

PLANNING COMMISSION REGULAR MEETING AMENDED AGENDA

Wednesday, June 12, 2024
7 p.m.

City Council Chamber
200 Old Bernal Avenue
Pleasanton, CA 94566
and
20 Sidney Street
Cambridge, MA 02139

The meeting will be held at the City Council Chambers at 200 Old Bernal Ave, at 20 Sidney Street, Cambridge, MA 02139, 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

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. **P24-0291, Prodigy Sports Performance, Inc., 6689 Owens Drive, Suite 500** – Application for a Conditional Use Permit to establish a gymnasium with up to 20 members onsite at any one time at the existing building located at 6689 Owens Drive, Suite 500
3. **PUD-18-07M, Anurag Jain, 3450 Mohr Avenue** – Application for Planned Unit Development Major Modification to 1) subdivide an approximately 1.4-acre parcel located at 3450 Mohr Avenue into two parcels measuring approximately 44,237 square feet (Lot 1) and approximately 17,123 square feet (Lot 2) and 2) construct an approximately 2,288-square-foot addition to the existing residence on Lot 1
4. Approve the minutes of May 22, 2024

MEETING OPEN TO THE PUBLIC

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

PUBLIC HEARINGS AND OTHER MATTERS

MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

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

P24-0295, Kamran Dadgari

Application for Administrative Design Review approval to construct an approximately 828-square-foot second-floor addition to the northwest of the home located at 7620 Fair Oaks Drive.

Approved. Appeal period expires June 19, 2024 (*Natalie Amos, 931-5613*)

P24-0293, Lynnewood United Methodist Church/Dennis Dillard

Application for Design Review approval to raise the height of the existing mechanical screen from 2'-6" to 5' tall at 4444 Black Avenue.

Approved. Appeal period expires June 19, 2024 (*Megan Campbell, 931-5610*)

P24-0275, Dan Chou/Have Blue, LLC

Application for Minor Conditional Use Permit (MCUP) approval to allow Massage Envy Spa to be located at 4225 Rosewood Drive, Ste. 20 in the Rose Pavilion Shopping Center.

Approved. Appeal period expires June 19, 2024 (*Jenny Soo, 931-5615*)

P24-0302, Tom Florini/Essex Property Trust

Application for Design Review approval to modify the color scheme for 16 existing buildings within Galloway Apartments and Galloway at Hacienda located at 4863 Willow Road and 5789 Gibraltar Drive.

Approved. Appeal period expires June 19, 2024 (*Sachiko Riddle, 931-5607*)

P24-0305, AJS Architecture Planning/Anthony Sarboraria

Application for Administrative Design Review approval to construct an approximately: 1) 1,777-square-foot single-story addition with an approximately 479-square-foot second-floor addition to the north; and 2) an approximately 74-square-foot, 13-foot-tall covered front porch to the west of the home located at 6142 Corte Santiago.

Approved. Appeal period expires June 19, 2024 (*Natalie Amos, 931-5613*)

P24-0285, Laura Dipper/Seigo Designs

Application for Administrative Design Review approval to construct a detached, approximately 192-square-foot accessory structure with an approximate height of 13-feet and 7-inches at 482 Sangro Court.

Approved. Appeal period expires June 19, 2024 (*Diego Mora, 931-5618*)

P24-0303, Alex Garduno/AGM Signs

Application for Sign Design Review approval to install two hanging signs for Park46 Real Estate located at 350 Main Street.

Approved. Appeal period expires June 19, 2024 (*Sachiko Riddle, 931-5607*)

P24-0309, Kevin Dolder

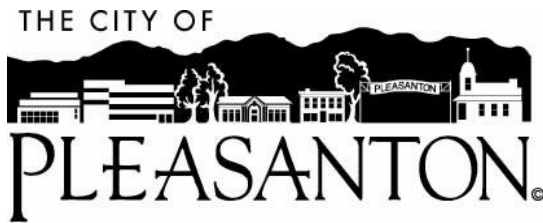
Application for Administrative Design Review approval to construct two patio covers: 1) an approximately 384-square-foot, partially attached patio cover to the side yard with a maximum height of 12-feet; and 2) an approximately 256-square-foot, detached patio cover to the rear with a maximum height of 12-feet and 8-inches, located at 557 E. Angela Street.

Approved. Appeal period expires June 19, 2024 (*Diego Mora, 931-5618*)

P24-0307, Jason Portillo

Application for Administrative Design Review approval to construct an approximately 540-square-foot, single-story addition to the left (south) of the existing residence located at 4057 Alta Court.

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



Planning Commission Agenda Report

June 12, 2024
Item 2

SUBJECT:	P24-0291
APPLICANT:	Andrew Hamel for Prodigy Sports Performance, Inc.
OWNER:	Common Area of PM 8337 7-9
PURPOSE:	Application for Conditional Use Permit to operate a gymnasium with up to 20 members on-site at any one time
LOCATION:	6689 Owens Drive, Suite 500
GENERAL PLAN:	Business Park
ZONING:	PUD-I/C-O (Planned Unit Development – Industrial/Commercial-Office) District
EXHIBITS:	A. Draft Resolution and Conditions of Approval B. Narrative/Project Plans dated “Received May 27, 2024” C. Location and Notification Map

STAFF RECOMMENDATION

Approve Conditional Use Permit (CUP) Case No. P24-0291 based on the findings and subject to the draft conditions of approval in Exhibit A.

EXECUTIVE SUMMARY

The applicant requests CUP approval to relocate their existing gymnasium, located at 5653 Stoneridge Drive, and operate a new and larger gymnasium, Prodigy Sports Performance, Inc, with up to 20 members on-site at any one time, within an existing building at 6689 Owens Drive, Suite 500. Pursuant to Ordinance No. 962 (PUD-80-14), gymnasiums or health clubs require Planning Commission approval of a CUP at this location. As proposed, staff recommends the Planning Commission find this use is consistent with the objectives of the zoning district and will be compatible with the surrounding uses. There are other personal recreation and/or similar fitness related uses in the vicinity and in other similar type business park settings (Valley Business Park and Hacienda in particular) previously approved by the Planning Commission and have been operating without any reported issues. Conditions of approval have been included which will ensure the safety and general welfare of the surrounding area, and the City in general, is maintained.

BACKGROUND

Ordinance No. 962 (PUD-80-14) was approved by the City Council on February 24, 1981, to conditionally permit gymnasiums and health clubs. The subject site is zoned PUD-I/C-O (Planned Unit Development-Industrial/Commercial-Office) District, which permits or conditionally permits a wide range of office, commercial, R&D, and light industrial uses. As noted above, gymnasiums and health clubs are conditionally permitted at this location with the approval of a CUP. The CUP application is now before the Planning Commission for consideration.

SITE AND AREA DESCRIPTION

The subject site is a flat and fully developed approximately 2.07-acre parcel located on the northeast corner of the inner Owens Drive loop, west of Johnson Drive (Figure 1). There is one existing, approximately 28,000-square-foot, single-story building on the subject site. The building is divided into four tenant suites of varying sizes between approximately 3,930 square feet (subject suite/Suite 500) to approximately 12,500 square feet. The current tenants/uses of other suites are offices for, respectively, the Police Credit Union/Alameda Deputy Sheriff's Association, SMACNA, and Access Partners.

The project site has approximately 108 shared parking spaces in front and behind the existing building. Access to and from the subject site and parking areas is provided by two driveways, one each off Owens Drive and Johnson Drive.

The subject site is surrounded primarily by office, commercial, R&D, and light industrial uses on all sides.

Figure 1 shows an aerial photograph of the subject site, Figure 2 shows the existing aerial site plan, and Figure 3 shows Suite 500's location within the subject building.

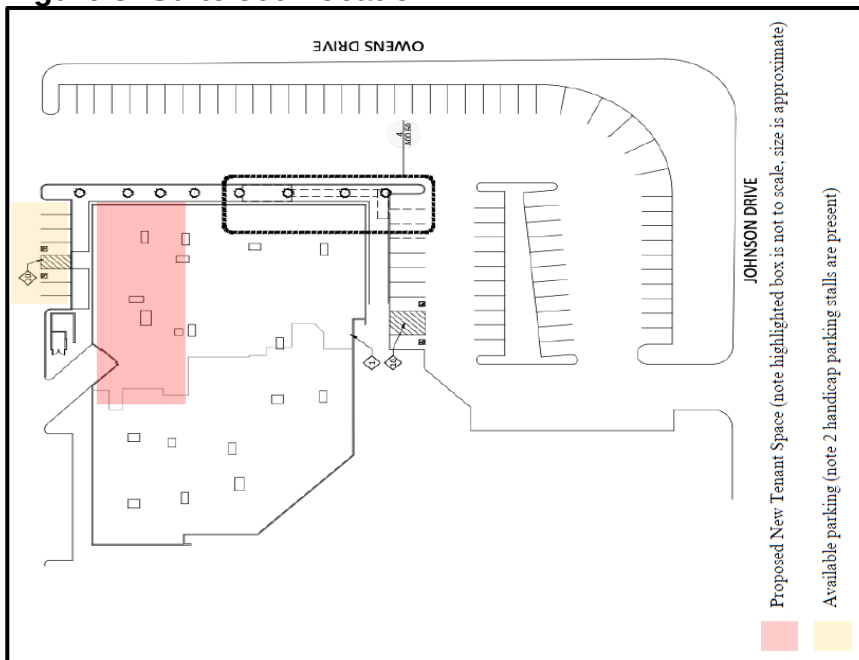
Figure 1: Aerial Photograph of Subject Site



Figure 2: Aerial Site Plan – 6689 Owens Drive Building A



Figure 3: Suite 500 Location



PROPOSED PROJECT

Prodigy Sports Fitness, Inc. proposes to occupy the approximately 3,391-square-foot tenant space (Suite 500) and operate a gymnasium that offers small group personal training. The proposed hours of operation would be Monday through Friday from 6 a.m. to 10 a.m. and 3 p.m. to 7 p.m., and Saturdays from 8 a.m. to 11 a.m. The facility would be closed on Sundays. Prodigy Sports Fitness, Inc. utilizes a flexible schedule, meaning their members can reserve (make an appointment) for their training session anytime during any of the available four-hour blocks that work best for their schedule. Their members do not attend specific classes, instead, they work through their workouts at their own pace once they arrive for their session (appointment). Each session (appointment) usually lasts approximately 45 minutes to one hour. On average, 19 members flexibly attend the facility during any given four-hour block. In addition to the members, two coaches are also scheduled to be in the facility during each four-hour block. Collectively, a maximum of 22 people (20 members and two coaches) would be on-site at any one time.

Table 1 is a spreadsheet documenting the attendance to and from the existing facility on an average night, broken down into 15-minute segments.

