPROXIMATELY 12" (30mm) TO EXPOSE WIRE.
 - TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT. DO NOT OVERTIGHTEN.
 - INSERT WIRE ASSEMBLY INTO PLASTIC TUBE UNTIL WIRE CONNECTOR SNAPS FAST UP IN BOTTOM OF TUBE.
 - PLACE WIRES WHICH EXT. TUBE IN WIRE EXT. HOLES AND CLOSE CAP UNTIL IT SNAPS.
 - INSPECT FINAL SPICE ASSEMBLY TO BE SECURE AND FINISHED.

3 INTERIOR MOUNTED CONTROLLER



- 12" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID.
- 3" (75mm) CLASS 150 OR SCHEDULE 40 PVC PIPE (NOTCH TO FIT OVER MAIN LINE PIPE).
- PVC MAIN LINE
- FINISH GRADE
- PEA GRAVEL OR 3/4" (20mm) DRAIN ROCK - 4" (100mm) DEEP (NO SOIL IN VALVE BOX).
- BRICK-2 TOTAL
- 19 GAUGE 12" (30mm) SQUARE WIRE MESH
- GATE VALVE
- MALE ADAPTER, REFER TO LEGEND FOR FITTING TYPE

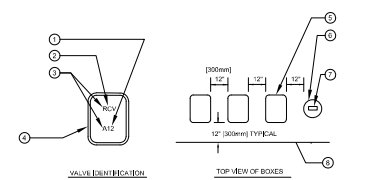
4 WIRELESS WEATHER SENSOR



- 12" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID.
- 1/4" X 1/4" X 3/16" (20mm X 20mm X 5mm) ANGLE BOLT 3/16" (20mm) LONG PVC STAINLESS STEEL STRAPS (ONE AROUND GUY)
- PVC MAIN LINE
- 1/2" (75mm) LONG SCHEDULE 40 PVC THREADED NIPPLE
- FINISH GRADE
- QUICK COUPLING VALVE
- 19 GAUGE 12" (30mm) SQUARE WIRE MESH
- BRICK - 2 TOTAL
- SCHEDULE 80 PVC THREADED NIPPLE
- 10" (250mm) LONG SCHEDULE 80 PVC THREADED NIPPLE
- UPC APPROVED SCHEDULE 40 PVC TEE OR ELBOW
- SCHEDULE 80 PVC THREADED 90° ELL

NOTE: NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE 1/2" NPT FLET THREAD SIZE.

5 REMOTE CONTROL VALVE



- CONTROLLER AND STATION
- VALVE TYPE
- HEAT BRAND LETTERS AND NUMBERS INTO LID
- VALVE BOX COVER
- RECTANGULAR VALVE BOX
- ROUND VALVE BOX FOR GUY AND GATE VALVE
- HEAT BRAND LETTERS AND NUMBERS INTO LID (TYPICAL)
- EDGE OF LAWN, WALK, FENCE, CURB, ETC.

- INSTRUCTIONS:
- CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
 - SET BOXES 150mm ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
 - SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
 - SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
 - AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
 - INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.

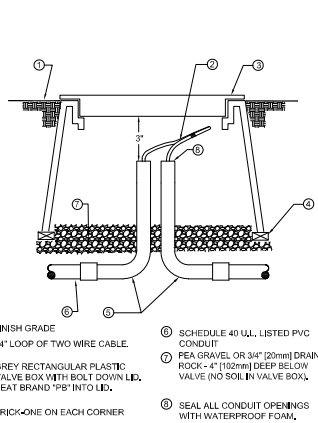
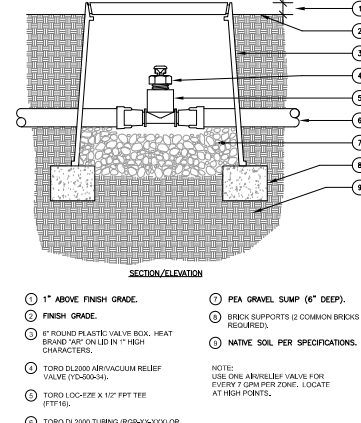
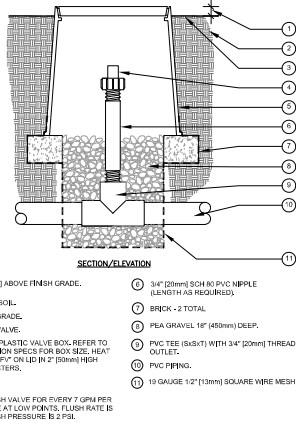
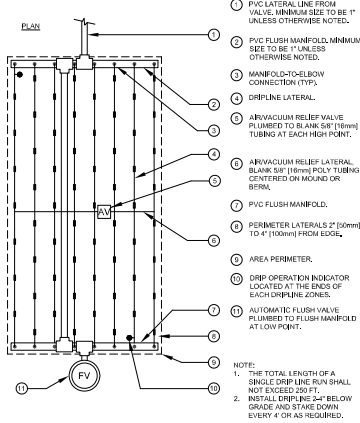
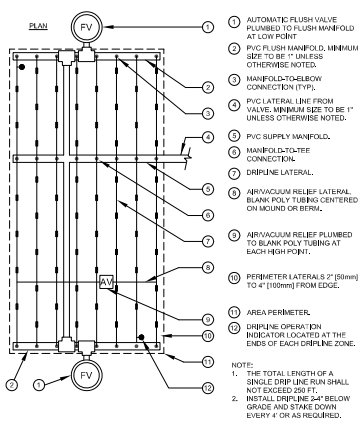
6 REMOTE CONTROL VALVE (DRIPZONE)

7 WEATHERPROOF WIRE SPLICE ASSEMBLY

8 GATE VALVE

9 QUICK COUPLING VALVE

10 VALVE BOX INSTALLATION



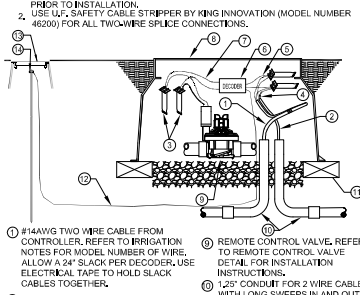
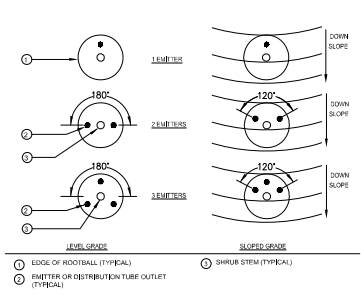
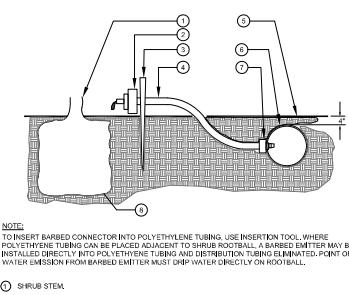
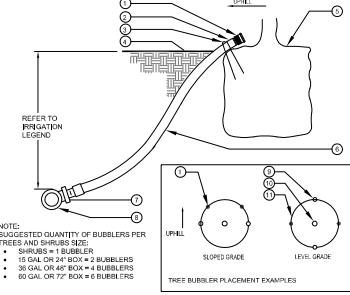
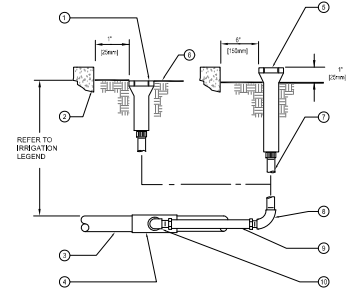
1 TORO DL 2000 CENTER FEED LAYOUT

2 TORO DL 2000 END FEED LAYOUT

3 TORO DL 2000 FLUSH VALVE (PVC TEE)

4 TORO DL 2000 AIR VACUUM RELIEF VALVE

5 IRRIGATION TWO WIRE PULL BOX



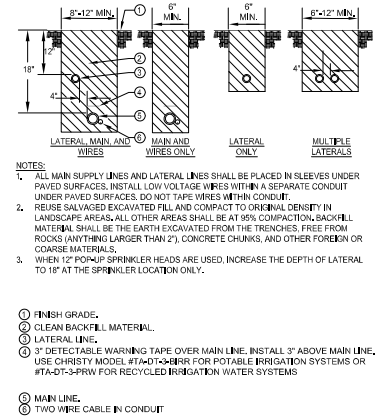
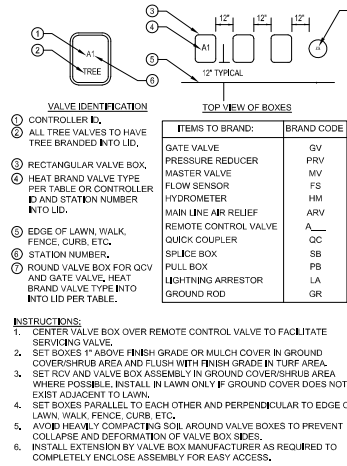
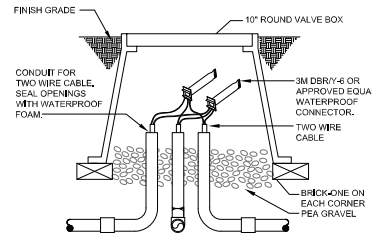
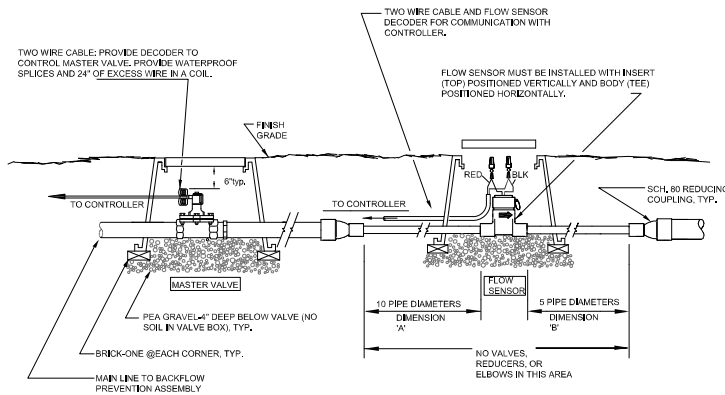
6 POP-UP SPRAY SPRINKLER RISER

7 TREE AND SHRUB BUBBLER

8 SALCO FLEX TUBING EMITTER PLACEMENT

9 SALCO EMITTER PLACEMENT AND

10 DECODER WIRING IN CONDUIT



1 INSTALLATION DETAIL MASTER VALVE/FLOW SENSOR

SCALE: NONE

2 2-WIRE SPLICE BOX AT MAIN LINE TEE OR 3 WAY WIRE BRANCH

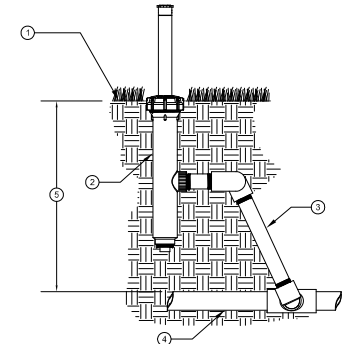
SCALE: NONE

3 VALVE BOX INSTALLATION

SCALE: NONE

4 TRENCHING

SCALE: NONE



5 570 POP-UP DRIP OPERATION INDICATOR

SCALE: NONE



December 15, 2023

SENT VIA E-MAIL:

krutchena@thetruelifecompanies.com

Kelley Rutchena
The True Life Companies
12647 Alcosta Boulevard, Suite 470
San Ramon, CA 94583

**Subject: P23-0599, SB 330 Application – Residential Project
5976-5994 W. Las Positas Boulevard, Pleasanton**

Dear Ms. Rutchena:

Thank you for your applications for the above-noted Design Review and Vesting Tentative Tract Map, originally submitted on July 24, 2023, for which you supplemented with additional materials on November 17, 2023. Staff has reviewed the submitted information, and the submittal is found to be complete.

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

Sincerely,

Diego Mora
Associate Planner

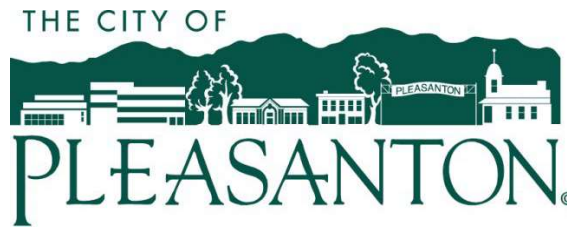
Cc:

Ellen Clark, Director of Community Development
Melinda Denis, Planning and Permit Center Manager
Steve Hernandez, Housing Division Program Manager
Dan Sodergren, City Attorney

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
1310\01\3398025.1				



December 18, 2023

SENT VIA E-MAIL:
krutchena@thetruelifecompanies.com

Kelley Rutchena
The True Life Companies
12647 Alcosta Blvd, Ste 470
San Ramon, CA 94583

**Subject: P23-0599, SB 330 Application – Residential Project
5976 & 5994 W. Las Positas Boulevard, Pleasanton**

Dear Ms. Rutchena,

By separate letter, dated December 15, 2023, the City provided you with a completeness letter for the application you submitted on July 24 and resubmitted on November 17, 2023, with additional materials. This letter is a courtesy letter similar to the letter that we sent on August 25, 2023.

As laid out in greater detail in our prior letter, the General Plan's Mixed Use designation references and defers to the applicable Planning Unit Development at pages 2-23 which states: "The location of specific land uses in areas designated Mixed Use is determined by the associated PUD zoning or specific plan." Here, for parcel/site 20, which is within Hacienda's Land Use Plan, the site is subject to the Garden Office District (OGPD) which does not permit residential development other than for Nursing Homes/Assisted Living Facilities.