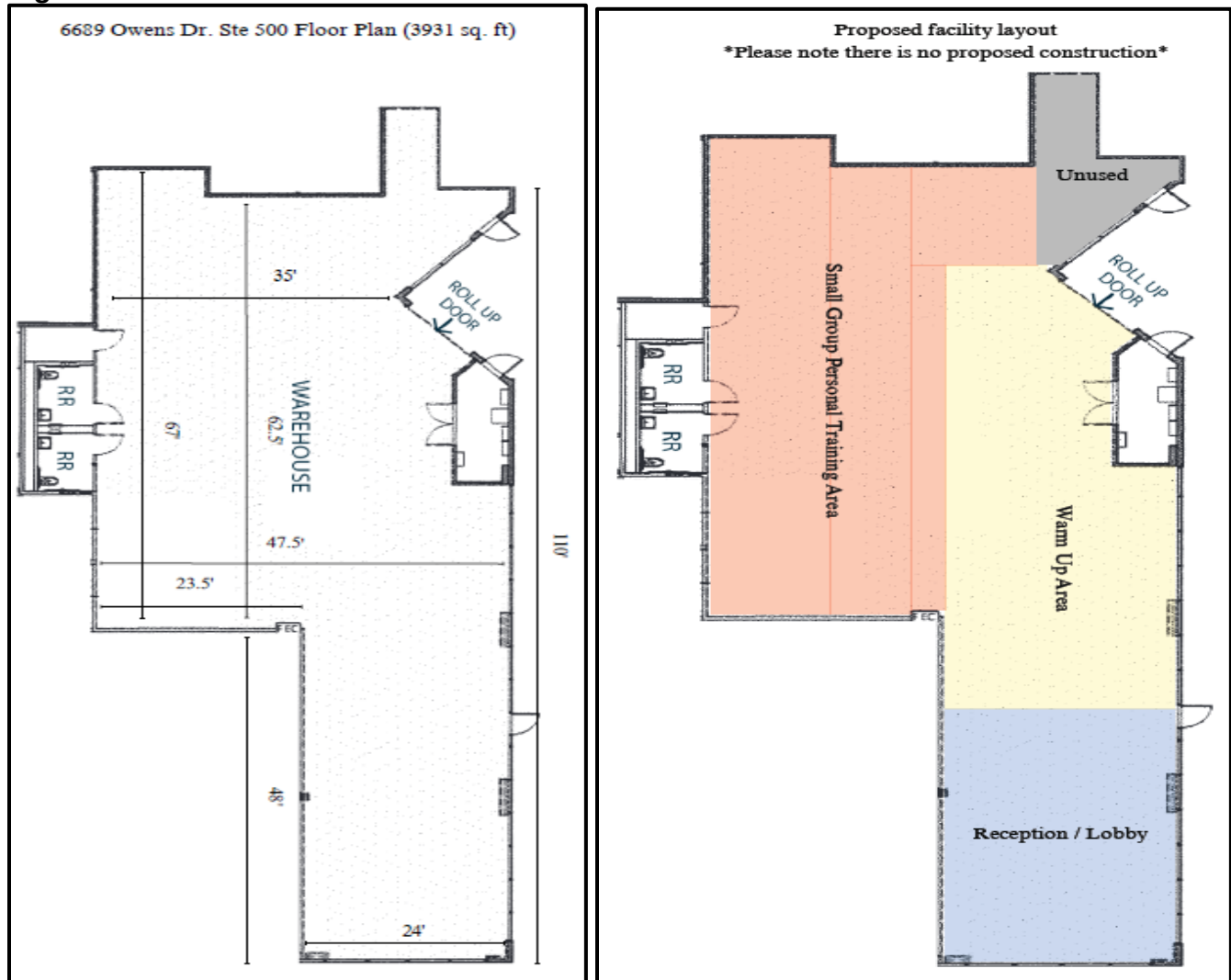
Table 1: Example of Average Attendance During a 4-Hour Block

TIME	TRIPS TO	TRIPS AWAY
3:00pm - 3:15pm	1	0
3:15pm - 3:30pm	2	0
3:30pm - 3:45pm	2	1
3:45pm - 4:00pm	2	2
4:00pm - 4:15pm	1	0
4:15pm - 4:30pm	1	2
4:30pm - 4:45pm	0	1
4:45pm - 5:00pm	2	2
5:00pm - 5:15pm	1	2
5:15pm - 5:30pm	3	0
5:30pm - 5:45pm	0	0
5:45pm - 6:00pm	1	1
6:00pm - 6:15pm	3	2
6:15pm - 6:30pm	0	1
6:30pm - 6:45pm	0	3
6:45pm - 7:00pm	0	2

The applicant is not proposing any exterior or interior improvements with this application. The current tenant space would be an open concept design and include a reception/lobby area, warm-up area, and a small group training area. See Figure 4 for the proposed floor plans.

Please see the attached narrative and project plans (Exhibit B) for additional information regarding the proposed use.

Figure 4: Floor Plans



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 PMC and their potential effects on surrounding properties. To achieve these purposes, the Planning Commission is empowered to approve, conditionally approve, or deny applications for CUPs.

General Plan Consistency

The subject site is designated by the Land Use Element of the Pleasanton General Plan for "Business Park" land uses, which allow for a wide range of office, commercial, R&D, and light industrial uses consistent with the Zoning Ordinance. The proposed gymnasium, which is classified as a commercial use, is consistent with this land use designation as it would provide a gymnasium to serve residents of Pleasanton and its market area.

Staff believes the proposed project would also be consistent with the General Plan Land Use Policies and Programs listed below, as the proposed use would: (1) introduce more activity to the subject site with a new commercial use; and (2) introduce a commercial use into the business park where other similar commercial uses operate.

Sustainability

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

Industrial, Commercial and Office

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

Land Use

The subject site is zoned Planned Unit Development-Industrial/Commercial-Office (PUD-I/C-O) District. The current PUD zoning permits office, commercial, R&D, and light industrial uses, and requires CUP approval for uses such as gymnasiums and health clubs. Therefore, if the CUP were granted, the proposed gymnasium would be consistent with the applicable land use regulations.

One of the primary concerns in reviewing a CUP application is the effect of a proposed use on surrounding uses. The proposed use would be located in an existing multi-tenant building where the current tenants solely include office uses. The adjacent sites and buildings consist of similar uses, but also include some commercial, R&D, light industrial, educational/tutoring and daycare uses. There are no residential uses within 1,000 feet of the proposed use.

The proposed use is similar to other personal recreation/fitness uses within the area and in other similar land use settings such as Valley Business Park and Hacienda. To be sensitive to the other tenants within the subject building and the surrounding buildings and to ensure the proposed use would have minimal impact in terms of parking and circulation, the proposed use would operate by appointment only, have defined operating times that have minimal operating hours that would overlap with other uses in the building/area, and have flexible attendance times so not all clients would arrive and depart at the same time capped at a maximum of 22 people on-site at any one time. Therefore, if the CUP were granted, the proposed use would be compatible with the surrounding uses.

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

Parking

As previously mentioned, there is one existing, approximately 28,000-square-foot, single-story multi-tenant building on the subject site and a total of 108 on-site parking spaces. The parking ratio at the subject site is one space per 260 square feet of gross floor area. Based on this

ratio, there are approximately 15 parking spaces allocated to the subject suite (3,930 square feet /260 square feet = 15 parking spaces). However, there are no assigned parking spaces for individual businesses or suites on the subject site.

The Municipal Code does not specify parking standards for gymnasium and health club uses; however, in this instance, staff believes 10 parking spaces is a reasonable number for the proposed use at peak usage times, based on the attendance numbers provided by the applicant in Table 1. This assumes one space each for up to eight clients and two coaches in the facility at the same time, where the maximum number of clients would not exceed three people, along with two coaches at any one time for the entire four-hour training block. 15 parking spaces are theoretically allocated for the subject suite; therefore, the proposed use would theoretically have a surplus of five parking spaces at any one time based on the applicant's attendance data. Moreover, the proposed use will also have a significant portion of their operating hours before and after most other existing uses in the building are open/closed (typically 8 a.m. to 5 p.m.) which would further reduce parking conflicts throughout the day. Staff is unaware of any parking issues at this location. Therefore, staff believes adequate onsite parking exists to accommodate all existing and proposed uses.

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

Noise

The subject parcel and building are in a business park area which allows office, commercial, R&D, and light industrial uses. Accordingly, a certain amount of noise is expected. For such properties, the Municipal Code states, "No person shall produce or allow to be produced by any machine, animal, device, or combination of the same, a noise level in excess of 75 dBA [A-weighted decibels] at any point outside of the property plane."

The Municipal Code also states a proposed conditional use must be in accordance 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."

All proposed activities would occur inside the subject building and any noise generated from these activities would be consistent with other activities in the area and should not generate more noise than is typical for a business park. Furthermore, the subject building does not contain any operable windows, which will further reduce noise impacts on the surrounding area. To further minimize any noise impacts, staff is recommending the following conditions of approval:

- All doors shall remain closed at all times during activities and/or business hours.
- The applicant shall inform their clients and employees not to loiter outside of the building and to be courteous and quiet when entering or leaving the parking area.

- The City shall have the right to review the project again to add mitigating conditions should any future complaints regarding noise levels occur. Such conditions could include reducing the number of people allowed in the building at any one time, modifying the hours of operation, and requiring additional soundproofing of the subject building.

With the inclusion of the recommended conditions above, staff has determined it is unlikely the noise produced by the proposed use would adversely affect adjacent tenant spaces or be in excess of 75 dBA at any point outside of the property plane as prescribed by the Municipal Code. Therefore, staff does not believe the proposed use would be disruptive to existing or future neighboring businesses/tenants. As stated above, other fitness-related uses have been operating within the area and other similar land use settings such as Valley Business Park or Hacienda for a number of years with no issues reported to the City.

Signage

No signage is proposed at this time. If the applicant elects to add signage, the proposed signage would be required to adhere to the sign guidelines prescribed by the Municipal Code. Any deviations would require a separate Sign Design Review application to be submitted to the City for consideration.

ALTERNATIVES

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

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

Staff is able to support the findings to approve the proposed use, as proposed, and believes the project would not adversely impact any existing on-site uses or the surrounding area; thus, staff suggests neither of the two project alternatives above should be pursued.

PUBLIC NOTICE

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

ENVIRONMENTAL ASSESSMENT

This project is categorically exempt (Section 15301, Class 1, Existing Facilities) from the requirements of the California Environmental Quality Act (CEQA). Therefore, no environmental document accompanies this report.

SUMMARY/CONCLUSION

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

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

Reviewed/Approved By:

Ellen Clark, Director of Community Development

RESOLUTION NO. PC-2024-12

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLEASANTON
APPROVING THE APPLICATION FOR CONDITIONAL USE PERMIT (CUP) LOCATED AT
6689 OWENS DRIVE, SUITE 500, AS FILED UNDER CASE NO. P24-0291**

WHEREAS, on April 26, 2024, Andrew Hamel, representing Prodigy Sports Performance, Inc., applied for CUP approval to operate a gymnasium with a maximum of 20 members on-site at any one time located at 6689 Owens Drive, Suite 500 (hereinafter “project”); and

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

WHEREAS, a gymnasium is a conditionally permitted use in the subject’s zoning district and requires Planning Commission approval of a CUP; and

WHEREAS, on June 12, 2024, the Planning Commission held a duly-noticed public hearing and 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 staff reports and all public comment and testimony:

Section 1: Findings for California Environmental Quality Act (CEQA)

With respect to CEQA, the Planning Commission finds the project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301, Class 1, Existing Facilities. The proposed business will operate in an existing facility and no interior or exterior modifications are proposed.

Section 2: Findings for Conditional Use Permit Approval

With respect to the approval of P24-0291, the Planning Commission makes the following findings as required by Section 18.124.070 of the Pleasanton Municipal Code:

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

Some of the objectives of the zoning ordinance are to: foster a harmonious, convenient, workable relationship among land uses, protect existing land uses from inharmonious influences and harmful intrusions, and to ensure that public and private lands ultimately are used for the purposes which are most appropriate and beneficial to the City as a whole. The subject building is located in a business park land use setting, and zoned PUD I/C-O, which allows a variety of office, commercial, R&D, and light industrial uses. Based on this wide range of uses, the Planning Commission believes this location is

suitable for the proposed use to operate without any adverse impacts to the existing surrounding uses. As conditioned, staff believes the proposed gymnasium would be consistent with the zoning ordinance objectives in that it would provide a fitness-related use in the community and the use would be conducted so as to not impact or interfere with the surrounding uses. The proposed fitness activities would be conducted indoors and on a property with an adequate circulation system and parking supply to support the use. The applicant will also be required to mitigate any future nuisances that may occur because of the proposed use. Accordingly, the Planning Commission makes this finding.