Your legal counsel has taken the position that, based on Government Code section 65589.5(j)(4), your project does not require a rezoning. Section 65589.5(j)(4) states in relevant part that "a proposed housing development project is not inconsistent with the applicable zoning standards and criteria, and shall not require a rezoning, if the housing development project is consistent with the objective general plan standards and criteria *but the zoning for the project site is inconsistent* with the general plan." (Emphasis added.) Your legal counsel appears to take the position that, because the project is consistent with the Mixed Use General Plan land use designation, the zoning exemption applies. However, we respectfully disagree with this interpretation because the relevant question is whether the existing zoning is *inconsistent* with the General Plan – not whether the project is consistent with the General Plan. (See *Snowball West Investments, L.P. v. City of Los Angeles*). Here, the existing zoning for the subject parcel is clearly consistent with the General Plan.

Again, we urge you to submit an application for a Major PUD Modification for your project. Staff has been working with Hacienda to adopt objective standards for Hacienda parcels that are consistent with and similar to the standards the City has already adopted for sites of comparable size, scale, and

COMMUNITY DEVELOPMENT

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

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

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density during the Housing Element process. Staff believes that such standards could be adopted via the PUD Major Modification process and applied to your residential project. Had this site been included in the Housing Element process, we believe these standards would have been applied to this site.

The City would be happy to meet with you to discuss this possibility.

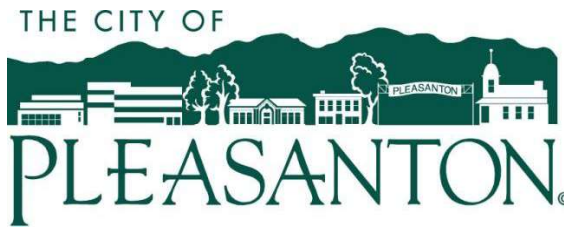
Sincerely,

A handwritten signature in black ink, appearing to read "Diego Mora". The signature is fluid and cursive, with the first name "Diego" and last name "Mora" clearly distinguishable.

Diego Mora
Associate Planner

Cc:

Ellen Clark, Director of Community Development
Melinda Denis, Planning and Permit Center Manager
Steve Hernandez, Housing Division Program Manager
Dan Sodergren, City Attorney
Bryan Wenter, Attorney for True Life Companies



January 12, 2024

SENT VIA E-MAIL:

krutchena@thetruelifecompanies.com

Kelley Rutchena
The True Life Companies
12647 Alcosta Blvd, Ste 470
San Ramon, CA 94583

**Subject: P23-0599, SB 330 Application – Residential Project
5976 & 5994 W. Las Positas Boulevard, Pleasanton**

Dear Ms. Rutchena,

We are in receipt of the application that you submitted on July 24, 2023, and November 17, 2023, related to your proposed project at 5976-5994 W. Las Positas Boulevard in Pleasanton and staff has reviewed your letter for conformance with City requirements.

As explained in previous letters, (dated August 25, December 15, and December 18, 2023), your proposed project is inconsistent with the zoning of the parcel. The site is subject to the Garden Office District (OGPD) zoning designation, which does not permit residential development, other than for Nursing Homes/Assisted Living Facilities. Because your application proposes residential development that is not allowed under the OGPD zoning designation, your project is not in conformance with the zoning---and it is not feasible for the City to apply commercial standards to a residential project in order to give you detailed comments.

By separate letter, we set forth a path to advance a PUD Modification application to permit residential uses on the proposed project site.

Sincerely,

Diego Mora
Associate Planner

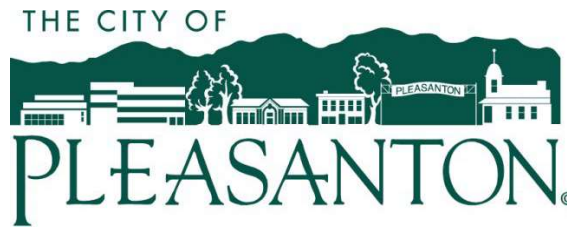
Cc:

Ellen Clark, Director of Community Development
Melinda Denis, Planning and Permit Center Manager
Steve Hernandez, Housing Division Program Manager
Dan Sodergren, City Attorney
Bryan Wenter, Attorney for True Life Companies

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January 12, 2024

SENT VIA E-MAIL:

krutchena@thetruelifecompanies.com

Kelley Rutchena
The True Life Companies
12647 Alcosta Boulevard, Suite 470
San Ramon, CA 94583

January 12, 2024

**Subject: P23-0599, SB 330 Application – Residential Project
5976-5994 W. Las Positas Boulevard, Pleasanton**

Dear Ms. Rutchena:

Thank you for your application for the above-noted Housing Element Site Compliance Review and Vesting Tentative Tract Map, submitted on July 24, 2023 and November 17, 2023 respectively. In a separate letter, also dated January 12, 2024, the City made the determination that your project is inconsistent with the applicable zoning, and therefore cannot be approved as proposed.

As indicated in our December 18, 2023 courtesy letter, we urge you to submit an application for a Major Planned Unit Development (PUD) Modification for your project. Staff has been working with Hacienda to adopt objective standards for Hacienda parcels that are consistent with and similar to the standards the City has already adopted for sites of comparable size, scale, and density during the Housing Element process. Staff believes that such standards could be adopted via the PUD Major Modification process and applied to your residential project. This site could have been a candidate site considered for inclusion in the 6th Cycle Housing Element; had it been, the City's Objective Design Standards for Housing Sites, adopted on January 26, 2023 (Revised May 2, 2023), would have been applied.

Accordingly, as a courtesy, staff has completed an initial analysis of your project against the City's Objective Design Standards for Housing Sites, [available on the City's website](#).

The analysis is included as Attachment A to this letter, reflecting input from the City's Planning, Traffic Engineering, Landscape, Engineering, and Environmental Services Divisions, as well as the Livermore Pleasanton Fire Department. Note that in some instances, insufficient detail or specificity was provided in your plans to allow for full evaluation of the project's compliance to a particular standard; the comments indicate where that is the case.

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January 12, 2024

The City of Pleasanton encourages housing projects and looks forward to discussing with you an appropriate path to advance a PUD Modification application.

If you have any questions, please do not hesitate to contact me by phone at (925) 931-5618 or by email at dmora@cityofpleasantonca.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Diego Mora".

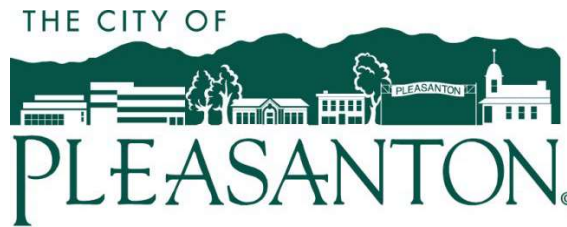
Diego Mora
Associate Planner

Attachments:

- A. Objective Design Standards Conformance Analysis
 - 1. Engineering Division Memo pdf
 - 2. Sight Distance Triangles pdf

Cc:

Gerry Beaudin, City Manager
Julie Harryman, Assistant City Attorney
Ellen Clark, Director of Community Development
Melinda Denis, Planning and Permit Center Manager
Steve Hernandez, Housing Division Program Manager



Attachment A

Subject: P23-0599, SB 330 Application – Residential Project
5976-5994 W. Las Positas Boulevard, Pleasanton

The following evaluation of consistency with the Objective Design Standards, and with other City and agency standards, has been provided as a courtesy. Comments are subject to revision if the project is substantially modified from the current application.

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. CEQA: The project will be subject to CEQA. The scope of the CEQA review will be determined based on the nature of the application; but, given the project's inconsistency with zoning, is likely to require, at a minimum, preparation of an Initial Study/Mitigated Negative Declaration.

Compliance with Objective Design Standards (ODS)

2. C.1.h (p.15): Maximum height is not accurately shown per Pleasanton Municipal Code 18.84.149, which states that the height of a structure shall be measured vertically from the average elevation of the natural grade or finished grade, whichever is lower, of the ground covered by the structure to the highest point of the structure including parapet or to the coping of a flat roof, to the deck line of a mansard roof, or to the mean height between eaves and ridges for a hip, gable, or gambrel roof. Please clarify how the maximum height is in conformance with 36-feet.
3. C.1.j (p.15): To verify dimensions, please label location with dimensions in garage floor plans.
4. 3.a (p.15): Illustrate and provide calculation of how the project meets the Open Space requirements and label dimension to verify compliance with A8.2.
5. A1.1 (p.21): Clarify how the labeled streets are designed similar to "Public Streets" in the Site Circulation and Building Orientation Diagrams. As illustrated, proposed internal streets do not conform with regards to sidewalk dimensions, landscaping/street-trees, and pedestrian-scale lighting.
6. A1.2 (P.21):
7. A1.3 (p.21): A minimum four-foot-wide planting strip is not provided along surface parking areas and drive aisles - incorporate planting strip accordingly.

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8. A1.4 (p.21): Requires sidewalks built to be a minimum width of five feet and comply with Section A3, A4, and A6 (sidewalks within paseos require 6-foot min wide). Please revise plans to provide a minimum five-foot-wide sidewalk accordingly.
9. A1.5 (p.21): Provide private residents access to the public trails: Arroyo Mocho at Hopyard and along Tassajara Canal.
10. A1.6 (p.21): Demonstrate how and where pedestrian or bicycle connections are provided to adjacent neighborhoods.
11. A1.7 (p.21): Provide calculation and illustrate conformance to ODS standard or demonstrate infeasibility.
12. A2.3.b (p.24): Provide calculation and illustrate conformance to ODS standard.
13. A2.6 (p.24): Exterior storage/utility space is shown at the end of units which face Public Streets and active open spaces – revise into conformance.
14. A2.7 (p.25): For staff to verify conformance with standards, please provide calculations per Figure 5.
15. A3.1.b. (p.27): Internal streets do meet standards per Figure 7. Street A (next to bld. 5) shall provide a 10-foot setback from property line – label setback and revise accordingly.
16. A3.4/ A4.5 (p.28): Provide measurements for staff to verify conformance.
17. A3.6/A4.3 (p.28): Requires parallel parking at a minimum of percent of each internal street length. Provide spaces and calculation.
18. A3.7/A4.6 (p.28): Provide length of poles to verify conformance to 16’ to 18’ tall standard.
19. A3.10/A.4.10 (p.28): Pedestrian-scaled lighting is not provided along all public streets per section A10 standards.
20. A4.8 (p.30): Provide calculation demonstrating conformance to 20% of the total number of internal street segments terminate in a dead end or turn around. Plans show two dead ends (adjacent to buildings 13 & 5).
21. A4.9 (p.30): Individual unit garages are prohibited from fronting internal streets.
22. A6.1.a (p.32): Provide calculation and illustrate conformance to ODS standard.
23. A6.5 (p.32): Provide measurements for staff to verify conformance.
24. A6.6 (p.32): Provide specification sheet of proposed pedestrian lighting.
25. A6.7 (p.33): Provide calculation and illustrate conformance to ODS standard.
26. A6.8 (p.33): Please add planned names for paseos.
27. A6.9 (p.33): Provide calculation that demonstrates conformance.
28. A7.1 (p.34): Parking is proposed at the front of buildings 6,7, and 8 – please revise into conformance.
29. A7.2 (p.34): Surface parking is required to be screened from the back of the sidewalk by a buffer per the ODS.
30. A7.3 (p.34): Provide calculation demonstrating conformance. The current layout would appear to be more than 25 percent of garage openings and surface parking fronting internal streets.
31. A7.6 (p.35): Provide parking management plan.

32. A7.9 (p.35): Label and illustrate of bike parking in parking garages or show location of secured bike parking per ODS (117 Class 1 weather-protected and secured bike parking spaces required).
 - Include total number of garage bike storage spaces proposed for the project on sheet A01.
33. A7.10 (p.36): Bicycle racks shall be proportionally dispersed – please include rack at Plaza A.
34. A8.2.e (p.37): Provide calculation and reference sheet that demonstrates conformance.
35. A8.4 (p.37): Provide porch dimensions for all floor plans to verify conformance.
36. A9.2 (p.39): Provide a Bay Friendly Scorecard.
37. A9.5 (p.39): Provide calculation and reference sheet that demonstrates conformance.
38. A10.1.a (p.40): Demonstrate/provide maximum backlight Uplight Glare rating of B3 U0 G1.
39. A10.1.c (pg. 40): Provide footcandles across property lines to verify conformance.
40. A10.2 (p.40): Provide manufacture data to comply with California Energy Commission (reference appendix JA-8) or provide minimum color rendering index of 90, color temperature, R9 value of 50 or higher and L70 life expectancy (shall exceed 25,000 hours).
41. A10.4 (p.40): Provide height of pedestrian-scale lighting proposed.
42. A10.5 (p.40): Surface parking areas shown footcandles below required minimum 0.2 footcandles.
43. A11.3 (p.42): Illustrate and label location of all mechanical equipment, including screening details.
44. A11.4 (p.42): Clarify if utility providers will require direct access.
45. A11.c (p.43): Illustrate and label all utilities and mechanical equipment for staff to verify with ODS.
46. B1.1 (p.44): ODS requires a setback at the uppermost story of 6-feet in depth minimum along buildings fronting public streets (e.g. Hopyard & W. Las Positas) and publicly-accessible open spaces (buildings adjacent to proposed plazas). Provide calculation demonstrating setback extending 80% of the building façade length (exclusive of Massing Break width).
47. B1.2 (p.44): Provide building length on site plans for staff to verify conformance.
48. B3.1 (p.48): Provide specific measurements for all types of windows on sheet A47 that demonstrates conformance with ODS.
49. B3.2 (p.48): Provide each building perimeter length for staff to verify conformance.
50. B3.3 (p.48): Provide sun shading on windows for 50% of south facing elevations (buildings 13 – 16) per ODS.
51. B4.2 (p.49): Provide calculation demonstrating conformance for each building.
52. B4.3 (p.49): Verify that no rooftop equipment is proposed. If rooftop equipment is proposed, illustrate on roof plans and demonstrate conformance to ODS standard.
53. B5.1 (p.50) Sheets A11, A14, A15, and A17 illustrate change of material not at inside corners primarily at the side elevations (rear elevation on sheet A15) – please revise to be in conformance.
54. B5.2 (p.50): Include as a note in sheet elevation sheets and specify proposed material of trims and architectural moldings on architectural elevations.