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

Fitness-related uses are common uses within or near residential and commercial/industrial areas in Pleasanton. The City's experience shows that these uses are generally compatible with other uses. Fitness-related uses do not subject surrounding uses to heavy truck traffic, hazardous odors, or other objectionable influences. If the recommended conditions of approval are met, the proposed use will not detrimentally affect surrounding uses. All streets around the site are designed per City standards to provide safe ingress and egress into and out of the site. In addition, the proposed use will have adequate off-street parking to meet project demand. Conditions have also been included that would require the applicant to mitigate any future nuisances as a result of the proposed use. Accordingly, the Planning Commission makes this finding.

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

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

Section 3:

The Planning Commission hereby approves Case P24-0291, the application of Andrew Hamel, representing Prodigy Sports Fitness, Inc. for CUP approval to operate a gymnasium with a maximum of 20 members on-site at any one time located at 6689 Owens Drive, Suite 500, subject to the Conditions of Approval shown in Attachment 1, attached hereto and made part of this case by reference.

Section 4:

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 June 12, 2024, by the following vote:

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

ATTEST:

Melinda Denis
Secretary, Planning Commission

Matt Gaidos
Chair

APPROVED AS TO FORM:

Kimberly Cilley
Assistant City Attorney

**EXHIBIT A
CONDITIONS OF APPROVAL**

**P24-0291
6689 Owens Drive, Suite 500
June 12, 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 a Conditional Use Permit to operate a gymnasium with a maximum of 20 members on-site at any one time for Prodigy Sports Performance, Inc. located on Assessor Parcel No. 094-0036-010-00 941-2817-100-00 at 6689 Owens Drive, Suite 500. Development shall be substantially as shown on the project materials listed below:

- a. Narrative, Project plans and Parking Agreement, Exhibit B, prepared by Prodigy Sports Performance, Inc., dated "Received" on May 27, 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 development shall be in substantial conformance with the "Approved Plans", except as modified by the following conditions. Minor changes to the plans may be allowed subject to the approval of the Director of Community Development if found to be in substantial conformance with the approved exhibits. Planning Division approval is required before any changes are implemented in site design, grading, architectural design, house colors or materials, green building measures, landscape material, etc.
2. **EXPIRATION – CONDITIONAL USE PERMIT:** This Conditional Use Permit (CUP) approval will lapse and shall become void 1 year following the date on which the CUP became effective, unless prior to the expiration of 1 year a building permit is issued and construction is commenced and diligently pursued toward completion on the site which was the subject of the CUP application; or a certificate of occupancy is issued for the structure which was the subject of the CUP application; or the site is occupied if no building permit or certificate of occupancy is required; or the applicant or his/her

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

3. **CONDITIONS OF APPROVAL CHECKLIST:** The applicant shall submit a “Conditions of Approval Checklist” indicating all conditions in Exhibit A have been satisfied, incorporated into the building permit plans or improvements plans, and/or addressed. Said checklist shall be incorporated as one of the first four plan sheets of all building permit and engineering permit plan submittals for review by the City prior to issuance of permits.
4. **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 Permit

5. **NOISE:** The applicant shall:
 - a. Keep all exterior doors of the building closed when not being used for ingress/egress purposes.
 - b. Inform all students, parents/guardians, and guests to not loiter outside of the building and to be courteous and quiet when entering or leaving the drop-off/pick-up area. **(Project specific condition)**
6. **MAINTENANCE:** The applicant shall maintain the subject property or if applicable, the area surrounding the tenant space, in a clean and orderly manner at all times.
7. **MODIFICATIONS:** If additional hours of operation or activities beyond what is stated in the “Approved Plans” are desired, prior City review and approval is required. The Director of Community Development may approve the modification or refer the matter to the Planning Commission if judged to be substantial.
8. **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.

9. OUTDOOR STORAGE: There is to be no outdoor storage without prior approval by the City.
10. SIGNAGE: This approval does not include approval of any signage for Prodigy Sports Performance, Inc. If signs are desired, Prodigy Sports Performance, Inc. shall submit a sign proposal to the Planning Division for review and approval prior to sign installation.
11. EXTERIOR CHANGES: Changes to the exterior of the building shall not be made without prior approval from the Planning Division.
12. 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.
13. 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.
14. BUILDING PERMIT: Any tenant improvement plans shall be submitted to the Building and Safety Division for review and approval prior to operation. The applicant shall obtain a building permit prior to commencement of any work.

TRAFFIC ENGINEERING DIVISION – 925-931-5677

15. PARKING MONITORING. Monitoring of circulation and parking during operational hours may be conducted by Traffic Engineering staff. If parking exceeds the allowed allotment and/or circulation problems arise once the fitness facility is in operation, as determined by the City's Traffic Engineer, this Conditional Use Permit may be submitted to the Planning Commission for their subsequent review at a public hearing. If necessary, the Planning Commission may modify or add conditions of approval to mitigate such impacts or may revoke said Conditional Use Permit. **(Project specific condition)**
16. TRAFFIC IMPACT FEES. Per the Approved Plans, the gymnasium would generate a maximum of 11 PM peak hour trips. These trips are similar to what a typical office use would generate at this location. Therefore, no additional Traffic Impact Fees are required at this time. **(Project specific condition)**

<End>



RECEIVED

May 27, 2024

P24-0291

CITY OF PLEASANTON
PLANNING DIVISION

EXHIBIT B

WRITTEN BUSINESS NARRATIVE

Proposed Business Location:
6689 Owens Dr. Suite 500
Pleasanton, CA 94588

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BACKGROUND

Prodigy Sports Performance, Inc. DBA Prodigy Fitness was established in 2015 and has been a steady business entity in Pleasanton ever since. Since our inception, we have operated in the same location and have experienced amazing growth year after year.

With that being said, the request for a Conditional Use Permit is to establish a new, bigger location for Prodigy Fitness. This new space will provide a new and improved environment, it will allow the business to continue to grow, and most importantly, it will give our members more space to spread out during their workouts.

WHO WE ARE

We are a personal training facility that empowers busy adults ages 40 – 60+ to take control of their health. Our core belief is that everyone deserves to live a strong, healthy, and capable life. We simplify fitness and nutrition for our members so they can become the best version of themselves possible.

We do this by what we call Small Group Personal Training. Unlike a traditional gym, our members get their own personal training program and they reserve a spot in a small group to complete their workouts with the guidance of a coach.

And, unlike a Crossfit gym or a private bootcamp company, we focus more on the quality of interaction versus the quantity of people at the gym.

HOURS OF OPERATION

Prodigy Fitness operates by appointment only. Our hours of operation are as follows:

- Monday: 6:00a - 10:00a, 3:00p - 7:00p
- Tuesday: 6:00a - 10:00a, 3:00p - 7:00p
- Wednesday: 6:00a - 10:00a, 3:00p - 7:00p
- Thursday: 6:00a - 10:00a, 3:00p - 7:00p
- Friday: 6:00a - 10:00a, 3:00p - 7:00p
- Saturday: 8:00a - 11:00a
- Sunday: Closed

NUMBER OF CLIENTS IN ATTENDANCE

We utilize what we call “Flexible Schedule,” meaning our members can reserve their session anytime during the 4-hour block that works best for their schedule. On average 19 members attend the facility during a 4-hour block. Our members do not attend specific classes, instead, they work through their workout at their own pace once they arrive for their session, usually lasting 45 minutes to 1 hour.

Because of this, we never have a big influx of people showing up to the gym at the same time. Instead, we have consistent attendance across the 4 hour time block with little overlap as people finish their session and others arrive for their session.

Below is a spreadsheet documenting the attendance to and from the gym on an average night at Prodigy Fitness, broken down into 15-minute segments.

TIME	TRIPS TO	TRIPS AWAY
3:00pm - 3:15pm	1	0
3:15pm - 3:30pm	2	0
3:30pm - 3:45pm	2	1
3:45pm - 4:00pm	2	2
4:00pm - 4:15pm	1	0
4:15pm - 4:30pm	1	2
4:30pm - 4:45pm	0	1
4:45pm - 5:00pm	2	2
5:00pm - 5:15pm	1	2
5:15pm - 5:30pm	3	0
5:30pm - 5:45pm	0	0
5:45pm - 6:00pm	1	1
6:00pm - 6:15pm	3	2
6:15pm - 6:30pm	0	1
6:30pm - 6:45pm	0	3
6:45pm - 7:00pm	0	2

NUMBER OF EMPLOYEES

Currently, Prodigy Fitness employs 3 individuals. One full-time coach and two part-time coaches. Not all employees will be on-site together during the day. There are 2 coaches scheduled every four-hour shift (6:00a – 10:00a or 3:00p – 7:00p).

PARKING IMPACT AND VEHICLES

Parking at the proposed location is more than adequate. The maximum number of spaces that may be needed at any one time once we hit full capacity is 8. One for each coach and one for each member.

NOISE

At Prodigy a big emphasis is placed on overall customer experience. We spend time interacting with our members to learn as much about them as possible. With that being said, the music is never loud enough to disrupt a conversation. As an example, in the 8 years of operating at our current location, we have never once had a complaint against us regarding noise.

CONDITIONAL USE FINDINGS

The facility is equipped with:

- 2 ADA-compliant bathrooms
- 2 Handicap parking stalls
- 1 Wheelchair ramp

The proposed use of the space will not be detrimental to public health, safety or welfare. In fact, we believe we have had and will continue to have a positive impact on the health and welfare of the residents of Pleasanton.

CONCLUSION

For the last 9 years, Prodigy Fitness has been a steady member of the small business community in Pleasanton. We have grown a lot during the last 8 years, survived the pandemic, and are looking to continue growing for years to come. We are confident that if granted a Conditional Use Permit by the city for this location, Prodigy Fitness will continue to grow into a valued asset in the Pleasanton community.