- 55. B5.a (p.50): Proposed elevations do not provided facades that achieve a three-part horizontal division as noted per ODS. Revise or clarify how proposed facades conform to ODS.
- 56. B8 (p.55): Verify no signage is proposed with project.

General Comments on plan sheets:

- 57. Sheet A01: Provide Floor Area Ratio (include calculation) per Pleasanton Municipal Code (PMC) 18.08.195. Note: Stairs are counted at each floor.
- 58. Include garage interior dimension measurement in all floor plans.
- 59. Sheet A01: Revise Gross Density to 20.02 DUA.
- 60. Include porch dimensions on all floor plans and square footage.
- 61. Label the use of the outdoor storage areas and if associated with a particular unit – see sheets A12, A15, A26, A29, A33, A40, and A44.
- 62. Clarify in all elevations for each type of building the color scheme proposed from those listed in sheet A48.
- 63. Label the material and color for the proposed garages, tower, and outdoor storage for all building types.
- 64. Per Sheet A03, buildings 1, 2, 4, and 5 consist of the tower feature at the corner of structure. Per Sheet A01 building 1 is 8 units, building 2 is 22 units, building 4 is 10 units, and building 5 is 8 units. The roof plans for these buildings do not include the tower feature – revise roof plans to match the unity type building accordingly. If needed, provide floor and roof plans per building rather than building unit type.
- 65. Sheet A47: Provide color of parapet cap.
- 66. Sheet A47: Provide window recessed measurement.
- 67. Sheet 48: Provide townner details.
- 68. Sheet C4: Provide building separation between building 3 and 4.
- 69. Sheet ALR: Provide specification sheets for proposed lighting and include lighting type in sheet L-2.2.
- 70. Sheet L2-2: Label color of pergola.
- 71. Sheet L-2.2: Label maximum height of pergola.

Inclusionary Housing Ordinance (IZO) Conformance/Affordable Housing Agreement (AHA)

- 72. Per PMC Section 17.44.040(A) for all new multiple-family residential projects of 15 units or more, at least 15 percent of the project's dwelling units shall be affordable to very low, and/or low income households with such units provided on-site. For all new single-family residential projects of 15 units or more, at least 20 percent of the project's dwelling units shall be affordable to very low, low, and/or moderate income households provided on site. Such units shall also meet the affordability requirements set forth in the ODS, in terms of affordability levels and bedroom mix, as applicable.

Please provide a detailed affordable housing proposal. Pursuant to the IZO, an Affordable Housing Agreement (AHA) must be entered into by the City and the project owner. The

agreement shall record the method and terms by which a project owner shall comply with the requirements of this chapter. The approval and/or recordation of this agreement shall take place prior to final map approval or, where a map is not being processed, prior to the issuance of building permits for such lots or units. Per PMC Section 17.44.090 the Affordable Housing Agreement will be reviewed by both the Housing Commission and City Council.

Additionally, please indicate which units are proposed to be affordable units on the site plan, how many bedrooms are in each of those units, which units are proposed for very-low income households and which units are proposed for low-income households, as well as the amount of any expected monthly or annual association fees that will be assessed for each such unit.

Greenhouse Gas (GHG) Emission Compliance Checklist (revise checklist accordingly):

73. LEED Neighborhood: Per the Pleasanton Climate Action Plan 2.0 (CAP 2.0) Strategy TLU-3 Action P.11 “Promote LEED Neighborhood Development”, the project shall incorporate elements of LEED ND. Complete LEED v4 for Neighborhood Development Plan Project Checklist to illustrate which elements the project is incorporating.
74. Solar: Per the Pleasanton Climate Action Plan 2.0 (CAP 2.0) Strategy BE-3 Action P.4 “Require solar power and storage on new construction, if feasible”, the project shall incorporate solar. Illustrate location of solar.
75. Energy Storage System: Per CAP 2.0 Strategy BE-3 Action P4 the project must provide a form of energy storage system. Please incorporate into plan and label accordingly.
76. EV Charging: Per CAP 2.0 15-percent of dwelling units shall provide one Level 2 EVCS space and 85-percent of dwelling units shall provide one Level 2 EV ready space. Please incorporate into plan and label accordingly
77. Bicycle Amenities: Per Cap 2.0 Strategy TLU-2 Action P8, the project shall provide, for multi-family, one short term bicycle parking space for every 3 units (minimum of two spaces); and one long-term space (e.g., lockers, shared/locked cages, etc.) for every 3 units. Please incorporate into plan and label accordingly

Traffic Engineering 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.

78. ODS A1.4, requires internal sidewalks to be a minimum of 5' wide and sidewalks within paseos to be a minimum of 6' wide. Sidewalks shown on VTM sheet C10 and Civil sheet C2 show 4' sidewalks, which does not meet ODS standards.
79. ODS A1.5 requires developments adjacent to public trails to provide access for residents. The plans do not show this ODS standard.
80. The traffic analysis provided by the consultant does not appropriately analyze VMT. To be consistent with the HE the VMT used shall be the Alameda County average per resident which is 17.6. The threshold for the project is then 85 percent of that, or 15.0.

81. ODS A3.6, requires parallel parking on a minimum of 50% of internal streets. The plans do not meet this standard.
82. ODS A4.9 states individual unit garages are prohibited from fronting internal streets. Streets A & D on the plans show several garages fronting it.
83. ODS A6.2 states paseos shall have a pathway at least 6' wide. The paseos are shown to be 5' wide, which does not meet the ODS standards.
84. The applicant or responsible party shall pay any traffic impact fees for the development as determined by the City Traffic Engineer. This fee shall be paid prior to issuance of a building permit.
85. The plans submitted to the Building and Safety Division for plan check shall include improvement plans for this development that contain signage and striping details. Said improvement plans shall be subject to the review and approval of the City Traffic Engineer prior to building permit issuance.
86. The applicant shall show sight distance triangles at the project driveway and internal roadway intersections (see attached pdf).
87. The proposed sidewalks along WLP shall be moved up to the corners of Street B/WLP and Street C/WLP to improve pedestrian line of sight for vehicles.
88. Improvements along WLP shall conform to the WLP Bike and Ped Corridor Improvement plan.
89. Applicant shall work with Landscape Architect regarding the adjacent Arroyo Mocho Trail to meet the Trails Master Plan.
90. The applicant shall be responsible for improvements/repairs of the existing sidewalks along Hopyard Rd and WLP.

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.

91. Provide trail connections to the Arroyo Mocho trail at Hopyard, a new trail connection along the Tassajara Canal at West las Positas, from the development to the trail, and provide Zone 7 maintenance access to the trail/maintenance road.

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

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

Engineering Division - Should you have any questions regarding Engineering Division comments noted below, please contact Michael Stella, P.E./QSD, Senior Civil Engineer, (mstella@cityofpleasantonca.gov) at 925-931-5656.

93. See attached memo dated December 29, 2023.

Environmental Services Division - Should you have any questions regarding Environmental Services division comments noted below, please contact Rita Di Candia, Environmental Services Manager (rdicandia@cityofpleasantonca.gov) at 925-931-5513.

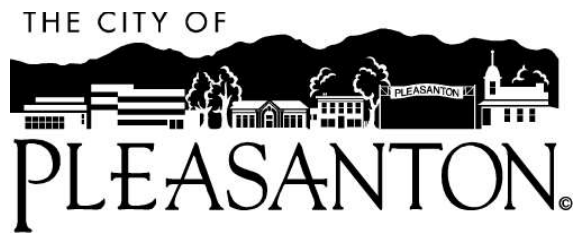
Note to applicant:

94. **RECYCLED WATER USE REQUIREMENT:** This site is currently connected to the city's recycled water distribution system for irrigation purposes. The irrigation system must be designed in accordance with the City's *Recycled Water Use Guidelines* and *Recycled Water Irrigation Standards*, per PMC Section 14.06. Specifically, sections 3.3-3.6 of the Guidelines reference construction on recycled water sites. The site currently has a single recycled water irrigation meter supplying water to the irrigation system for the entire site - 5976 & 5994 W. Las Positas Blvd.
95. **RECYCLED WATER IRRIGATION CONSTRUCTION PROCESS:** Once the City approves the design application, and the applicant obtains the required permits and begins construction. The Regional Water Quality Control Board requires that the City conduct on-site inspections during the construction phase to ensure that the materials, installation, and procedures are in accordance with the approved plans, specifications, and all applicable regulations. City staff, agents of the City, as well as those of the city or county with jurisdiction, shall have unrestricted access at reasonable hours to conduct site inspections during all phases of construction to all constructed facilities. Purple recycled water materials must be used at all times and open trench inspections must be completed of all new piping installations prior to being buried. Cross Connection Testing may also be required after the completion of construction.
96. Project will be required to install full trash capture systems in storm water drain inlets in compliance with the City's Municipal Regional Stormwater NPDES Permit (Order No. R2-2022-0018, Provision C.10). Selected Full Trash Capture Device(s) (FTCD) must be approved by the State Water Resources Control Board, and following installation receive regular maintenance/cleaning with record keeping.
97. Advanced notification of underground plumbing modifications at this parcel to the Recycled Water Program (925-931-5515) is required with a minimum of 48-hours advanced notice. Information of the nature of the work is required to identify if open trench inspection is

necessary to ensure separation of the potable and recycled water supplies. A cross connection test will be required following irrigation/plumbing modifications.

Attachments:

1. Engineering Memo pdf
2. Sight distance triangles pdf



MEMORANDUM

DATE: December 29, 2023

TO: Diego Mora, Assistant Planner
Community Development Department

FROM: Michael Stella, P.E., Senior Civil Engineer, mstella@cityofpleasantonca.gov
Public Works Department

SUBJECT: **P23-0599 (formerly P23-0011, APN# 941-2760-5), Parcel 20 of PM 3858
5976-5994 West Las Positas Boulevard (TTLC Management, Inc.)
Housing Site Compliance Review**

Having reviewed the application materials, the Public Works Department offers our formal application comments as follows. Please forward our comments to the applicant and request formal responses to each. Once the comments have been resolved, I will forward our Conditions of Approval.

Application materials reviewed:

1. Architectural plans by SDG Architects (50 sheets) dated 11-17-2023
2. Civil plans by CBG (2 sheets) dated 11-17-2023
3. Vesting Tentative Map by CBG Engineers (10 sheets) dated 11-17-2023
4. Landscape concept by R3 Studios (9 sheets) dated 11-17-2023
5. Miller Starr Regalia letters (2 pages and 6 pages) both dated 7-24-2023
6. True Life Companies letter (4 pages) dated 11-16-2023
7. Preliminary Title Report by First American Title Company dated 6-23-2023 (Order No. 0131-626810ala)
8. Declaration of Covenants, Conditions and Restrictions (CC&Rs) recorded as 2013-124373 on 4-08-2023
9. Third Amendment to CC&Rs recorded as 2023-035637 on 3-29-2023
10. Geotechnical Investigation (Draft) by Cornerstone Earth Group dated 12-20-2022 (Project No. 648-30-1)
11. Phase 1 Environmental Site Assessment (Draft) by Cornerstone Earth Group dated 12-13-2022 (Project No. 648-30-3)
12. Preliminary Stormwater Control Plan by CBG Engineers dated 11-17-2023 (40 pages)
13. Pleasanton Garbage Service letter dated 7-11-2023 (1 page)
14. Photometric Plot by Associated Lighting Representatives dated 6-26-2023 (1 sheet)
15. Preliminary Arborist Report by HortScience dated 12-29-2022

16. Technical Memorandum by TJKM dated 11-02-2023 (6 pages)
17. Various email communication between CBG and Zone 7 Water Agency concerning ACF&WCD easements

Reference materials:

- A. Amended Parcel Map 3858 recorded on 11-03-1986 (167 PM 1)
- B. FEMA Flood Insurance Rate Map 06001C0317G

Comments:

- 1) TITLE ENCUMBRANCES. Referring to the preliminary title report by First American Title, the following issues associated with existing encumbrances shall be addressed:
 - a) Exception 4 refers to easements offered to the City on Parcel Map 3858 and accepted by the document recorded as 82-123017 on 8-13-1982. Notes on Sheets C2 and C3 of the Vesting Tentative Map indicate that the Public Service Easement across the property frontages will be quitclaimed/abandoned in favor of narrower PSEs to be offered on a Final Map. The process for vacating public easements is prescribed in California Streets & Highways Code §8300 et seq. The City assesses a fee to conduct this process. The process involves notifying all interested parties of the petition received from the applicant. The City Council will then conduct a public hearing. The Council then has the discretion to adopt a resolution of vacation (including a resolution that includes conditions) or deny the petition based on testimony at the hearing. The applicant shall be prepared to modify the development if the petition is denied, assuming the vacation is a required to implement the development as currently presented.
 - b) Exception 6 refers to a Slope Easement granted to Alameda County Flood Control and Water Conservation District recorded as 84-059951 on 3-28-1984. Notes on Sheets C2 and C3 of the Vesting Tentative Map indicate that this easement will be quitclaimed/abandoned. The applicant shall provide evidence that ACFC&WCD has agreed to relinquish rights across their slope easement. Otherwise, the notes shall be removed.
 - c) Exception 8 refers to an Access Easement granted to Alameda County Flood Control and Water Conservation District recorded as 86-000583 on 1-02-1986. Although this easement is shown on Sheets C2 and C3 of the Vesting Tentative Map, it nonetheless conflicts with proposed buildings on Parcels 1, 2, and 13. The District will need to vacate this easement in order for these buildings to be constructed, and will likely request equivalent access through the developed property. Although the applicant submitted documentation of discussion with District staff, the applicant shall provide evidence that ACFC&WCD has agreed to relinquish rights across conflicting portions of their access easement. In the absence of this evidence, the development cannot be constructed as proposed.