APPENDIX A

Pleasanton Business Park Association Site Plan



APPENDIX B

Other Existing Uses On Site

BUILDING A

6689 Owens Dr. Ste 100: Police Credit Union / Alameda Deputy Sherrif's Association

- **Square Footage:** 6597 sq. ft. | **Hours of Operation:** Monday - Friday 9:00a - 5:00p

6689 Owens Dr. Ste 200: SMACNA

- **Square Footage:** 12,486 sq. ft. | **Hours of Operation:** Monday - Friday 8:00a - 5:00p

6689 Owens Dr. Ste 500: Vacant

6685 Owens Dr.: Access Partners

- **Square Footage:** 4789 sq. ft. | **Hours of Operation:** hours not posted, assume by appointment only

BUILDING B

6691 Owens Dr.: Sheng Meng Education Center

- **Square Footage:** 9079 sq. ft. | **Hours of Operation:** Monday - Friday 12:00p - 7:00p

6693 Owens Dr.: Loving Tree Academy

- **Square Footage:** 7,428 sq. ft. | **Hours of Operation:** hours not posted, assume after school hours

BUILDING C

6671 Owens Dr.: Gold Star Design

- **Square Footage:** 5837 sq. ft. | **Hours of Operation:** Monday - Friday 9:00a - 5:00p

6673 Owens Dr.: The Performance Group

- **Square Footage:** 8755 sq ft. | **Hours of Operation:** hours not posted, assume by appointment only

BUILDING D

6681 Owens Dr.: Lockheed Martin

- **Square Footage:** 20,269 sq. ft. | **Hours of Operation:** Monday - Friday 9:00a - 5:00p

APPENDIX C

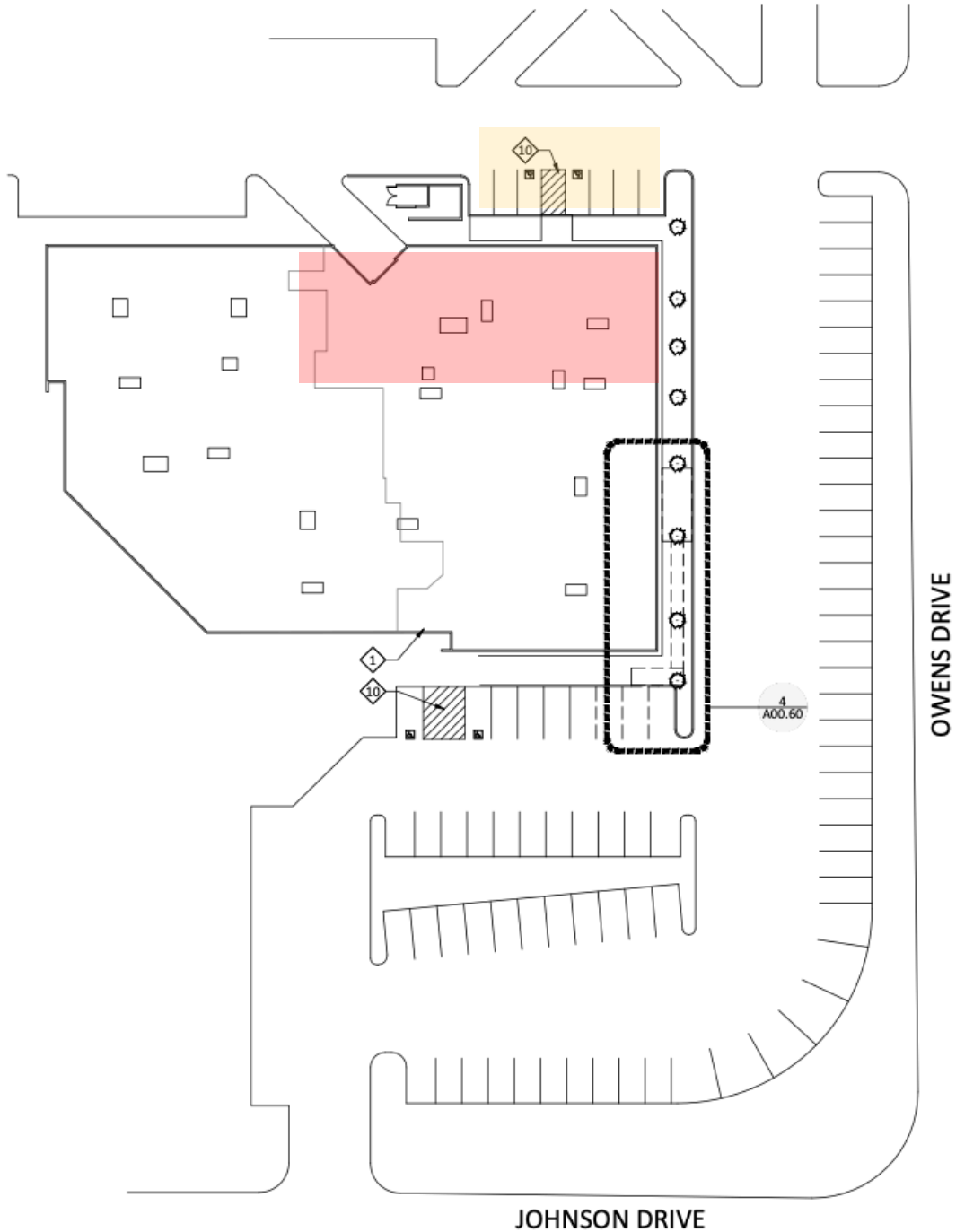
6689 Owens Dr Ste 500 | 3931 Sq Ft. Site Plan



 Proposed New Tenant Space (note highlighted box is not to scale, size is approximate)

 Available parking (note 2 handicap parking stalls are present)

APPENDIX D
Site Plan with associated parking

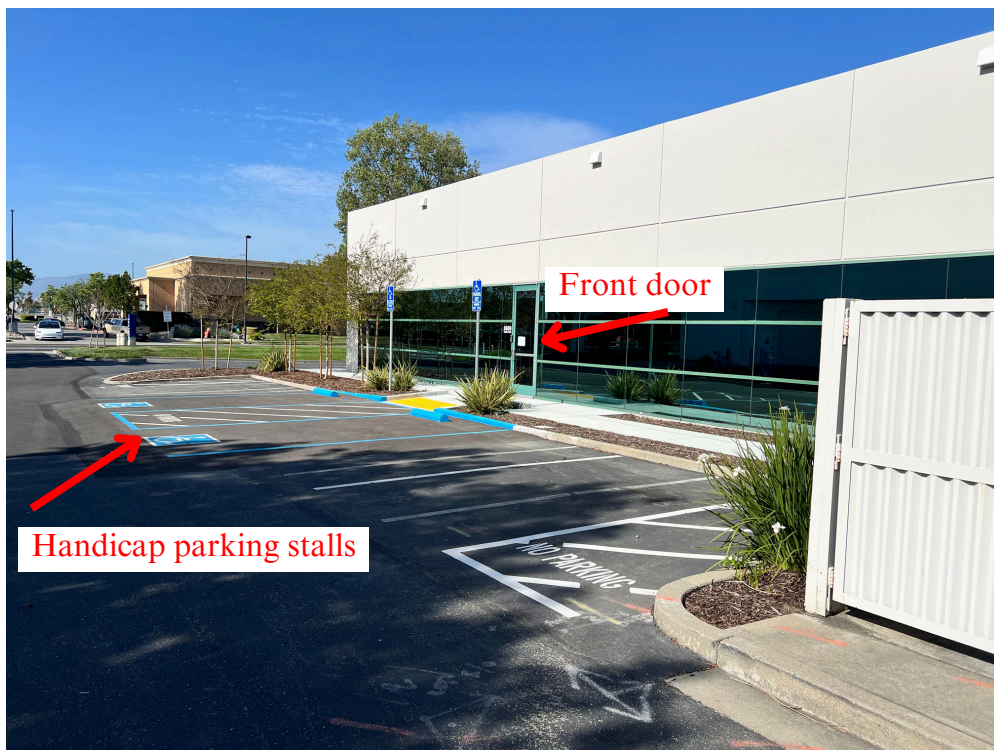


Proposed New Tenant Space (note highlighted box is not to scale, size is approximate)

Available parking (note 2 handicap parking stalls are present)

APPENDIX E

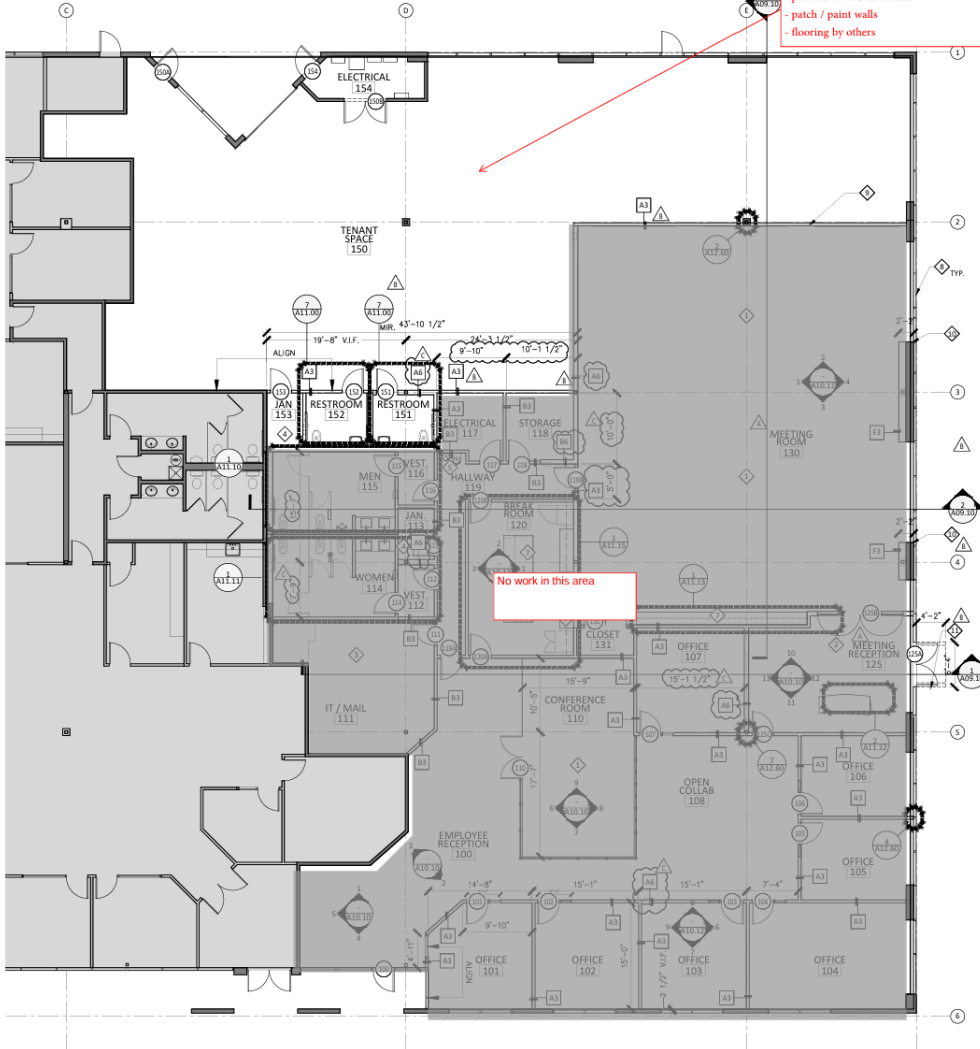
Present day view of front door and available parking including (2) Handicap Accessible stalls



APPENDIX F

Site Drawing

New potential gym client
- LED lighting,
- no showers required
- no ceilings
- provide HVAC as needed
- patch / paint walls
- flooring by others



SHEET NOTES

- DIRECTIONAL AND INFORMATION SIGNAGE SHALL BE PROVIDED AT EXTERIOR AND INTERIOR SPACES PER 2019 CBC 11B-216.3.
- DOORS, DOORWAYS, AND GATES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH SECTION 11B-404. SEE A02.10 FOR DIMENSIONS OF CLEAR SPACE AND THRESHOLD DETAILS.
- EXIT DOORS SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE PER CBC 1008.1.10. NOTE: PANIC HARDWARE SHALL BE INSTALLED IN ACCORDANCE WITH UL 305, PER CBC 1008.1.10.1.
- ALL GLASS WITHIN 24" OF EITHER SIDE OF ANY DOOR MUST BE SAFETY GLASS.
- SEE SHEET A02.10 AND A02.11 FOR OCCUPANCY LOAD TABULATION AND EDITING.
- TACTILE EXIT SIGNS SHALL BE PROVIDED PER CBC 11B-703. AT GRADE-LEVEL EXIT DOORS, A TACTILE SIGN WITH THE WORD, "EXIT" WILL BE PROVIDED. AT EACH EXIT ACCESS DOOR FROM AN INTERIOR ROOM OR AREA TO A CORRIDOR OR HALLWAY, A TACTILE SIGN WITH THE WORDS, "EXIT ROUTE" WILL BE PROVIDED. SEE A02.10 FOR TACTILE SIGNAGE DETAILS.
- ACCESSIBLE COUNTERS TO HAVE SURFACES THAT ARE 34" MAX. A.F.F., WITH 27" MIN. HIGH KNEE SPACE BELOW.
- UNLESS OTHERWISE NOTED, DIMENSION FROM HINGE POINT OF SWING DOORS TO BE 6" FROM ADJACENT RETURN WALLS.
- SEE SHEET A12.20 FOR WALL PARTITION TYPES AND DETAILS.