- 2) **SANITARY SEWER NETWORK:** The City operates a sanitary sewer pipe network on West Las Positas Boulevard across the frontage of the subject property. The City's network is illustrated on Sewer\Storm Drain System Facilities network maps (B3D1 and B3D2) available at the City's offices. The sanitary sewer system is shown in green.

Sewer treatment is provided at a facility owned and operated by the Dublin San Ramon Services District (DSRSD). Fees are due to both the City of Pleasanton and DSRSD upon connection to the pipe network, with credits offered for prior uses. Said fee amounts appear in the City's Adopted Master Fee Schedule. For more information about sewer service in Pleasanton, refer to Pleasanton Municipal Code Title 15.

Capacity in the City's sanitary sewer network to serve the subject development must be verified by running a scenario in the City's network computer model. The computer model is operated by a consultant retained by the City. The consultant will run the scenario and then issue a report with their findings. The applicant shall fund this effort and address any discovered network deficiencies that are directly attributable to the development.

- 3) **CLEAN WATER PROGRAM (HYDROMODIFICATION PROJECTS):** Because the project creates and/or replaces more than 43,560 square feet (1.00 acre) of impervious surface, increases impervious surface over pre-project conditions, and is located in a susceptible area, it is considered a Hydromodification (HM) Project according to Provision C.3.g of the Municipal Regional Stormwater NPDES Permit. Said permit regulates stormwater runoff in Pleasanton. The Alameda Countywide Clean Water Program developed a C.3 Guidance Manual to assist applicants in addressing these regulations. The Guidance Manual is available for download at:

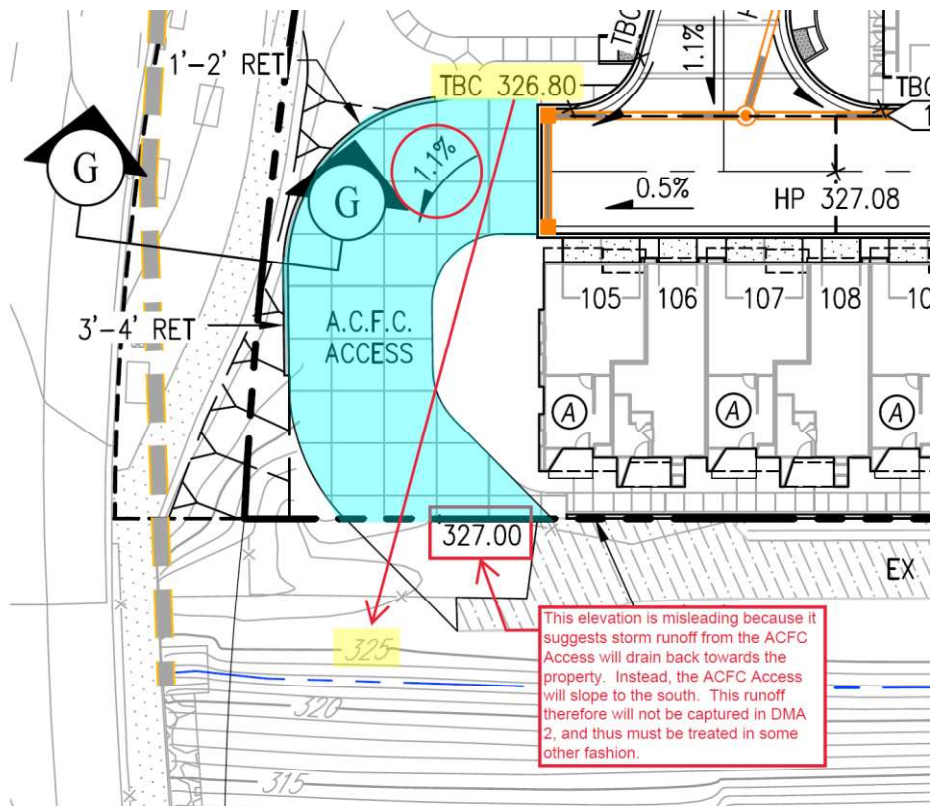
<https://www.cleanwaterprogram.org/businesses/development.html>

According to the submitted Preliminary Stormwater Control Plan, Section III.C.2 "Detention Measures", the Bay Area Hydraulic Model (BAHM) was utilized to verify compliance. A statement reads, "*A BAHM model can be shared with the City upon request as part of the project entitlement documents*". Submittal of this document during the entitlement phase is a requirement of the Program according to the Guidance Manual. Said document must be submitted for review.

Referring to Sheet C7 of the Vesting Tentative Map, pervious pavement is proposed for Streets A, B, and C, yet the calculations submitted within the Preliminary Stormwater Control Plan suggest that these areas were modeled as impervious. If the streets will be conventionally paved and thus impervious, Sheet C7 shall be updated to reflect this. If pervious pavement is desired within the development, the applicant shall refer to Section 8.6 Guidance Manual. The manual suggests that pervious pavement only be used for "light vehicle loading and lightly trafficked areas such as automobile parking areas". The use of pervious pavement for areas to be used both for primary emergency vehicle access, trash collection vehicle access, and for Alameda County Flood Control heavy equipment access to the adjoining flood control channels is not recommended.

The drainage network relies on various pumps to lift water from the buried pipe network to the at-surface bio basins. The bioretention detail on Sheet C7 includes a discharge pipe from each pump that will not fully evacuate water from the buried pipe network, thus promoting vector propagation. Section G.1.1 of the Guidance Manual specifically requires the pipe network to completely drain within 72 hours of a storm event. The bioretention area detail must be modified to illustrate how complete evacuation of the pipe network will be accomplished.

Referring to Sheet C5 of the Vesting Tentative Map, the proposed ACFC access will drain directly to the adjoining flood control channel without treatment, not DMA 2 as suggested on Sheet C7. The Program requires stormwater runoff from all areas of the site be treated. The design shall be revised to address this issue.



4) **WATER SERVICE.** The property is currently served by three water meters as listed below:

- a) 2" recycled water meter (Account 1836, Meter #16060787)
- b) 2" potable water meter (Account 1835, Meter #68600417)
- c) 2" potable water meter (Account 1834, Meter #68599890)

If a different type of water service is requested, the applicant shall terminate the applicable service with the City's Utility Billing Division. Fee credits will be offered for the removed meters when new water services are requested.

The City operates both potable and recycled water networks on West Las Positas Boulevard as well as a potable water network on Hopyard Road across the frontages of the subject property. The City's potable network is illustrated on Water System Facilities network maps (B3D1 and B3D2) available at the City offices. The system is shown in light blue. The recycled water network is shown on as-built plans also available from the City offices.

The City purchases potable water wholesale from Zone 7 Water Agency and recycled water from Dublin San Ramon Services District. Fees are due to both the City of Pleasanton and these agencies 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.

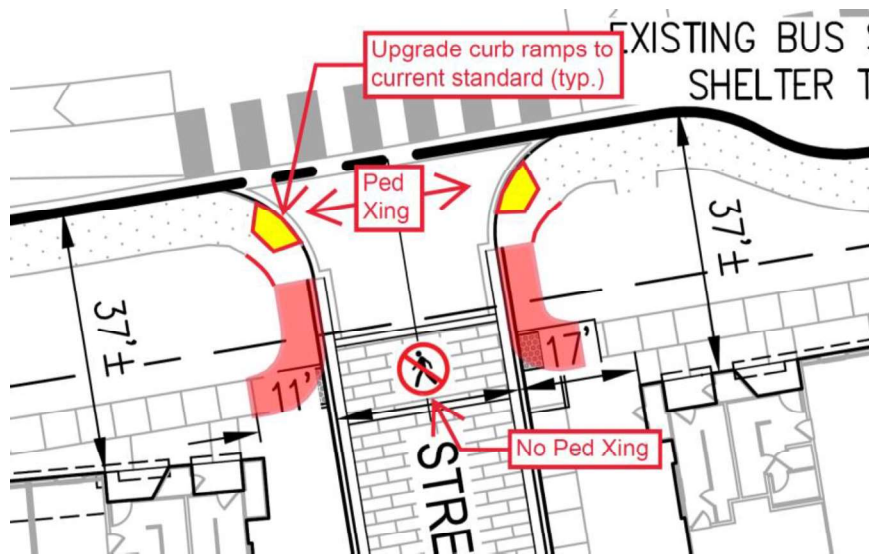
The City's ability to provide potable water to the proposed development at sufficient pressure and volume must be confirmed by running a scenario within the Water Master Plan computer model operated by a City-hire consultant. The consultant will run the scenario and then issue a report with their findings. The applicant shall fund this effort and address any discovered network deficiencies that are directly attributable to the development.

Referring to Sheet C6 of the Vesting Tentative Map, the existing service laterals shown on West Las Positas Boulevard are not entirely consistent with City records. City records show a 10" potable service lateral near the west end of the property, and a 6" potable service lateral near the east end. Sheet C6 shows three 10" service laterals. The City encourages use of existing service laterals whenever possible to avoid trenching in the public road. If new service laterals are desired, then the existing service laterals must be decommissioned at the main with the valves removed. Whether existing or new, the service laterals shall be fitted with backflow prevention devices at the property line.

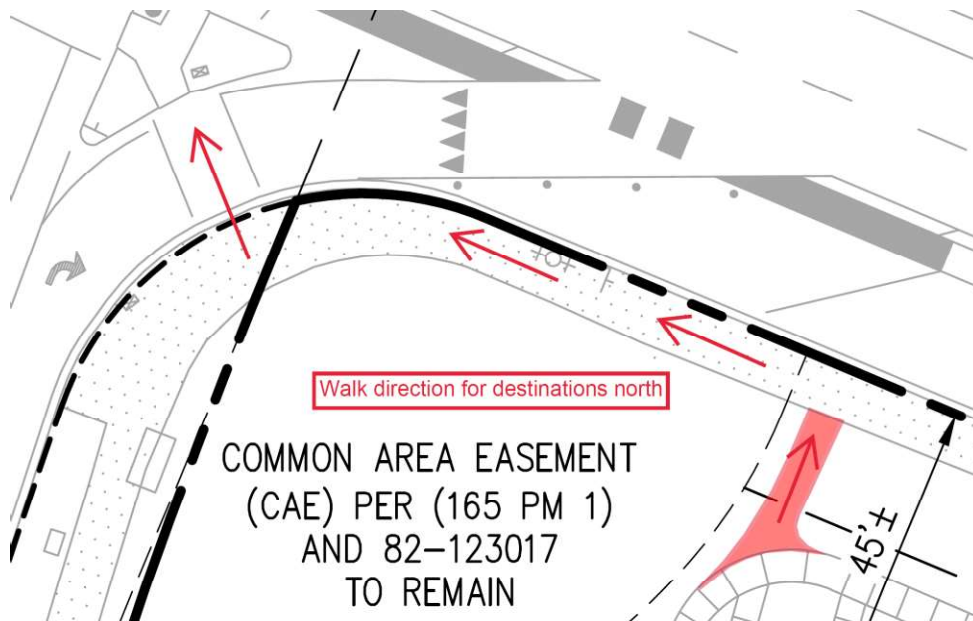
The City's recycled water service lateral is located at the east end of the bus turnout on West Las Positas Boulevard (near proposed Residential Unit 39). This 4" service lateral provides water for landscape irrigation. Use of recycled water for this purpose is mandated by Pleasanton Municipal Code §14.20.040. Sheet C6 shall be amended to show this service lateral as the point-of-connection for all proposed landscape irrigation.

- 5) **TRANSIT SERVICE.** The Livermore-Amador Valley Transit Authority ("Wheels") operates a bus turnout on West Las Positas Boulevard along the property frontage. The turnout serves the Hacienda 54 and School Service 609 routes. The applicant shall confer with LAVTA about any needed changes or enhancements to the bus turnout and related transit amenities to serve the proposed development.
- 6) **FRONTAGE SIDEWALK NETWORK.** The public sidewalk that fronts the property along the south side of West Las Positas Boulevard and the east side of Hopyard Road shall be evaluated for damage as well as compliance with current disabled access regulations. If the damage could be hazardous to pedestrians (e.g. lifted or severely cracked panels), or if disabled access is obstructed or otherwise deficient, the applicant shall repair or replace those segments as part of the development project.

- 7) **GEOTECHNICAL INVESTIGATION.** The submitted geotechnical investigation identified three significant issues that must be addressed in the design and construction of improvements. These issues include:
- a) Sections 3.2, 5.1.2, and 6.3: Undocumented Fill. The limits of over excavation and re-compaction to address undocumented fill shall be indicated on grading plans for the development.
 - b) Sections 3.2.1, 5.1.1, and 6.6: Plasticity/Expansion Potential. The report offers three recommendations for addressing highly expansive soils as described in Sections 6.6.1 “Scarification and Drying”, 6.6.2 “Removal and Replacement”, and 6.6.3 “Chemical Treatment”. One or more of these recommendations shall be reflected on the grading plans for the development.
 - c) Section 5.1.4 and Appendix C: Soil Corrosion Potential. The report by JDH Corrosion Consultants dated 12-12-2022 (Appendix C of the geotechnical investigation) concluded that on-site soils are corrosive to buried ferrous metals. The design of pressure pipe systems shall include appropriate coatings and cathodic protection.
- 8) **PHASE 1 ENVIRONMENTAL SITE ASSESSMENT.** Referring to Section 9.6 “Former Monitoring Well” indicates that a monitoring well may exist on the property although is purportedly no longer in active use. Monitoring wells, if not properly destroyed, can serve as a pathway for contamination of the aquifer that serves Pleasanton’s groundwater wells. As such, the applicant shall provide evidence that Zone 7 Water Agency’s records have been searched for information about the well. If the well has been properly destroyed, then evidence of this fact shall be provided to the City. If no information about the well is found, then a note shall be provided on the plans informing the contractor about the requirements for legal well destruction.
- 9) **WESTERN VEHICLE DRIVEWAY SIGNAGE.** The northbound Street B approach to West Las Positas Boulevard shall include an MUTCD R3-5 “Right turn only” sign since the existing median island will prevent left and through movements.
- 10) **PEDESTRIAN NETWORK IMPROVEMENTS.** Referring to Sheet C4 of the Vesting Tentative Map, the following improvements are recommended for the proposed pedestrian network:
- a) The pedestrian connections at the Streets B and C intersection with West Las Positas Boulevard should be modified for pedestrian safety by directing those on foot to the crossing locations at the public sidewalk. The illustration below describes this recommended modification.



- b) The internal walkway network should have connections to the public sidewalk for convenient access to destinations both north and west. The illustrations below describe these recommended modifications.





- 11) **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.
- 12) **CITY ENGINEER SIGNATURE BLOCK:** The following signature block shall be depicted on the first sheet of the plans submitted for construction: "Approval of these plans is for work within the street right-of-way and public utility systems within Public Services Easements unless otherwise noted. Approval of these plans does not release the developer of the responsibility for the correction of mistakes, errors, or omissions contained therein. If during the course of construction of the improvements public interest requires a modification or a departure from the specification and details of the City of Pleasanton or these plans, the City Engineer shall have the authority to require such modification or departure and to specify the manner in which same is to be made. Approved as to design only based upon information submitted hereon this [DAY] of [MONTH], [YEAR]. [NAME PROVIDED BY CITY], P.E., City Engineer, [DATE]"
- 13) **DESIGN PER CITY STANDARDS:** All public improvements shall be designed in conformance with the City of Pleasanton Municipal Code and the City's adopted Standard Specifications and Details in effect at the time of issuance of the permit(s). Said standards are available for download at:

<http://www.cityofpleasantonca.gov/gov/depts/engineering/standard.asp> (Address this condition prior to plan approval)
- 14) **GEOTECHNICAL RECOMMENDATIONS:** Recommendations from the project's geotechnical investigation, as prepared by a California-licensed Geotechnical Engineer or Certified Engineering Geologist, shall be incorporated into the design of the improvements and/or explicitly noted on the plans. The author(s) of the geotechnical investigation shall

certify on the plans that the design complies with their recommendations. During construction, the applicant must follow all recommendations.

- 15) SUBDIVISION MAPS: The subdivision of land is governed by Pleasanton Municipal Code Title 19, as well as the California Government Code §§66410-66499.85 (Subdivision Map Act). All maps are subject to review and approval by the City Engineer. Recordation of the subdivision map shall be coordinated by the applicant's title company, with one full-sized mylar copy of the recorded map returned to the City.

The following statement shall be included on the cover sheet of the map: "I, Adam Nelkie, P.E., City Engineer of the City of Pleasanton, County of Alameda, State of California, do hereby state that I have examined the herein embodied map entitled "[MAP NAME/NUMBER]" consisting of [NUMBER OF SHEETS] sheets, this statement being on Sheet 1 thereof and that the [PARCEL OR TRACT] map was presented to me as provided by local ordinance. This map conforms with the requirements of the Subdivision Map Act and of any local ordinances applicable at the time of approval of the tentative map, and the subdivision as shown is substantially the same as it appeared on the tentative map, if any, and any approved alterations thereof. The name of the subdivider is as shown on the statement of owner upon this sheet."

Adam Nelkie, P.E., Registration No. 78830, City Engineer, City of Pleasanton, County of Alameda, State of California [SIGNATURE LINE], [DATE], [SPACE FOR STAMP]"

- 16) CITY CLERK'S STATEMENT: For final maps, the following statement shall be included on the cover sheet of the map: "I, Jocelyn Kwong, City Clerk and Clerk of the Council of the City of Pleasanton, County of Alameda, State of California, do hereby state that this final map entitled "[MAP NAME/NUMBER]" consisting of [NUMBER OF SHEETS] sheets, this statement being on Sheet [NUMBER] thereof, was presented to said Council of the City of Pleasanton, as provided by law at a regular meeting held on the [DAY] day of [MONTH], [YEAR] and that said Council of the City of Pleasanton did thereupon by motion duly passed and adopted at said meeting, approved said map and accepted on behalf of the public all parcels of land and easements as offered for dedication to the City of Pleasanton for public use in conformity with the terms of the offer of dedication. The names of the subdividers are as shown on the Owner's Statement upon Sheet 1. In witness whereof, I have hereunto set my hand this [DAY] day of [MONTH], [YEAR]. Jocelyn Kwong, City Clerk, City of Pleasanton, Alameda County, State of California [SIGNATURE LINE]".

- 17) SUBDIVISION IMPROVEMENT AGREEMENT: Public improvements required as part of the subdivision must be either completed to the satisfaction of the City Engineer prior to map approval, or guaranteed by a Subdivision Agreement. The agreement requires the applicant to post financial security in the form of either a cash deposit, letter of credit, or surety bonds in amounts equivalent to the value of the public improvements. If surety bonds are utilized, the form of the bond language shall be consistent with California Government Code §66499.1 for faithful performance and §66499.2 for labor and materials. The amounts of the bonds shall be 100% of the total estimated value of the public

improvements consistent with §66499.3. In addition, the City requires a warranty bond (often referred to as a maintenance bond) for 10% of the estimated value. The warranty bond shall be active for one-year following formal acceptance of the improvements. All submitted securities are subject to review and approval by the City Attorney. In addition, final maps and the associated Subdivision Agreement are subject to approval by the City Council.

- 18) CITY SURVEYOR: The City utilizes the services of an outside consultant to certify the technical accuracy of subdivision maps as City Land Surveyor pursuant to California Government Code §66451.1. In order to provide this service, the consultant will submit a proposal to the City for the estimated cost of the work. The estimate will be presented to the applicant together with the City's administrative markup according to the City's adopted Master Fee Schedule. Review of the subdivision map cannot commence until the applicant has submitted payment to the City for these costs. If the ultimate fee at the conclusion of the work is less than this payment, the applicant will be refunded the difference. If the ultimate fee is more than this payment, then the applicant shall submit payment for the difference before the consultant certifies the map.

The following statement shall be included on the cover sheet of the map: "I, [NAME PROVIDED BY CITY], P.L.S, Acting City Surveyor for the City of Pleasanton, Alameda County, California, do hereby state that I have examined this map entitled "[MAP NAME/NUMBER]", and I am satisfied that said map is technically correct. [SIGNATURE LINE], [DATE], [SPACE FOR STAMP]"

- 19) DEDICATIONS TO THE CITY: Dedications to the City shall conform to the following standards whether dedicated on a subdivision map or by recorded separate instrument: Public Service Easements (PSE) shall be granted to the City in accordance with Pleasanton Municipal Code §19.24.190 and 19.36.110. PSEs 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 including poles, wires, conduits, vaults, cabinets, sanitary sewers, storm drains, gas lines, and water lines as well as all those public utilities and appurtenances thereto as subject to regulation under Pleasanton Municipal Code Chapter 13.04. Consistent with California Government Code Section 66439(d)(3), the offer shall include the statement, "The real property described below is dedicated as an easement for public purposes..."

- 20) DATUM FOR VERTICAL CONTROL: Vertical control surveying for all improvements to be constructed shall be based on the North American Vertical Datum of 1988 (NAVD 88). Any benchmarks used that relied on the National Geodetic Vertical Datum of 1929 (NGVD 29) shall be converted to NAVD 88 when presented on plans. The location of the benchmark and source of data must also be disclosed on the plans.

- 21) SURVEY MONUMENTS FOR HORIZONTAL CONTROL: Final maps shall include sufficient durable survey monuments to allow the subdivision to be retraced in conformance with Pleasanton Municipal Code §19.24.220. Setting of monuments shall be in accordance with California Government Code §66495-66498. The surveyor shall

give notice to the City Engineer when final monuments have been set, and when payment for said work has been received from the subdivider.

- 22) **STORMWATER HYDRAULICS:** The City's storm drainage network has been designed in accordance with the Alameda County Hydrology and Hydraulics Manual published by the Alameda County Flood Control & Water Conservation District. Said manual is available for download at:

<https://acfloodcontrol.org/the-work-we-do/the-work-we-do-hydrology-manual/>

The City is located in Zone 7, and its storm drain pipe network is considered a secondary facility. Any connections to, additions, or upgrades to the City's pipe network shall be designed in accordance with the manual. Calculations submitted for review/approval shall be presented in a format consistent with the "Calculation Form – District Rational Method" available in the manual. The calculations shall demonstrate adequate freeboard given the design storm event assuming all bioretention areas are overflowing. Said calculations shall be prepared, stamped, and signed by a California-licensed civil engineer.

- 23) **POTABLE WATER SYSTEM DESIGN STANDARDS:** All permanent connections to the City's potable water network shall conform to Pleasanton Municipal Code §14.04.050. Any required water pressure and/or flow needed by the applicant beyond that available from the network at the point-of-connection must be provided by the applicant as a private improvement on the customer side of the meter or backflow prevention device. All extensions or upgrades to the potable water network shall be designed to satisfy the following minimum standards:

- a) Minimum number of valves:
 - i) 3 at cross intersections
 - ii) 2 at "T" intersections
 - iii) 500 feet maximum spacing
 - iv) 1 valve at each fire hydrant lateral
- b) Minimum number of fire hydrants (subject to approval by Livermore-Pleasanton Fire Department (LPFD) Fire Marshal:
 - i) 1 hydrant within 250 feet of any existing or proposed structure
 - ii) 2 hydrants within 500 feet of any commercial, multi-family residential, industrial, or school building
- c) Minimum pipe size: 8-inch diameter
- d) Minimum depth of cover over pipe: 42 inches
- e) Blowoff requirements:
 - i) At all dead ends whether temporary or permanent
 - ii) At all low points in the line
- f) Maximum flow velocity: 10 feet per second (fps)
- g) Minimum pressures:
 - i) 40 psi (peak hour demand)
 - ii) 20 psi (maximum day demand plus fire flows)

- 24) **RECYCLED WATER SYSTEM DESIGN STANDARDS:** All connections to the City's recycled water system shall conform to Pleasanton Municipal Code §14.06.020 et seq. and Chapter 14.20. All new development within the recycled water use area shall use recycled water for landscape irrigation unless granted an exemption from the City Engineer. Tertiary treated recycled water comes from the Dublin San Ramon Services District wastewater treatment plant in conformance with Title 22, Division 4 of the California Code of Regulations. The recycled water is intended for landscape irrigation, and cannot be used in ways that may threaten public health.
- 25) **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.
- 26) **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.
- 27) **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, insurance and City-issued Business License upon application for a permit.
- 28) **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.
- 29) **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.

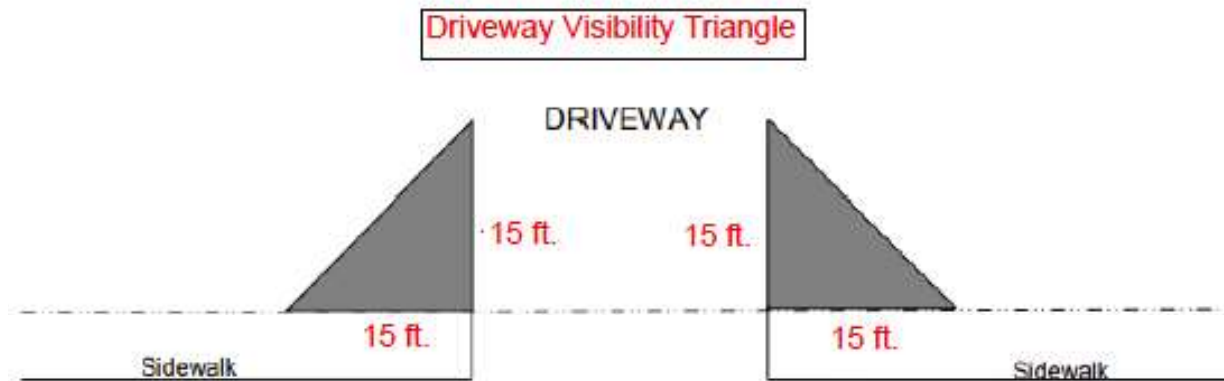
- 30) **TEMPORARY TRAFFIC CONTROL:** Work in the public right-of-way or publicly-accessible easement areas require submittal, review, approval, and implementation of a temporary traffic control plan. The plan shall be in writing and subject to review and approval of the City's Traffic Engineer. The plan must conform to the California Manual on Uniform Traffic Control Devices (CA MUTCD), with specific emphasis on Part 6 "Temporary Traffic Control". Any alterations to pedestrian paths of travel must conform to current standards for the disabled. Any walking member of the public with a visual impairment (cane or guide dog) must be escorted through the construction zone.
- 31) **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.
- 32) **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).
- 33) **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.