KEYNOTES

- ◆ PROVIDE FLOOR-MOUNTED ELECTRICAL BOX WITH DATA, SEE ELECTRICAL DRAWINGS
- ◆ PROVIDE WALL MOUNTED ELECTRICAL MAGNETIC HOLD OPEN FOR DOUBLE DOORS, TO BE SPECIFIED IN DOOR SCHEDULE
- ◆ PROVIDE FLOOR ANCHORAGE FOR STORAGE SHELVING WITH EXPANSION BOLTS
- ◆ JANITOR CLOSET WITH MOP SINK, SEE PLUMBING DRAWINGS
- ◆ HI-LO DRINKING FOUNTAIN, SEE SHEET A31.00 FOR DETAILS
- ◆ KITCHEN SINK WITH ACCESSIBLE KNEE SPACE AND CABINET DOORS WITH INTEGRAL TOE KICK, AND GARBAGE DISPOSAL
- ◆ BUILT IN MILLWORK BY GC
- ◆ MOTORIZED WINDOW TREATMENTS BY OTHERS, OFCI
- ◆ DASHED LINE REPRESENTS NEW TENANT DEMISING WALL
- ◆ ALIGN FLOORING WALL W/EXISTING WALL RETURN, DIMENSION IS RELATIVE TO THE INSIDE FACE OF EXISTING STOREFRONT FRAME.
- ◆ NEW GLASS CANOPY AT NEW ENTRY, SEE A02.10 FOR DETAILS

LEGEND

- △ REVISION TAG
- (E) PARTITION TO REMAIN
- (N) PARTITION
- AREA BEYOND SCOPE, N.I.C.
- FINISH TAG
- X-4 ACCESSORY TAG
- LIGHTING TAG
- MISCELLANEOUS
- 2-28 PARTITION TAG
- 123 DOOR TAG
- 623 WINDOW TAG

ARCSINE
414 13TH STREET, SUITE 350
OAKLAND, CA 94612
T 510.444.2410
F 510.444.2610
design@arcsine.com

PROJECT NAME
**SMACNA
OFFICE
RENOVATION**
6689 OWENS DRIVE, STE. 200, 500
PLEASANTON, CA 94588

DATE	ISSUANCE
22 JULY 2022	ISSUE FOR CONSTRUCTION
19 SEP 2022	PLAN CHECK RESPONSE A
18 NOV 2022	PLAN CHECK RESPONSE B
10 JAN 2023	PLAN CHECK RESPONSE C



ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

PLOT DATE: 22-MARCH-21
SCALE: AS NOTED @ 24x36
PROJECT NUMBER: 00.00

SHEET TITLE
CONSTRUCTION PLAN

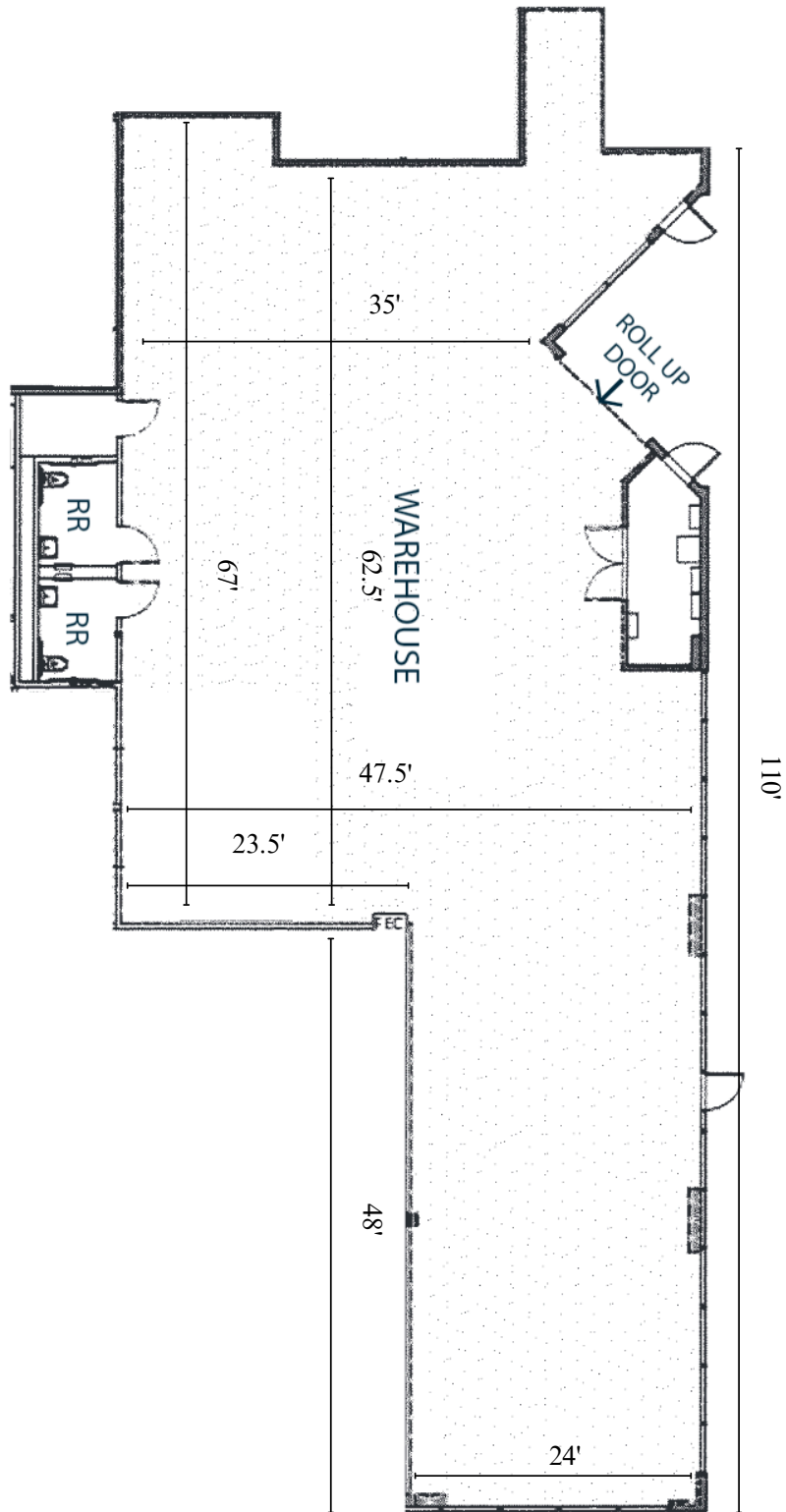
SHEET NUMBER
A02.10

FIRST FLOOR PLAN 1

1/8" = 1'-0"

APPENDIX G

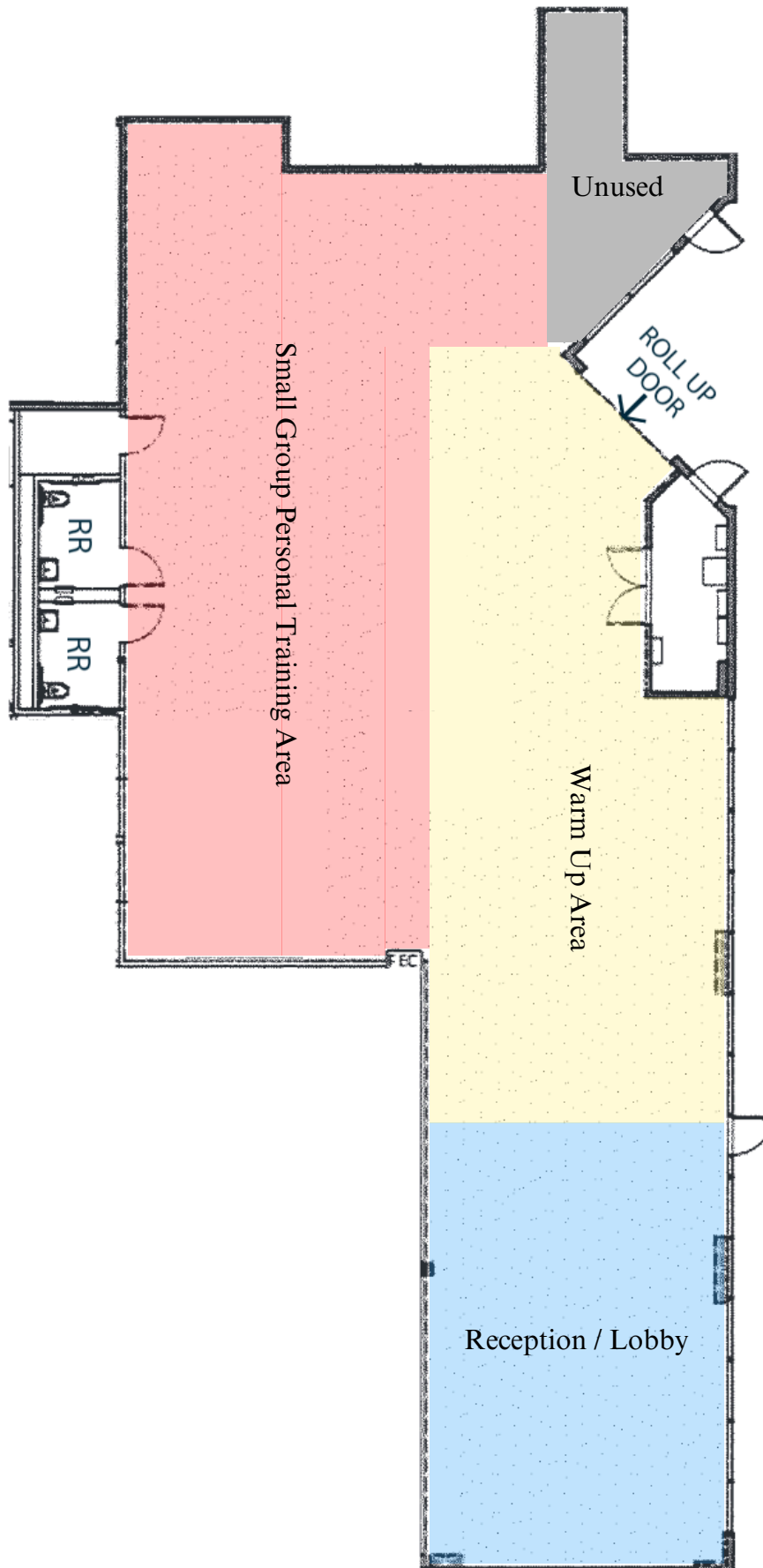
6689 Owens Dr. Ste 500 Floor Plan (3931 sq. ft)