- 34) SWPPP REPORTING: Copies of any monitoring and/or sampling reports required by the stormwater pollution prevention plan (SWPPP) and submitted by the Legally Responsible Person (LRP) to the State of California's SMARTS database shall also be submitted to the City of Pleasanton inspector assigned to the project. The LRP shall also submit to the City a copy of the required Annual Report no later than September 1st of each year that construction is active or when erosion control features have been deployed. The report must include a summary of all sampling and analysis performed (Risk Levels 2 and 3 only), a log of all inspections performed including Rain Event Action Plans (REAP), a summary of any required corrective actions taken, and a summary of any violations.
- 35) 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.
- 36) 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.
- 37) NOISE: Construction noise is regulated under Pleasanton Municipal Code Chapter 9.04. Noise is prohibited outside of the hours of 8:00 am and 8:00 pm daily except Sundays and

holidays when noise is prohibited outside the hours of 10:00 am and 6:00 pm. Noise is defined as a level exceeding 83 dBA at a distance of 25 feet or 86 dBA at any point beyond the boundary of the property under construction. If the applicant fails to address the noise as directed by the City, the City shall have the right to enter the property to effectuate the correction, with all costs paid by the applicant or levied as a lien against the applicant's property. Exceptions to these regulations require a special permit granted by the City for circumstances when strict compliance would be impractical or unreasonable, and contingent upon proper noticing to surrounding property owners that includes the dates and times when noise levels will be exceeded and the specific reasons why an exception to the regulation has been granted.

- 38) **DROUGHT RESTRICTIONS:** If the City Council declares a drought during a time when this development is under construction, as described in §9.30.010 et seq. of the Pleasanton Municipal Code, the applicant shall utilize only recycled water under Stage 1 or greater restrictions for all non-potable construction-related water needs. Recycled water is available at designated locations within the City, subject to the applicant's receipt of a temporary hydrant meter from the Operations Service Center located at 3333 Busch Road. The applicant is responsible for all water costs based on current billing rates.
- 39) **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.
- 40) **GEOGRAPHIC INFORMATION SYSTEMS:** The City's Geographic Information Systems (GIS) staff publishes digital maps that enable first responders to efficiently navigate to locations where calls for service have been requested. The maps are also shared with agencies and departments that provide other critical services to residents such as mail delivery. To keep these maps current, the City requires as-built plan or map information to be submitted by the applicant in a format that integrates with ArcGIS by ESRI. The "Digital Submittal Requirements" are available for download at the following weblink:
- <https://www.cityofpleasantonca.gov/gov/depts/gis.asp>
- 41) **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.
- 42) The Public Works Department reserves the right to offer new or amended comments if/when more information becomes available.



Keeping vision triangles free of obstruction promotes safety by providing drivers a better view of pedestrians and vehicular traffic while exiting a driveway or approaching a corner. The driveway visibility triangle is determined by measuring 15 feet along the back of sidewalk and edge of curb from the point where the driveway and sidewalk meet. Connecting the two lines form the driveway vision triangle. Any structures or vegetation (including fences, buildings, landscaping and signage) higher than 3 feet or lower than 7 feet will obstruct the driveway visibility triangle.



EXHIBIT H

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January 25, 2023

VIA E-MAIL

Melinda Denis
Planning and Permit Center Manager
City of Pleasanton
200 Old Bernal Avenue
Pleasanton, CA 94566

Re: SB 330 Preliminary Application (Gov. Code § 65941.1)
5976 and 5994 W. Las Positas Boulevard, Pleasanton

Dear Melinda:

On behalf of TTLC Pleasanton – Las Positas, LLC (“TTLC”), this letter and the enclosed materials comprise TTLC’s SB 330 Preliminary Application for its proposed “housing development project,”¹ at 5976 and 5994 West Las Positas Boulevard in Pleasanton, Assessor Parcel Number 941-2760-5 (“Project Site”). TTLC is seeking approval of a tentative subdivision map for the project. As provided below, TTLC intends to utilize the protections afforded to housing development projects under the Housing Crisis Act of 2019, the Housing Accountability Act (“HAA”), the Permit Streamlining Act (“PSA”), as well as the State Density Bonus Law (“DBL”). This letter is meant to provide additional context and background regarding the proposed project and TTLC’s vision for redevelopment of the site utilizing available state housing protections.

Project Description

The proposed residential development would consist of 146 residential units constructed within three-story townhomes located in 16 separate buildings (“Project”) for a density of 20.02 du/ac on the approximately 7.29-acre Project Site. As shown on the enclosed site plan, the Project would contain a mix of unit types including flats, townhomes and “zipper-towns,” hybrid units, and Accessory Dwelling Units (ADUs). The ADUs will be provided on the ground floor of Buildings 6 & 7. All units will include covered 2-car tandem or side-by-side parking garages (a total of 292 garage spaces), in addition, a total of 55 uncovered guest parking spaces would be provided, for a total of 347 parking spaces. Approximately 12,192 square feet would be provided for private open space and 110,642 square feet common open space. Access to the Project Site would be provided through two, 26-foot-wide driveways from West Las Positas

¹ Gov. Code § 65589.5(h)(2) Unless otherwise indicated, all statutory references are to the California Government Code.

Boulevard. In compliance with Pleasanton's Inclusionary Housing Ordinance, the Project would provide 22 moderate income units, which represents 15% of the total dwelling units. Because the Project is providing on-site affordable units, the Project qualifies for the benefits provided under the DBL such as incentives, concessions, waivers, and reductions in parking requirements. TTLC will identify which incentives, concessions, waivers will be requested at the time of submittal of the Formal Application and reserves the right to add or alter said requests once comments are received from reviewing City Departments.

The Project Site is currently developed with two multi-tenant office buildings, which would be demolished in order to construct the proposed Project. The Project Site is located within the Hacienda Business Park, an approximately 854-acre business park that includes a mix of commercial, office, research and development, retail, single-family and multi-family residential uses, as well as the Hart Middle School, and which is in close proximity to the BART station. (General Plan, p. 2-11, 2-12.)

SB 330

SB 330 was signed into law by Governor Newsom on October 9, 2019, became effective January 1, 2020, and was amended again in 2021 through Senate Bill 8. The bill establishes a statewide housing emergency to be in effect until January 1, 2030. SB 330 places restrictions on certain types of development standards, amended the HAA (§ 65598.5), and made changes to local approval processes and the PSA (§ 65920 *et seq.*). Among these changes, SB 330 created the "Preliminary Application," which in turn allows a developer of a qualifying housing development project to obtain the earliest form of vested rights established in California law. Subject to certain limited exceptions, SB 330 provides that a housing development project shall be subject only to the ordinances, policies, and standards adopted and in effect when a preliminary application was submitted. (§ 65589.5(o)). SB 330 also imposed a five-hearing-limit applicable to projects that comply with applicable, objective general plan and zoning standards. (§ 65905.5(a).)

HAA

The HAA was enacted in 1982 (Stats. 1982, Ch. 1438) and expanded since then many times expressly in order "to significantly increase the approval and construction of new housing for all economic segments of California's communities by meaningfully and effectively curbing the capability of local governments to deny, reduce the density for, or render infeasible housing development projects and emergency shelters." (§ 65589.5(a)(2)(K).) The Legislature has recognized that "California's housing picture has reached a crisis of historic proportions despite the fact that, for decades, the Legislature has enacted numerous statutes [such as the HAA] intended to significantly increase the approval, development, and affordability of housing for all income levels" (§ 65589.5(a)(2)(J).) Despite the legislature's ongoing efforts to substantially increase the state's housing supply and eliminate or reduce impediments to increasing the housing supply, the legislature has also expressly acknowledged that "[its] intent has not been fulfilled." (§ 65589.5(a)(2)(K).) In order to further these goals, the Legislature emphasized that "[i]t is the policy of the state that [the HAA] be interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, housing." (§ 65589.5(a)(2)(L).)

Under the HAA, housing development projects need only comply with the applicable and objective general plan and zoning standards and criteria—and need not comply with subjective based standards. “Objective” is defined as “involving no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official.” (§ 65589.5(h)(8).) In addition, a proposed housing development project “is not inconsistent with the applicable zoning standards and criteria, and *shall not require a rezoning*, if the housing development project is consistent with the *objective general plan standards and criteria* but the zoning for the project site is *inconsistent with the general plan*.” (§ 65589.5(j)(4) (emphasis added).) The HAA also directs that any zoning “standards and criteria shall be applied to facilitate and accommodate development at the density allowed on the site by the general plan and proposed by the proposed housing development project.” (*Id.*)

In order to lawfully disapprove a housing development project, an agency must make written findings, based upon a preponderance of the evidence in the record, as to one of certain statutorily prescribed circumstances. (See, e.g., § 65589.5(d) and (j).) As relevant here, “[w]hen a proposed housing development project complies with applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the application was deemed complete, but the local agency proposes to disapprove the project or to impose a condition that the project be developed at a lower density, the local agency shall base its decision regarding the proposed housing development project upon written findings supported by a preponderance of the evidence on the record that both of the following conditions exist:

(A) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a “specific, adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(B) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density. (§ 65589.5(j)(1).)

In short, this means that to deny a housing development project, a city has the burden of either proving that the “proposed project in some manner fails to comply with ‘applicable, objective general plan and zoning standards and criteria . . .’” or making the health and safety findings required by the HAA. (*Honchariw v. County of Stanislaus* (2011) 200 Cal.App.4th 1066, 1081.) A project must be deemed compliant “if there is substantial evidence that would allow a reasonable person to conclude that the housing development project . . . is consistent, compliant, or in conformity.” (§ 65589.5(f)(4).) These requirements and restrictions were adopted for the express purpose of addressing the “critical problem” of our continuing “lack of housing” in California. (§ 65589.5(a)(1)(A).)

Pleasanton General Plan, Zoning Ordinance, and Hacienda PUD

The Project Site is designated Mixed Use / Business Park in the Pleasanton General Plan, which allows for the development of residential uses. Sites designated as Mixed Use/Business Park may use the density ranges for Mixed Use sites (e.g. 20+ du/acre) where they “include uses that are authorized by the Mixed Use land designation.” (General Plan, Table 2-3.) The Mixed Use designation, in turn, “allows any combination of business park, office, retail, hotel and other commercial uses, community facilities, research and development, *and residential uses* . . . on a single site, or on adjacent sites where the uses are integrated and include a functional interrelationship and a coherent physical design.” (General Plan, p. 2-23.) The General Plan refers in several places to the need for a PUD, specific plan, or development agreement. (See e.g., *id.*)

The Project is consistent with the General Plan, as the Mixed Use land use classification allows for residential uses, and allows for single uses on a given site. We note that the standard in the General Plan pertaining to the uses being “integrated and include[ing] a functional interrelationship and a coherent physical design,” (among others) are inherently subjective and therefore do not apply to this Project based on the protections afforded under the HAA as described above. (§ 65589.5(j)(4).) We would also note that because the Hacienda Business Park is substantially built out, the existing condition already includes a variety of uses. The General Plan’s mandate that any residential project on a single site obtain either a PUD (or a Development Agreement), likewise, cannot be applied to qualifying housing development projects as that would result in the application of a wholly subjective discretionary review process that is lacking in any objective standards in violation of the HAA, as further described below.

The City’s zoning map identifies the Project Site as “PUD – I/C-O,” which corresponds to Industrial/Commercial/Office. The Hacienda PUD and associated Design Guidelines identify the Project Site as “Garden Office (OGPD).” (See Hacienda Design Guidelines, Figure 2-1.) We understand that the Hacienda PUD was originally approved in June of 1982 and has since been amended several times, the most recent being in 2018. The Hacienda Design Guidelines appear to have been amended through 2019. The PUD standards in the Pleasanton Municipal Code (Chapter 18.68), in addition to the adopted Hacienda PUD and associated Design Guidelines, each comprise a set of subjective standards and have not been updated to acknowledge or otherwise respond to the legislative amendments adopted since 2019 pertaining to housing development projects specifically. Indeed, section 18.68.030, pertaining to permitted uses under a PUD, sets forth wholly subjective criteria lacking in any uniformly verifiable external or uniform benchmark or criterion. Instead, it provides that any use in the PUD district “which is compatible with the purposes of this title, the neighborhood and general vicinity of the proposed project, and in keeping with protection of the public health, safety, and general welfare” may be permitted. (Pleasanton Municipal Code (“PMC”), § 18.68.030.) The PUD zoning standards—which are akin to the requirement for a specific plan and as a legislative approval similarly require approval via ordinance—are at base wholly subjective standards. For this reason, the Project cannot be required to comply with the PUD standards and restrictions nor may TTLC be forced to obtain an amendment to the Hacienda PUD since such a process would inherently involve application of the subjective criteria in Chapter 18.68 and the existing subjective standards in the Hacienda PUD.

Moreover, under the language of Section 65589.5(j)(4), because the Project Site's PUD zoning is inconsistent with the General Plan, the City cannot force TTLC to obtain a rezoning of the Project Site so long as the Project is consistent with the General Plan. The Hacienda PUD provides that the OGPD designation allows for those permitted and conditionally permitted uses as specified in the O (Office) District, as set forth in Section 18.44.080 of the Pleasanton Municipal Code. That section appears to allow only one type of residential use—nursing homes and senior care/assisted living facilities. (See Table 18.44.080 [O district uses].) As a result, while residential uses are allowed under the General Plan Mixed Use designation with densities above 20 units/acre, the Project Site's PUD zoning prohibits almost all forms of residential uses. Because the Project "is consistent with the objective general plan standards and criteria but the zoning for the project site is *inconsistent with the general plan*," the City cannot require TTLC to rezone the Project Site through a PUD amendment or otherwise. (§ 65589.5(j)(4) (emphasis added).)

Conclusion

For the reasons explained above, the Project is a "housing development project" pursuant to the provisions of SB 330 and the proposed residential development is consistent with the objective standards and criteria of the General Plan Mixed Use designation, thus providing the Project with protections afforded under the HAA. We appreciate the opportunity to submit this Preliminary Application and look forward to working productively with the City to expeditiously process entitlements for the proposed Project once our Formal Application is submitted within the next 180 days.