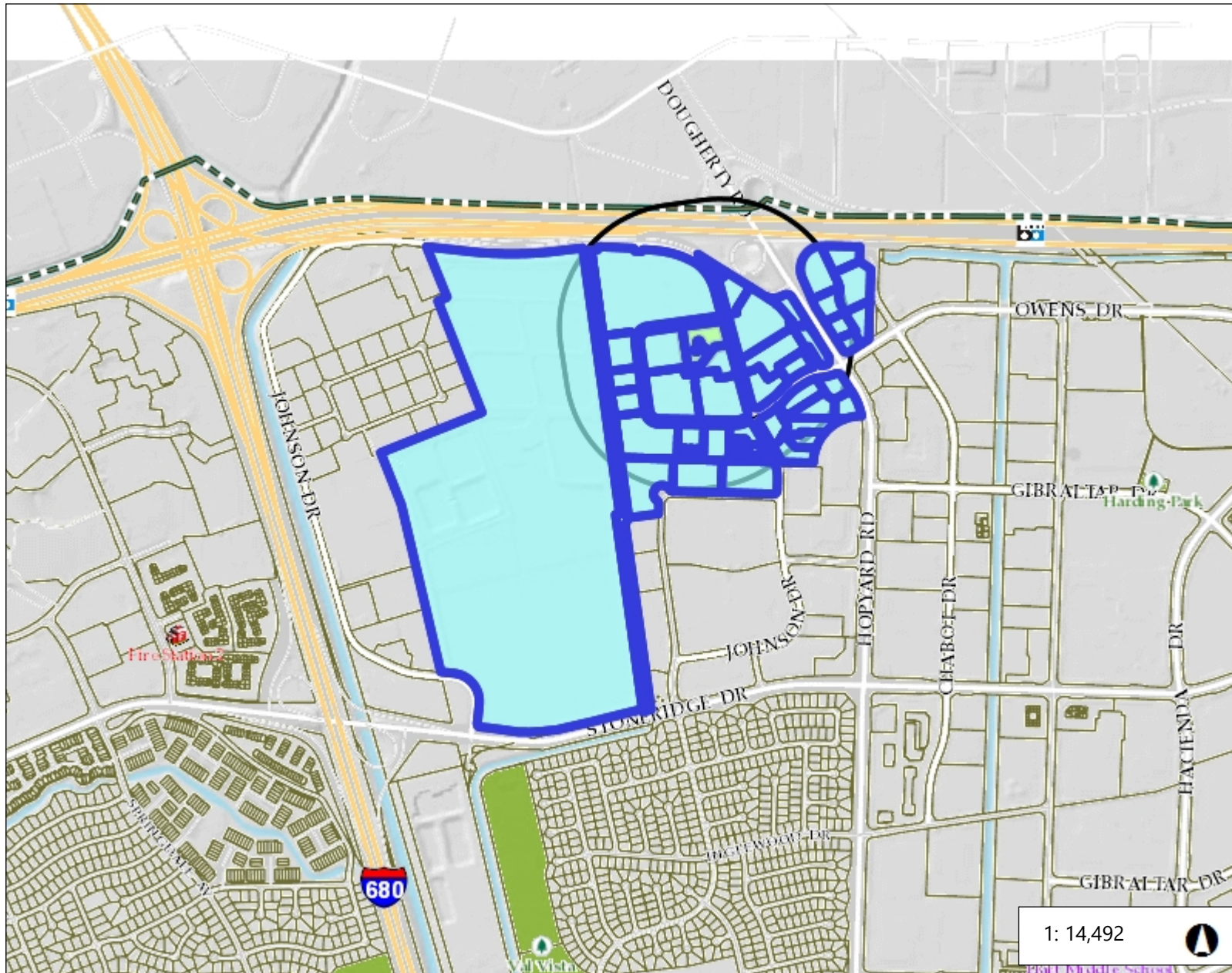


APPENDIX H

Proposed facility layout

Please note there is no proposed construction





Legend

-  Fire Station
-  School
-  Park
-  Parcels

Notes

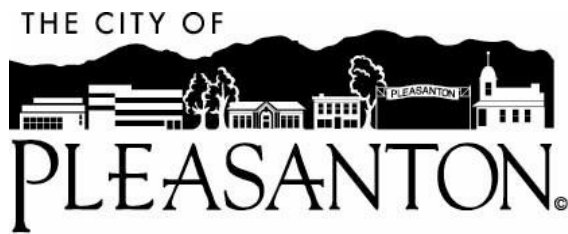
Notes

2,415.3 0 1,207.65 2,415.3 Feet

NAD_1983_2011_StatePlane_California_III_FIPS_0403_Ft_US
© Latitude Geographics Group Ltd.

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

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Planning Commission Agenda Report

June 12, 2024
Item 3

SUBJECT: PUD-18-07M

**APPLICANT/
PROPERTY OWNER:** Anurag Jain

PURPOSE: Application for Planned Unit Development Major Modification to 1) subdivide an approximately 1.4-acre parcel located at 3450 Mohr Avenue into two parcels measuring approximately 44,237 square feet (Lot 1) and approximately 17,123 square feet (Lot 2), and 2) construct an approximately 2,288-square-foot addition to the existing residence on Lot 1.

LOCATION: 3450 Mohr Avenue

GENERAL PLAN: Low Density Residential

ZONING: Planned Unit Development- Low Density Residential (PUD-LDR) District

EXHIBITS:

- A. Draft Resolution and Conditions of Approval
- B. Vesting Tentative Map 11413 and project plans dated received "April 8, 2024"
- C. Location and Notification Map
- D. Public Comment

STAFF RECOMMENDATION

Staff recommends the Planning Commission adopt the attached resolution recommending approval of PUD-18-07M to the City Council, based on the required findings and subject to the draft Conditions of Approval listed in Exhibit A.

EXECUTIVE SUMMARY

The applicant proposes to subdivide the parcel into two parcels measuring approximately 44,237 square feet and approximately 17,123 square feet, respectively, and construct an approximately 2,288-square-foot one- and two-story addition to the existing residence on Lot 1. The Planning Commission may recommend approval, approval with conditions, or denial of the application to the City Council.

BACKGROUND

The subject site is a part of PUD-18, a development by Ponderosa Homes that was approved on August 20, 2002 by City Council Ordinance 1866. The development

Figure 2: Existing Site Conditions



Proposed Project

The applicant proposes to subdivide the parcel into two parcels measuring approximately 44,237 square feet (Lot 1) and approximately 17,123 square feet (Lot 2) and construct an approximately 2,288-square-foot one- and two-story addition to the existing residence on Lot 1. The addition will consist of demolishing the existing garage and constructing a new three-car garage with a rec room on top of the garage. The garage will be attached to the main residence by a mud room and office. The project also includes modifying the floor plan, including moving the primary bedroom to the second floor.

The parcel configuration with the footprint for the proposed Lot 1 addition is shown in Figure 3.

Any development that occurs on Lot 2 will conform to the “Estate Lot” standards as detailed below and will be set back 30 feet from the front property line, in line with the development to the west, and will maintain 20-foot setbacks on the remaining sides.

General Plan Conformance

Consistency with Underlying PUD-18 Zoning Regulations:

PUD-18-07M, 3450 Mohr Ave.

expected density of the project, the PUD's overall density would remain consistent with that allowed by the General Plan and would be a de minimis increase over that which was allowed by the PUD.

The project proposes to reduce the size of Lot 1 from approximately 61,341 square feet (approximately 1.4 acres) to approximately 44,237 square feet (approximately 1 acre). The development standards applied to Lot 1 will be those of the Busch residences, which require a minimum lot size of 1 acre. The addition will maintain the required front, side, and rear setbacks and floor area ratio requirements.

The resulting Lot 2 will generally conform to the Estate Lot standards, consistent with the seven homes to the west. Lot 2 will differ from the seven Estate lots in that, as proposed, it will have a different lot width and depth than the adjoining lots. Lot 2 will be approximately 118 feet deep and approximately 146 feet wide, whereas the seven estate lots range from approximately 156 feet to 168 feet deep and approximately 113 feet to approximately 118 feet wide. As proposed, Lot 2 will be approximately 17,123 square feet, whereas the Estate Lot minimum lot size is 18,000 square feet. Although Lot 2 will be approximately 900 square feet less than the 18,000-square-foot lot size requirement for the Estate lots, the development pattern will be consistent with the Mohr Avenue frontage, providing a 30-foot front yard setback and 20-foot side yard setbacks.

Table 1, below, is a comparison of the development standards for the Busch Residences and Lot 1 with the proposed addition and the Estate Lot standards and proposed development standards for Lot 2.

Table 1: Site Development Conformance Table

	Site Development Standards			
	1-acre Lots for Busch Residences	Lot 1 (with proposed addition)	Estate Lots	Lot 2* Proposed Standards
Minimum Lot Size	1-acre	1.02-acres (44,237-sq. ft.)	18,000 sq. ft.	17,123 sq. ft
Front Yard Setback	30'	☒ 31' 10"	30'	30'
Side Yard Setbacks	One side 30' Combined 40'	☒ 20' ☒ 40'	One side 20' Combined 40'	One side 20' Combined 40'
Rear Yard Setback	30'	☒ 30'	30'	30'
Floor Area Maximum	25% of site area	☒ 6,548 sq. ft. ¹ (14.8%)	30% of site area	30% of site area
Height Maximum²	35'	☒ 25'-7"	35'	35'
Parking Minimum	Two Spaces	☒ Three spaces	Two Spaces	Two Spaces

*No development is proposed on Lot 2 as a part of this project.

¹ Combined garage area on the lot exceeding 600 sq. ft. and all other enclosed accessory structures are included in the calculation.

² Measured from the average elevation of the natural grade of the ground covered by the structure to the mean height between the eaves and ridges, as defined by the PMC.

Site Design

The proposed addition maintains the site design of the original residence, with the front door facing east towards the loop driveway shared with 3380 Mohr Avenue. The home will remain well set back from Mohr Avenue, with the addition to the south. The mass and scale of the residence when viewed from Mohr Avenue will not substantially change. The proposed siting allows for a large rear setback and generous side setbacks, which are all consistent with the Busch lot standards (as seen in Table 1). The site design will limit grading and tree removal.

Building Design

The proposed addition maintains the architectural style of the existing residence by utilizing the same roof pitches and adding vertical board-and-batten siding details beneath the gables. The second-story addition will modestly increase the overall maximum height of the residence from approximately 24 feet 8 inches to approximately 25 feet 7 inches, maintaining the scale of the home.

The board-and-batten siding will enhance the original “farmhouse” aesthetic of the existing residence. The stucco on the addition will match the existing white stucco. The scale and massing of the addition is compatible with the existing residence. The project plans can be reviewed in Exhibit B.

Geotechnical Review

While this is not a geologically sensitive area, a Geotechnical Report was provided by GFK & Associates, Inc. dated “January 15, 2024” that analyzes the property. The report finds that the site’s soils and other geotechnical conditions are suitable for the proposed residence and would not be a constraint to development.

PROJECT SITE ALTERNATIVES

The subject parcel is a legally created lot zoned for residential uses. The proposed subdivision and development meets the intent of the underlying zoning designation. Alternatives include:

1. A single residence with additions; or
2. No project, under which the site would not be developed in the near term.

The proposed project represents a reasonable development scenario for the site and as such, staff does not recommend any of the alternatives.

PLANNED UNIT DEVELOPMENT CONSIDERATIONS

The PMC Section 18.68.110 sets forth the purposes of the PUD District and considerations to be addressed in reviewing a PUD development plan. These purposes and considerations are set forth in the draft Resolution included as Exhibit A and include whether the plan is in conformance with the City General Plan, in the best interest of public health, safety, and general welfare, and whether the plan would be compatible with developed properties in the vicinity. As described in Exhibit A and based on the information and analysis provided in this Agenda Report, staff recommends the Commission make the required findings to recommend approval of the project.

PUBLIC NOTICE

Notice of this application was sent to surrounding property owners and tenants within a 1,000-foot radius of the site and published in the newspaper. At the time of publication, staff received two public comments in support of the project (see Exhibit D).

ENVIRONMENTAL ASSESSMENT

The project is within the scope of the PGPA-04, PUD-18, PGM-6 Ponderosa Homes Initial Study/Negative Declaration adopted by City Council on August 20, 2002. No additional environmental review is required under the California Environmental Quality Act (CEQA) Section 15162 because no substantial changes to the PUD are proposed, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and no new information of substantial importance shows that the project will have one or more significant effects not discussed in the previous negative declaration.

SUMMARY/CONCLUSION

Staff has reviewed the subject proposal in accordance with Planned Unit Development zoning and believes the proposal is consistent with its regulations and design guidelines. Staff also believes the architectural style and design of the addition to the existing home on Lot 1 are appropriate for the Planned Unit Development. Therefore, the project, as conditioned, merits a favorable recommendation by the Commission.

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

Reviewed/Approved By:

Kimberly Cilley, Assistant City Attorney

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

Ellen Clark, Director of Community Development

RESOLUTION NO. PC-2024-13

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PLEASANTON RECOMMENDING THE CITY COUNCIL APPROVE A PUD MAJOR MODIFICATION TO 1) SUBDIVIDE AN APPROXIMATELY 1.4-ACRE PARCEL LOCATED AT 3450 MOHR AVENUE INTO TWO LOTS MEASURING APPROXIMATELY 44,237 SQUARE FEET (LOT 1) AND APPROXIMATELY 17,123 SQUARE FEET (LOT 2), AND 2) CONSTRUCT AN APPROXIMATELY 2,288-SQUARE-FOOT ADDITION TO THE EXISTING RESIDENCE ON LOT 1 LOCATED AT 3450 MOHR AVENUE AS FILED UNDER CASE NO. PUD-18-07M.

WHEREAS, on December 12, 2023, Anurag Jain (“Applicant”) applied for a PUD Major Modification approval under Case No. PUD-18-07M 1) subdivide an approximately 1.4-acre parcel located at 3450 Mohr Avenue into two lots measuring approximately 44,237 square feet (Lot 1) and 17,123 square feet (Lot 2), and 2) construct an approximately 2,288 square foot addition to the existing residence on Lot 1 (“Project”) located at 3450 Mohr Avenue (“Property”); and

WHEREAS, the Property is designated Low-Density Residential in the General Plan; and

WHEREAS, the Property is located within the PUD-18 area, following the development standards for the Busch Residences; and

WHEREAS, on April 25, 2024, the application was deemed complete; and

WHEREAS, on June 12, 2024, the Planning Commission, following notification to the public in the prescribed manner, conducted a public hearing, where the application was on the consent calendar; and

WHEREAS, the Planning Commission considered the written agenda report, public testimony, related project materials, and staff recommendations; and

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. California Environmental Quality Act (CEQA)

With respect to CEQA, the project is within the scope of the PUD-18 Negative Declaration entitled PGPA-04, PUD-18, PGM-6 Ponderosa Homes Initial Study/Negative Declaration adopted by City Council on August 20, 2002. No additional environmental review is required under the California Environmental Quality Act (CEQA) pursuant to Section 15162 because no substantial changes to the PUD are proposed, no substantial changes have occurred with respect to the circumstances under which the project is undertaken, and no new information of substantial importance shows that the project will have one or more significant effects not discussed in the previous negative declaration.

Section 2: Findings for PUD-18-07M

With respect to the Planned Unit Development application, PUD-18-07M, the Planning Commission makes the following findings and determinations with respect to each of the considerations for approval of a PUD Development Plan as required by Section 18.68.110 of the Pleasanton Municipal Code (PMC):

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

The Planning Commission finds that the proposed project, as conditioned, meets all applicable City standards concerning public health, safety, and welfare. The project will not generate volumes of traffic that cannot be accommodated by existing City streets and intersections in the area. The proposed addition will be designed to meet the requirements of the California Building Code, California Fire Code, and other applicable codes. As such, the Commission concludes this finding can be made.

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

The proposed development includes the subdivision of the approximately 4.41-acre subject parcel into two lots measuring approximately 44,237 square feet (Lot 1) and approximately 17,123 square feet (Lot 2). The Planning Commission finds the proposed density conforms to the General Plan Low-Density Residential land use designation which allows a maximum of two dwelling units per gross developable acre. The resultant density with the proposed subdivision would be approximately 1.41 dwelling units/acre, which is within the maximum allowed density. The proposed project promotes General Plan Programs and Policies encouraging new housing to be developed on infill sites and encouraging the preservation of the existing housing stock. As such, the Commission concludes that this finding can be made.

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

The proposed project is consistent with the neighborhood in that it maintains the approximately 1-acre lot and farmhouse style of the existing residence. Any future development of Lot 2 will conform to the PUD-18 Estate Lot standards, thus maintaining the streetscape of Mohr Avenue. As such, the Commission finds that the proposed addition to the residence on Lot 1 and the development standards for Lot 2 are compatible with the land use pattern in the neighborhood and previously developed properties in the vicinity. The subject lot is relatively flat with limited mature existing vegetation, which will not be removed for the addition. As such, the Planning Commission finds the residence is sensitive to the existing trees and vegetation on-site.

4. Whether grading in conjunction with the proposed development plan takes into account environmental characteristics and is designed in keeping with the best

engineering practices to avoid erosion, slides, or flooring, and to have as minimal an effect upon the environment as possible.

The Planning Commission finds that there is no impact from grading associated with the proposed addition. A Geotechnical Report was provided by GFK & Associates, Inc. dated "January 15, 2024" that analyzes the property. The report finds that the site is suitable for the proposed residence. In addition, the flood hazard maps of the Federal Emergency Management Agency (FEMA) indicate that the subject property is not located in a flood hazard zone. Finally, dust suppression measures will be required as a Condition of Approval. As such, the Commission concludes that this finding can be made.

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

The proposed project does not include the extension of any new public streets. The subject lot is relatively flat and thus the proposed residence does not require extensive grading and does not contrast the natural terrain. The Planning Commission finds the proposal is sensitive to existing landscaping, maintaining the limited on-site vegetation. Given the existing and proposed residences large setbacks the scale is appropriate. The architectural style and detailing of the proposed residential addition are compatible with the existing neighborhood. As such, the Commission concludes that this finding can be made.

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

The Planning Commission finds Lot 1 of the project has adequate turn-around area to serve fire trucks which, as conditioned, must be maintained. In addition, the proposed addition will be required to meet the requirements of applicable City and State codes. As such, the Commission concludes that this finding can be made.

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

The Planning Commission finds the proposed the proposed project is consistent with the intent of PUD-18 as modified, and aligns, with limited deviation, to the standards and guidelines for the Busch Residences and Estate Lots as set forth in the PUD, including setbacks, floor area ratio, height and character of the subject lot. Among the purposes of the PUD designation is to permit flexibility in designing a project compatible with the physical features of the property, and the uses intended to be developed thereon, with site-specific development standards established through the PUD. In addition, the intent is to maintain adequate light, air, privacy, and separation between dwellings and requires specific landscape, fencing, lighting, and other design requirements unique to the district. The project will help implement the intent of the district through large setbacks, and context sensitive building and site design. As such, the Commission concludes that this finding can be made.

Section 3: The Planning Commission hereby recommends the City Council approve the application for PUD modification, PUD-18-07M as reflected in the plans dated April 9, 2024 to subdivide an approximately 1.4-acre parcel located at 3450 Mohr Avenue into two parcels

measuring approximately 44,237 square feet (Lot 1) and an approximately 17,123 square feet (Lot 2), and construct an approximately 2,288-square-foot addition to the existing residence on Lot 1 located at 3450 Mohr Ave, subject to the Conditions of Approval in Attachment 1, attached hereto and incorporated into this resolution by reference.

Section 4. This resolution shall become effective immediately upon its passage and adoption.

PASSED, APPROVED AND ADOPTED by the Planning Commission of the City of Pleasanton at a regular meeting held on June 12, 2024 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

Melinda Denis
Secretary, Planning Commission

Matt Gaidos
Chair

APPROVED AS TO FORM:

Kimberly Cilley
Assistant City Attorney

**EXHIBIT A
DRAFT CONDITIONS OF APPROVAL**

**PUD-18-07M
3450 Mohr Avenue
June 12, 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 a Planned Unit Development Major Modification to 1) subdivide an approximately 1.4-acre parcel located at 3450 Mohr Avenue into two parcels measuring approximately 44,237 square feet (Lot 1) and approximately 17,123 square feet (Lot 2), and 2) construct an approximately 2,288-square-foot addition to the existing residence on Lot 1 located on Assessor Parcel No(s). (946-4604-1) at 3450 Mohr Avenue. Development shall be substantially as shown on the project materials listed below:

- a. Project plans, Exhibit B, prepared by AJS Architecture & Planning for Anurag Jain dated "Received" on 4-9-2024 and kept on file in the Planning Division of the Community Development Department.
- b. Vesting Tentative Parcel Map 11413 by Alexander & Associates Inc. dated 4-8-2024

THIS APPROVAL IS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:

1. **APPROVAL AND REVISIONS:** The proposed development shall be in substantial conformance with the "Approved Plans", except as modified by the following conditions. Minor changes to the plans may be allowed subject to the approval of the Director of Community Development if found to be in substantial conformance with the approved exhibits. Planning Division approval is required before any changes are implemented in site design, grading, architectural design, house colors or materials, green building measures, landscape material, etc.
2. **EXPIRATION – RESIDENTIAL PUD:** The PUD development plan shall lapse two years from the effective date of this ordinance unless a final or parcel map, as applicable, is approved. If a final or parcel map is approved, the PUD development plan approval shall lapse when the final or parcel map approval expires. If the map is recorded before the final or parcel map expires, then the PUD development approval shall not lapse.
3. **EXPIRATION – DESIGN REVIEW:** This design review approval shall lapse 1 year from the effective date of approval unless a building permit is issued and construction has commenced and is diligently pursued towards completion, or the City has approved a time extension.
4. **CONDITIONS OF APPROVAL CHECKLIST:** The applicant shall submit a "Conditions of Approval Checklist" indicating all conditions in Exhibit A have been satisfied, incorporated into the building

permit plans or improvements plans, and/or addressed. Said checklist shall be incorporated as one of the first four plan sheets of all building permit and engineering permit plan submittals for review by the City prior to issuance of permits.

5. **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.
6. **PUD PERIOD:** The building permit submittal will only be accepted after the ordinance approving the Planned Unit Development (PUD) development plan becomes effective, unless the applicant submits a signed statement acknowledging the plan check fees may be forfeited in the event the ordinance is overturned. In no case will a building permit be issued prior to the PUD ordinance amendment being in effect.
7. **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.
8. **LOT 2 DEVELOPMENT:** Future development of Lot 2 requires Design Review that adheres to the Estate Lot standards as outlined in PUD-18.

PLANNING DIVISION – 925-931-5600

Site Development and Building Design

9. **BUILDING MATERIALS AND COLORS:** The building materials and colors in the Approved Plans shall be stated on the building permit plans.
10. **PAVING MATERIALS:** The color, material, design, and product specifications for the paving materials used on-site shall be in conformance with the Approved Plans and included with the building permit submittal. Any proposed modifications to the final paving design details shall be subject to review and approval by the Planning Division prior to issuance of building permits.
11. **WINDOWS:** Manufacturer type, design, material, and installation details for all windows within the project shall be specified for each unit/building in conformance with the Approved Plans in the building permit submittal. Any proposed modifications shall be subject to review and approval by the Planning Division prior to issuance of building permits.
12. **FENCE/WALL:** All fencing and walls shall be shown on the construction plans with the building permit submittal. The design and location must be approved by the Planning Division and comply with all setback requirements.
13. **OUTDOOR STORAGE:** There is to be no outdoor storage without prior approval by the City.