Sincerely,

MILLER STARR REGALIA



Arielle O. Harris

Enclosures

cc: Ellen Clark, Community Development Department Director
Daniel G. Sodergren, City Attorney
Leah Beniston, Senior Vice President, TTLC
Kelley Rutchena, Senior Project Manager, TTLC



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July 24, 2023

VIA EMAIL

Melinda Denis
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Email: [mailto:
mdenis@cityofpleasantonca.gov](mailto:mdenis@cityofpleasantonca.gov)

**Re: Formal Application
5976 and 5994 W. Las Positas Boulevard, Pleasanton**

Dear Ms. Denis:

Our client, TTLC Pleasanton – Las Positas, LLC (“TTLC”), filed a Preliminary Application for a proposed 146-unit housing development project (“Project”) at 5976 and 5994 West Las Positas Boulevard, Assessor Parcel Number 941-2760-5 (“Project Site”), in the City of Pleasanton (“City”), on January 26, 2023. As required by Senate Bill 330, we hereby timely file a Formal Application for the Project pursuant to Government Code section 65941.1(d)). The Formal Application is also filed pursuant to the provisions of the Planning and Zoning Laws generally, and in particular Government Code sections 65940, 65941, and 65941.5.

I. Project Description

The Project’s 146 residential units would be constructed within three-story townhomes located in 16 separate buildings, for a density of 20.02 du/ac on the approximately 7.29-acre Project Site. As shown on the site plan, the Project would contain a mix of unit types including flats, townhomes, and “zipper-towns,” hybrid units, and Accessory Dwelling Units (ADUs). The ADUs will be provided on the ground floor of Buildings 6,7,8,9 and 10. All units will include covered 2-car tandem or side-by-side parking garages (a total of 292 garage spaces). In addition, a total of 55 uncovered guest parking spaces would be provided, for a total of 347 parking spaces. Approximately 11,676 square feet would be provided for private open space and 36,590 square feet of common open space. Access to the Project Site would be provided through two, 26-foot-wide driveways from West Las Positas

Boulevard. In compliance with Pleasanton's Inclusionary Housing Ordinance, the Project would provide 22 moderate-income units, which represents 15% of the total dwelling units. Because the Project is providing on-site affordable units, the Project qualifies for the benefits provided under the Density Bonus Law (Gov. Code §§ 65915-65918) such as incentives, concessions, waivers, and reductions in parking requirements, as further described below.

The Project Site is currently developed with two multi-tenant office buildings that would be demolished to construct the proposed Project. The Project Site is located within the Hacienda Business Park, an approximately 854-acre business park that includes a mix of commercial, office, research and development, retail, single-family and multi-family residential uses, as well as the Hart Middle School, and which is in close proximity to the BART station. (General Plan, p. 2-11, 2-12.)

II. Housing Accountability Act

As a brief reminder to the City, the Project is protected by the Housing Accountability Act (Gov. Code § 65589.5; "HAA"), a housing production statute that seeks "to significantly increase the approval and construction of new housing for all economic segments of California's communities by meaningfully and effectively curbing the capability of local governments to deny, reduce the density for, or render infeasible housing development projects (§ 65589.5(a)(2)(K)). Moreover, the HAA expresses the state's policy that this statute "be interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, housing." (Gov. Code § 65589.5(a)(2)(L)).

As relevant here, subdivision (j) of the HAA directs that a decision to disapprove or reduce the density of a project that complies with "applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards" must be based on written findings supported by a preponderance of the evidence that (1) the project would have "a specific, adverse impact upon the public health or safety" *and* (2) that there is no feasible method to satisfactorily mitigate or avoid this adverse impact. (Gov't Code § 65589.5(j)(1)). The HAA defines a "specific, adverse impact" to mean "a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete." (Gov't Code § 65589.5(j)(1)(A)).

Section 65589.5(j) thus requires cities to determine whether a project complies with the applicable, *objective* general plan, zoning, subdivision, and design standards. The HAA defines the term "objective" to mean "involving no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official." (Gov. Code § 65589.5(h)(8)). Cities must make this determination based on a "reasonable person" standard. (Gov. Code § 65589.5(f)(4)).

Accordingly, if a project complies with applicable, objective general plan, zoning, subdivision, and design standards in the eyes of a reasonable person, the project cannot be disapproved or conditioned on a lower density unless, based on a preponderance of the evidence in the record, it would have a "specific, adverse impact" upon public health or safety and there is no feasible way to mitigate that impact. If a city's disapproval or conditional approval is challenged in court, the burden is on the City to prove its decision conformed to all the conditions specified in the HAA. (Gov. Code § 65589.6).

The courts have explained that the HAA's findings constitute the "only" grounds for a lawful disapproval of a housing development project. (*North Pacifica, LLC v. City of Pacifica* (N.D.Cal. 2002) 234 F.Supp.2d 1053, 1059-60, disapproved on other grounds in *North Pacifica LLC v. City of Pacifica* (2008) 526 F.3d 478; see also *Sequoyah Hills Homeowners Assn. v. City of Oakland* (1993) 23 Cal.App.4th 704, 715-16). Moreover, the HAA creates such a "substantial limitation" on the government's discretion to deny a permit that it amounts to a constitutionally protected property interest. (*North Pacifica, LLC v. City of Pacifica, supra*, 234 F.Supp.2d at 1059).

A. Pleasanton General Plan, Zoning Ordinance, and Hacienda PUD

The Project Site is designated Mixed Use / Business Park in the Pleasanton General Plan, which allows for the development of residential uses. Sites designated as Mixed Use/Business Park may use the density ranges for Mixed Use sites (e.g. 20+ du/acre) where they "include uses that are authorized by the Mixed Use land designation." (General Plan, Table 2-3.) The Mixed Use designation, in turn, "allows any combination of business park, office, retail, hotel and other commercial uses, community facilities, research and development, *and residential uses* . . . on a single site, or on adjacent sites where the uses are integrated and include a functional interrelationship and a coherent physical design." (General Plan, p. 2-23.) The General Plan refers in several places to the need for a PUD, specific plan, or development agreement. (See e.g., *id.*)

The Project is consistent with the General Plan, as the Mixed Use land use designation objectively allows for residential uses, including single uses on a given site. We note that the standard in the General Plan pertaining to the uses being "integrated and include[ing] a functional interrelationship and a coherent physical design," (among others) are subjective and therefore do not apply to this Project based on the protections afforded under the HAA as described above. (§ 65589.5(j)(4).) We would also note that because the Hacienda Business Park is substantially built out, the existing condition already includes a variety of uses. The General Plan's mandate that any residential project on a single site obtain either a PUD (or a Development Agreement), likewise, cannot be applied to qualifying housing development projects as that would result in the application of a subjective discretionary review process that is lacking in any objective standards in violation of the HAA, as further described below.

The City's zoning map identifies the Project Site as "PUD – I/C-O," which corresponds to Industrial/Commercial/Office. The Hacienda PUD and associated Design Guidelines identify the Project Site as "Garden Office (OGPD)." (See Hacienda Design Guidelines, Figure 2-1.) We understand that the Hacienda PUD was originally approved in June of 1982 and has since been amended several times, the most recent being in 2018. The Hacienda Design Guidelines appear to have been amended through 2019. The PUD standards in the Pleasanton Municipal Code (Chapter 18.68), in addition to the adopted Hacienda PUD and associated Design Guidelines, each comprise a set of subjective standards and have not been updated to acknowledge or otherwise respond to the legislative amendments adopted since 2019 pertaining to housing development projects specifically. Indeed, section 18.68.030, pertaining to permitted uses under a PUD, sets forth subjective criteria requiring subjective judgment and lacking any uniformly verifiable external or uniform benchmark or criterion. Instead, it provides that any use in the PUD district "which is compatible with the purposes of this title, the neighborhood and general vicinity of the proposed project, and in keeping with protection of the public health, safety, and general welfare" may be permitted. (Pleasanton Municipal Code ("PMC"), § 18.68.030.) The PUD zoning standards—which are akin to the requirement for a specific plan and as a legislative approval similarly require approval via ordinance—are subjective standards. For this reason, the Project cannot be required to comply with the PUD standards and restrictions nor may TTLC be forced to obtain an amendment to the Hacienda PUD because such a process would involve application of the subjective criteria in Chapter 18.68 and the existing subjective standards in the Hacienda PUD.

Moreover, under the language of Section 65589.5(j)(4), because the Project Site's PUD zoning is inconsistent with the General Plan, the City cannot force TTLC to obtain a rezoning of the Project Site so long as the Project is consistent with the objective requirements of the General Plan, as it is. The Hacienda PUD provides that the OGPD designation allows for those permitted and conditionally permitted uses as specified in the O (Office) District, as set forth in Section 18.44.080 of the Pleasanton Municipal Code. That section appears to allow only one type of residential use—nursing homes and senior care/assisted living facilities. (See Table 18.44.080 [O district uses].) As a result, while residential uses are allowed under the General Plan Mixed Use land designation with densities above 20 units/acre, the Project Site's PUD zoning prohibits almost all forms of residential uses. Because the Project "is consistent with the objective general plan standards and criteria but the zoning for the project site is *inconsistent with the general plan*," the City cannot require TTLC to rezone the Project Site through a PUD amendment or otherwise. (§ 65589.5(j)(4) (emphasis added).)

III. Density Bonus Law

As briefly noted above, in addition to the HAA, the Project is also protected by the Density Bonus Law (Gov. Code §§ 65915-65918; "DBL"), a housing production statute that intended to work harmoniously with the HAA and is required to be

interpreted liberally in favor of producing the maximum number of total housing units. (Gov. Code § 65915(r)). The Project is eligible for and seeking a density bonus, incentives or concessions, and waivers or reductions of development standards under the DBL (Gov. Code §§ 65915(b), (d), and (e)). In particular, the Project is seeking waivers or reductions of all of the following Objective Design Standards, which are necessary to allow development of the Project at its proposed and allowed density:

- A3.3 – Locate all electric transformers in underground vaults or in electrical rooms within the building.¹
- B1.2 – Pedestrian circulation shall be required to be separated from the following areas by a minimum four-foot-wide planting strip.
- B1.3 – Pedestrian circulation dimensional standards.
- B2.2 – A minimum 75 percent of the frontage along public streets.
- B3.3 – Garage doors shall be recessed at least two feet from the building streetwall along an alley
- B4.2 – Where paseos are provided, the pathways in a paseo shall be at least six feet wide when intended for pedestrians only and at least eight feet wide when intended for pedestrians as well as bicyclists.
- B7.6 – A minimum six-foot landscape buffer shall be provided between buildings and walkways and between buildings and parking lots.
- B7.c – Stormwater treatment adjacent to walking surfaces should provide a ground surface within six inches of sidewalk grade, or a six foot buffer strip at the grade of the walking surface.
- B9.2 – The following mechanical equipment, services and utilities shall be screened with vision barriers at a height of at least four feet; or 12 inches above the maximum height of any equipment contained or equipment contained or stored within; whichever is greater. All utility equipment visible from and located within 30 feet of a public right of way... Any mechanical equipment located at grade, exceeding two feet in height, and located within 15 feet of a public right of way, designated open space, pedestrian connection, or internal street; including, but not limited to air conditioning condensers, ventilator fans, chillers, and permanently installed generators.
- Unit 2 garage is undersized at 18'-11"x20'x2"

¹ PG&E does not allow subsurface transformers.

IV. Conclusion

TTLIC is excited to work in cooperation with the City of Pleasanton in providing much needed housing to the community pursuant to critical state laws that are designed to facilitate housing production. We would be happy to discuss the Project or this Formal Application with you at any time.

Sincerely,

MILLER STARR REGALIA

A black rectangular redaction box covering the signature of Bryan W. Wenter.

Bryan W. Wenter, AICP

BWW/kli

cc: Kelley Rutchena, Senior Project Manager



**MILLER STARR
REGALIA**

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November 17, 2023

VIA E-MAIL

Diego Mora
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**Re: P23-0599, SB 330 Application – Residential Project
5976-5994 W. Las Positas Boulevard, Pleasanton**

Dear Mr. Mora:

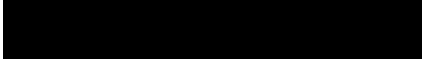
We write in connection with TTLC's response to the City's August 23, 2023 letter deeming the application for the above-referenced housing development project incomplete. In particular, write again to address your letter of August 25, 2023 asserting that the project must seek and obtain a Major PUD Modification. We addressed this issue numerous times, including in letters dated September 1, 2023 and October 6, 2023. While we are confident the project does not require any rezoning for all of the reasons we have stated, including that the zoning for the project site does not allow the residential development the General Plan objectively does allow, which means that for the purposes of the Housing Accountability Act the zoning is inconsistent with the General Plan, we are disappointed that the City has not acknowledged receipt of our correspondence on this important subject, much less provided any response. We believe the HAA and other applicable state housing laws call for more than simply ignoring us.

In any event, as we have also said and as TTLC's substantive response to the City's August 23 incompleteness determination makes clear, we are continuing to move forward with this project and look forward to working with the City as it proceeds.

Diego Mora
November 17, 2023
Page 2

Sincerely,

MILLER STARR REGALIA



Bryan W. Wenter, AICP

BWW/kli

cc: Ellen Clark, Director of Community Development
Melinda Denis, Planning and Permit Center Manager
Kelley Rutchena, Senior Project Manager, Due Diligence & Entitlements



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January 31, 2024

VIA E-MAIL

Diego Mora
Assistant Planner
City of Pleasanton
Community Development Department
P.O. Box 520
Pleasanton, CA 94566-0802
E-Mail: DMora@cityofpleasantonca.gov

**Re: P23-0599, SB 330 Application – Residential Project
5976-5994 W. Las Positas Boulevard, Pleasanton**

Dear Mr. Mora:

This letter is in response to your letter of December 18, 2023 relying on *Snowball West Investments L.P. v. City of Los Angeles*, 96 Cal.App.5th 1054 (2023) to continue urging my client, TTLC Pleasanton-Las Positas, LLC (TTLC), to seek a Major PUD Modification for its housing development project at 5976-5994 W. Las Positas Boulevard in Pleasanton. Although your letter does not state whether the City is refusing to process the project, as proposed, without a Major PUD Modification, I would urge the City to continue processing the application as the *Snowball* case is poorly reasoned, incorrect, and distinguishable.

Snowball involved a 215-unit housing development project on a 58-acre site in the City of Los Angeles. The site has a general plan land use designation of Low Medium I Residential and Low Residential, and is zoned RA-1 (Residential Agricultural) and A1-1 (Agricultural). The general plan lists a variety of zones that are consistent, but the existing zones are not listed. *Snowball* argued that because the current zoning is not expressly listed in the general plan the zoning is “inconsistent” with the general plan for purposes of subdivision (j)(4) of the HAA (Gov. Code § 65589.5; “HAA”). The city contended that even though the project site zones are not expressly listed in the general plan, they are incorporated by reference because a footnote in the general plan makes all listed corresponding zones, as well as those that are “more restrictive,” consistent with applicable planning requirements. The court of appeal agreed with the city that the zoning is consistent based on the language of the general plan, and therefore subdivision (j)(4) does not exempt *Snowball*’s project from the requirement of a zoning change.

Moreover, the Court held that *Snowball* did not even demonstrate that the HAA applied to its project.

Snowball is poorly reasoned and incorrect for a number of reasons, most importantly because *Snowball* dealt only with the first sentence in subdivision (j)(4), when there are two sentences and they work together. The entirety of subdivision (j)(4) is as follows:

For purposes of this section, a proposed housing development project is not inconsistent with the applicable zoning standards and criteria, and shall not require a rezoning, if the housing development project is consistent with the objective general plan standards and criteria but the zoning for the project site is inconsistent with the general plan. If the local agency has complied with paragraph (2),¹ the local agency may require the proposed housing development project to comply with the objective standards and criteria of the zoning which is consistent with the general plan, however, the standards and criteria shall be applied to facilitate and accommodate development at the density allowed on the site by the general plan and proposed by the proposed housing development project.
(Gov. Code § 65589.5(j)(4)).

Aside from the fact that Los Angeles' zoning practice is uncommon and idiosyncratic, the first sentence depends on zoning inconsistency but the second sentence does not. In contrast to the first sentence, the second sentence requires cities to apply the standards and criteria of the zoning favorable to facilitate and accommodate the housing project at its allowed and proposed density. The second sentence thus plainly reinforces the idea, rejected by the court, that the general plan density controls, not the zoning, even if the zoning is consistent with the plan.

Ignoring the second sentence violates basic rules of statutory construction requiring statutes to be read as a whole. It also violates rules requiring statutes to be interpreted so as to effectuate the Legislature's intent. The HAA is the state's most important housing production law, and it establishes "the policy of the state that this section be interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, housing." (Gov. Code § 65589.5(a)(2)(L)). Moreover, ignoring the second sentence violates basic land use law in California, which has long held that the general plan is the constitution for development and the zoning is required to be consistent with the plan. (Gov. Code § 65860; *Leshar Communications, Inc. v. City of Walnut Creek*, 52 Cal.3d 531 (1992)). Thus, even without the HAA the zoning should not be elevated above the general plan.

¹ Paragraph (2), which is not relevant to this memorandum, is Gov. Code section 65589.5(j)(2), which requires that an agency make a timely consistency determination once a given housing development project application is deemed complete.

Despite the errors in *Snowball*, the circumstances there—where Los Angeles’ general plan declares all “more restrictive” zones consistent with applicable planning requirements and the underlying project site zoning does allow residential uses but only at a lower density than allowed in the plan—are unlike those in Pleasanton, where the Mixed Use designation provides for an objective residential density of 20+ dwelling units per acre (General Plan Table 2-3) and the zoning for the project site does not allow residential uses of the type allowed in the plan, much less at the density allowed in the plan. The OGPD zoning is thus plainly inconsistent with the Mixed Use land use designation, which allows the project’s residential uses. Moreover, unlike in Los Angeles, Pleasanton’s General Plan does not make this zoning consistent either for purposes of Government Code section 65860 or section 65589.5(j)(4).

Accordingly, again, there is no doubt that the HAA applies to the project and that it is fully protected by subsection (j)(4) and for that reason alone the City may not lawfully require a Major PUD Modification or any other form of rezoning. The purpose of subsection (j)(4) is to prevent case-by-case rezonings of precisely the type the City is attempting to require here in the form of a Major PUD Modification, and nothing in *Snowball* changes the application of subsection (j)(4) as we have consistently described it with respect to the project.

Moreover, *Snowball* did not address the application of the HAA’s reasonable standard as set forth in Government Code section 65589.5(f)(4). As you know, the HAA is predicated on housing projects complying with “applicable” and “objective” development standards and criteria, and a city may not lawfully disapprove a project that meets applicable, objective standards and criteria unless it makes the HAA’s mandatory health and safety findings.

Importantly, the HAA defines the term “objective” narrowly. A standard is only objective if it both (1) involves no personal or subjective judgment by a public official AND (2) is uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official. (Gov. Code § 65589.5(h)(8)). Moreover, as set forth in subsection (f)(4)—which *Snowball* did not address—the HAA requires that a housing development project *shall be deemed* consistent, compliant, and in conformity with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision if there is substantial evidence that would allow a reasonable person to conclude that the housing development project is consistent, compliant, or in conformity. (Gov. Code § 65589.5(f)(4)).

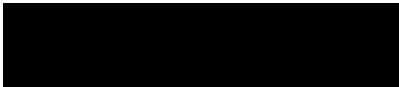
The project here is consistent with the objective 20+ du/ac residential density requirement of the City’s Mixed Use general plan land use designation, as a plain reading of the City’s own plan language confirms. Moreover, a reasonable person could conclude that the project is consistent, the City has not contended otherwise, and *Snowball* says nothing about this critically important provision of the HAA. As explained in *California Renters Legal Advocacy & Education Fund v. City of San*

Mateo, 68 Cal.App.5th 820, 837 (2021): “[I]nstead of asking . . . ‘whether the City’s findings are supported by substantial evidence’ [citation omitted], we inquire whether there is ‘substantial evidence that would allow a reasonable person to conclude that the housing development project’ complies with pertinent standards. [Citation omitted]. As the public entity that disapproved the project, the City bears the burden of proof that its decision conformed to the HAA. [Citation omitted].”

The bottom line is that *Snowball* is readily distinguishable from the circumstances in Pleasanton and thus provides no useful or controlling authority here. As you may know, TTLC is leading the Bay Area in total approved projects successfully using subsection (j)(4), SB 330, and Density Bonus Law. Among others, TTLC successfully processed two projects in the City of Sunnyvale where the land use regulations, involving a general plan allowing housing and zoning that did not, were identical to those in Pleasanton. While, we look forward to continuing to process the project pursuant to the pro-housing mandates of state housing law, if City staff continue to insist the project requires a Major PUD Amendment then TTLC will challenge that determination as needed.

Sincerely,

MILLER STARR REGALIA



Bryan W. Wenter, AICP

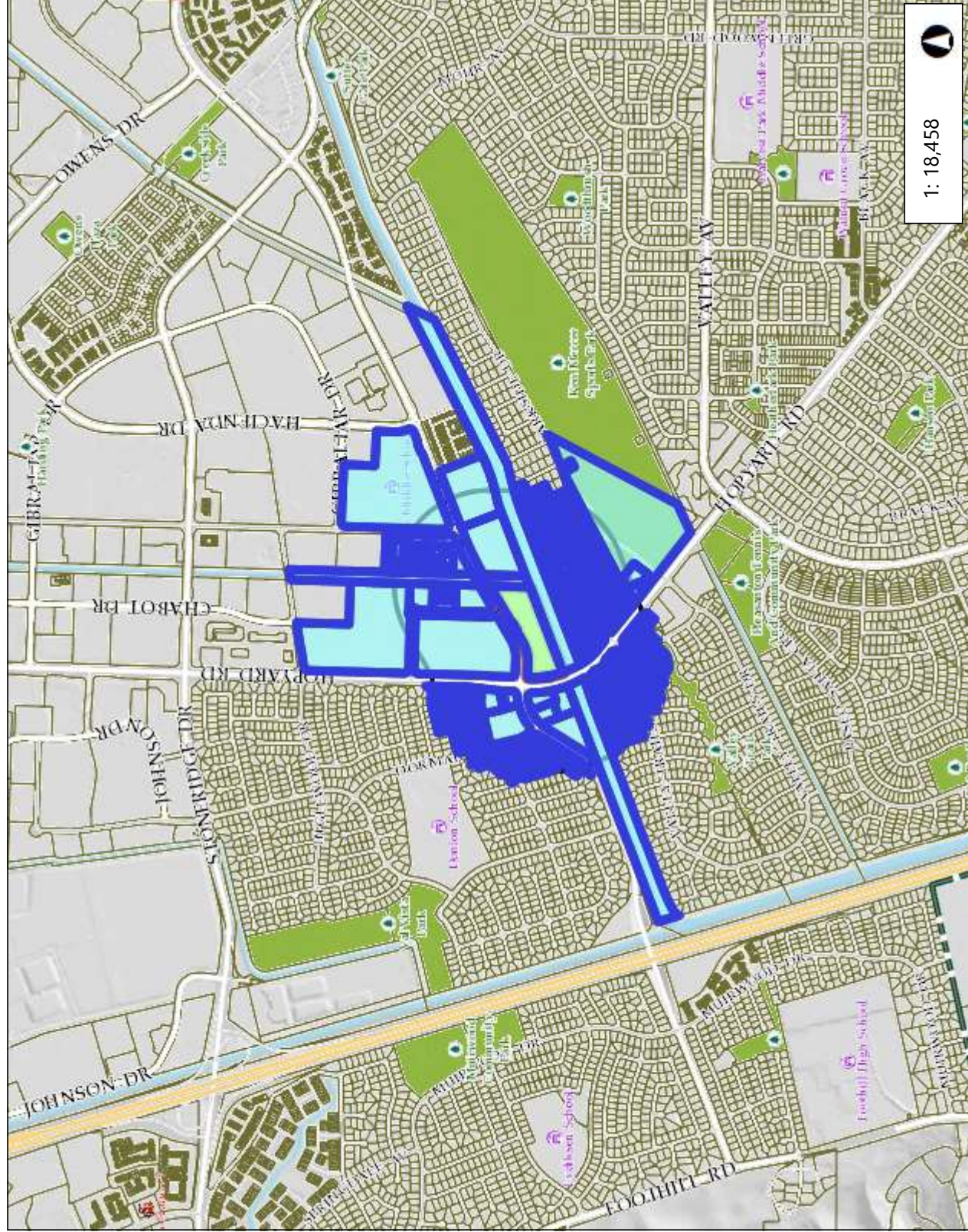
BWW/kli

cc: Ellen Clark, Director of Community Development
Melinda Denis, Planning and Permit Center Manager
Kelley Rutchena, Director of Entitlements, Bay Area and Sacramento



5976 & 5994 WESTLAS POSITAS BOULEVARD

EXHIBIT I



Legend

- Fire Station
- School
- Park
- Parcels

Notes
Notes

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

SUBJECT: Committee, Commission, and Task Force List

Bicycle, Pedestrian, and Trails Committee

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

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

Civic Arts Commission

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

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

Committee on Energy and the Environment

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

Meeting Time: Fourth Wednesday of every other month at 5:00 p.m.
Meeting Location: Operations Service Center, 3333 Busch Rd., Pleasanton
Staff Contact: Becky Hopkins, Assistant to the City Manager, 931-5009

Economic Vitality Committee

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

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

Heritage Tree Board of Appeals

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

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

Housing Commission

In cooperation with the community and the development and construction industry, the commission is responsible for initiating and pursuing opportunities for developing, promoting and retaining affordable housing within the community and the region. Recommend policies related to affordable housing. Provide oversight of City affordable housing developments.

Meeting Time: Third Thursday of each month at 7 p.m.
Meeting Location: City Council Chamber, 200 Old Bernal Ave., Pleasanton
Staff Contact: Steve Hernandez, Housing Manager, 931-5007

Human Services Commission

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

Meeting Time: First Wednesday of each month at 7 p.m.
Meeting Location: City Council Chamber, 200 Old Bernal Ave., Pleasanton
Staff Contact: Jay Ingram, Community Services Manager, 931-5346

Library Commission

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

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

Parks and Recreation Commission

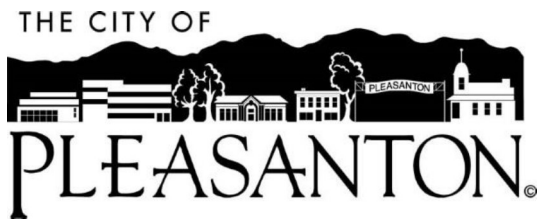
Advise the City Council, City Manager, and Parks and Community Services Department on matters related to the development and provision of services pertaining to parks and recreation facilities, programs and services.

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

Youth Commission

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

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



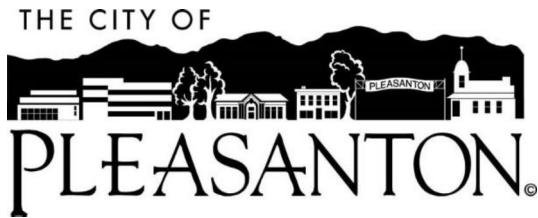
Planning Commission Agenda Report

April 10, 2024

Item 7

SUBJECT: Actions of the City Council

No items to report.



Planning Commission Agenda Report

April 10, 2024
Item 8

SUBJECT: Future Planning Calendar

P24-0127, Steve Rawlings/Chevron Stations Inc., 1875 Valley Avenue - Application for Conditional Use Permit approval to amend PCUP-61, an existing Conditional Use Permit, to allow for the sale of beer, wine, and distilled spirits for off-site consumption (Type 21 ABC License) at an existing gas station located at 1875 Valley Avenue.