14. **LIGHTING PLAN:** The applicant shall submit a lighting plan with the building permit submittal. The plan shall include photometric contours, manufacturer's specifications on the fixtures, and mounting heights. All exterior lighting including landscape lighting shall be directed downward and designed or shielded so as to not shine onto neighboring properties or streets. The photometrics shall be reviewed and approved by the City Traffic Engineer and Director of Community Development prior to building permit issuance. The type and location of all exterior light fixtures shall be reviewed and approved by the Director of Community Development prior to building permit issuance.
15. **BUILDING SURVEY:** The applicant shall submit a building survey and/or record of survey and a site development plan in accordance with the provisions of Chapter 18.68 of the PMC. These plans shall be approved by the Chief Building Official prior to building permit issuance. The site development plan shall include all required information to design and construct site, grading, paving, drainage, and utilities.
16. **PAD AND SETBACK CERTIFICATION:** The applicant shall submit a pad elevation certification prepared by a California licensed land surveyor or registered civil engineer to the Chief Building Official and Director of Community Development certifying the pad elevations and building locations (setbacks) are conforming to the approved plans, prior to receiving a foundation inspection for the structures.
17. **BUILDING HEIGHT CERTIFICATION:** The applicant shall submit a building height certification prepared by a California-licensed land surveyor or civil engineer to the Director of Community Development before the first framing or structural inspection by the Building and Safety Division. The height of the structures shall be surveyed and verified as being in conformance to the approved building heights as shown on Exhibit B or as otherwise conditioned.
18. **FINAL INSPECTION:** Final inspection by the Planning Division is required prior to occupancy.
19. **TRANSFORMERS:** New electrical transformers shall be placed underground, or aboveground and screened from view to the satisfaction of the Director of Community Development. Details of the new electrical transformers, and any screening architecturally compatible with the building, shall be included in the building permit submittal and shall be subject to the review and approval of the Director of Engineering/City Engineer and Director of Community Development prior to building permit issuance.
20. **MECHANICAL EQUIPMENT – SCREENING:** The applicant shall effectively screen from view all ducts, meters, air conditioning equipment, and any other mechanical equipment, whether on the structure, on the ground, or on the roof, with materials architecturally compatible with the building. Screening details shall be shown on the plans submitted for building permit, the adequacy of which shall be determined by the Director of Community Development. All required screening shall be installed prior to final occupancy.
21. **TRASH ENCLOSURE:** All trash, refuse, and recycling shall be contained completely within enclosures. Containers shall be stored within the enclosures at all times except when being unloaded. The enclosures shall be sized to accommodate trash, recycling, and green waste containers in compliance with the Alameda County Mandatory Recycling Ordinance. The materials and colors of any new enclosures shall match or be compatible with the primary building on site and the gates shall be metal or solid wood unless otherwise approved by the Director of Community Development. Elevation drawings and plan details, including color and material of the enclosures noted, shall be included in the building permit submittal and shall be

subject to the review and approval of the Director of Community Development prior to building permit issuance.

22. **RECYCLING AND COMPOSTING PROGRAMS:** The project shall comply with the current City/Pleasanton Garbage Service recycling and composting programs.

Green Building and Sustainability Measures

23. **Climate Action Plan 2.0 Compliance:** Prior to building permit issuance, a GHG Emission Compliance Checklist shall be provided, to the Planning Division for review and approval by the Director of Community Development. The measures shall be shown on the building permit plans submitted to the Building and Safety Division. The Checklist shall include notation indicating the sheet(s) the measure can be found. Prior to building permit final, all of the measures indicated on the approved checklist shall be inspected and approved by the City of Pleasanton.

Construction Practices and Noticing

24. **WORK HOURS:** All demolition and construction activities, inspections, plan checking, material delivery, staff assignment or coordination, etc., shall be limited to the hours of 8 a.m. to 5 p.m., Monday through Saturday. No construction shall be allowed on State or Federal Holidays or Sundays. The Director of Community Development may allow earlier “start times” or later “stop times” for specific construction activities, e.g., concrete pouring. All construction equipment shall meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices. Prior to construction, the hours of construction shall be posted on site.
25. **CONSTRUCTION MANAGEMENT PLAN:** The applicant shall prepare a construction and parking management plan to address impacts and parking demands during the construction phase of the project. The construction and parking management plan shall be subject to review and approval by the City Traffic Engineer and Director of Community Development prior to issuance of a demolition permit, or the first building permit, whichever comes first. The following items shall be incorporated into the construction and parking management plan:
- a. Show truck route for construction and delivery trucks that does not include neighborhood residential streets, unless approved by the City Traffic Engineer;
 - b. Show construction vehicles, temporary storage trailers and equipment parking area, materials storage, temporary fencing, construction trailer location, and construction contractors/workers parking area.
 - c. Sidewalk closure or narrowing is not allowed during on-site construction activities without prior approval by the City.
26. **DUST CONTROL:** The applicant shall submit a written dust control plan or procedure as part of the building permit plans.
27. **PORTABLE TOILETS:** Portable toilets used during construction shall be kept on the project site and as far as possible from existing residences and shall be emptied to prevent odor.
28. **EXCESS SOIL AND SOIL STOCKPILING:** All excess soil from the site shall be off-hauled from the site and disposed of in a lawful manner. No temporary stockpiling of dirt on this site shall occur without specific review and approval by the Director of Community Development.

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

Fees

32. FEES: The applicant shall pay any and all fees to which the property may be subject, prior to issuance of grading and/or building permits, or prior to recordation of the final map, whichever is applicable. The type and amount of the fees shall be those in effect at the time the permit is issued.
33. WATER FEES AND WATER METER CONNECTION FEES: The applicant shall pay the applicable Zone 7 and City connection fees and water meter cost for any water meters and irrigation meters, if applicable, prior to building permit issuance.
34. SEWER FEES: The applicant shall pay the applicable Dublin-San Ramon Services District (DSRSD) and City sewer permit fees prior to building permit issuance.
35. SCHOOL IMPACT FEES – RESIDENTIAL NEW CONSTRUCTION: Applicant shall work with the Pleasanton Unified School District (PUSD) to develop a program to offset this project’s long term effect on school facility needs in Pleasanton. This program shall be designed to fund school facilities necessary to offset this project’s reasonably related effect on the long-term need for expanded school facilities. The method and manner for the provision of these funds and/or facilities shall be approved by the PUSD and in place prior to building permit issuance. Written proof of compliance with this condition shall be provided by applicant to the City, on a form generated by the PUSD, prior to building permit issuance.

36. **SCHOOL IMPACT FEES – COMMERCIAL:** Prior to building permit issuance, the applicant shall pay the required commercial development school impact fee as prescribed by State law and as adopted by the Pleasanton Unified School District (PUSD).
37. **CONDITIONS OF APPROVAL:** The applicant shall provide all initial buyers with copies of the final project conditions of approval.

BUILDING AND SAFETY DIVISION – 925-931-5300

38. **BUILDING AND FIRE CLEARANCE:** Prior to issuance of a business license, the applicant shall contact the Building and Safety Division and the Fire Department to ensure the proposed use of the tenant space meets Building and Fire Code requirements. If required, the applicant shall obtain all appropriate City permits.

ENGINEERING DEPARTMENT – LAND DEVELOPMENT – 925-931-5650

39. **CONDITIONS OF APPROVAL:** These conditions of approval shall be depicted on a plan sheet(s) in the submitted plans for construction. (Address this condition prior to plan approval)
40. **PUBLIC WORKS DIVISION FEES FOR SERVICE:** The Public Works 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 Public Works Division fees prior to services rendered or permit issuance, whichever is first. (Address this condition prior to plan approval)
41. **CLEAN WATER PROGRAM:** Land development projects that create and/or replace more than 5,000 square feet (0.23 acres) of impervious surface are considered "Regulated" according to Provision C.3.b of the Municipal Regional Stormwater NPDES Permit that regulates stormwater runoff in Alameda County. The Alameda Countywide Clean Water Program developed a C.3 Guidance Manual to assist applicants in addressing these regulations. The Guidance Manual is available for download at:

<https://cleanwaterprogram.org/development/>

Since the impervious surface to be created for Lot 2 is not currently known, it is difficult to determine whether the threshold for regulation under the program will be met. The applicant shall be aware that the Lot 2 impervious surface will be evaluated when this information becomes available. If the Lot 2 impervious surface exceeds the ultimate Lot 1 impervious surface (i.e. after the new addition and garage are added), then storm runoff from the impervious surface for both Lot 1 and Lot 2 must be treated. (Address this condition prior to plan approval)

43. **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."

The Public Service Easement (PSE) and Emergency Vehicle Access Easement (EVAE) were not explicitly accepted by the City Engineer on Parcel Map 8099. Final Parcel Map 11413 shall again grant those same easements so they can be formally accepted across Lots 1 and 2.

For parcel maps, add the following: "The dedications and/or easements shown as [LIST] upon said map thereon offered for dedication are hereby accepted for the purpose for which offered."

Adam Nelkie, P.E., Registration No. 78830, City Engineer, City of Pleasanton, County of Alameda, State of California [SIGNATURE LINE], [DATE], [SPACE FOR STAMP]"
(Address this condition prior to plan approval.

44. 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]" (Address this condition prior to map approval)

1. **DRIVEWAY**: Lot 2 will not have access to the existing private reciprocal access and emergency vehicle access easements. Lot 2 must therefore have driveway access off Mohr Avenue. The driveway approach shall be designed and installed per City Standard Drawing #106. (Address this condition prior to plan approval)
2. **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. (Address this condition prior to permit issuance)
3. **GROUNDWATER WELLS**: Zone 7 Water Agency is the administering agency for Alameda County's "Water Wells Ordinance" (General Ordinance No. 0-2015-20). All groundwater wells on properties subject to development must be disclosed on the applicant's plans.

If the well will be used in the future, the applicant shall submit a "Statement of Future Well Use" form available from Zone 7 prior to the approval of final map. The application form can downloaded at:

https://www.zone7water.com/sites/main/files/file-attachments/statement_of_future_use.pdf?1618854689.
(Address this condition prior to permit issuance)

4. **WATER SERVICE**: According to the City's Utility Billing records, the property at 3450 Mohr Avenue is currently served by a 5/8" City water meter (#55834280). The location of the existing meter will be relocated and reconnected to serve Lot 1 in the future. The existing 5/8" relocated meter for Lot 1 may need to be upsized due to the home addition on Lot 1 and will be evaluated during the building permit set. With the future development of Lot 2, the water meter size will be determined with the building permit application. The service lateral and water meter must be sized and installed to accommodate the new home and fire sprinkler requirement per CBC 903.2.

Water meter, connection and other fees may apply to City of Pleasanton and Zone 7, the City's water wholesaler. For more info:
<https://www.cityofpleasantonca.gov/assets/our-department/business-license/master-fee-schedule.pdf>
(Address this condition prior to plan approval)

5. **UTILITY ENCLOSURES**: Proposed utility enclosures including vaults, meter boxes, splice boxes, and pedestals shall be installed in the public right-of-way, in a public service easement (PSE), or in a utility company-specific easement. The locations for utility enclosures shall be considered in the following order of preference: (1) PSE area behind public sidewalk; (2) parkstrip area between the roadway curb & gutter and the

sidewalk; (3) within the public sidewalk set flush to grade; (4) within driveway approach areas set flush to the surface with traffic-rated lids. In no case shall an above-ground pedestal or utility cabinet obstruct sight-line visibility for vehicle drivers at intersections or driveways. Above-ground pedestals or utility cabinets are preferred within the side yard area of a corner residential lot rather than the front yard. Deviations from this standard must be approved by the City Engineer. (Address this condition prior to plan approval)

6. DRY UTILITIES (ELECTRICITY, CATV, TELECOM): All dry utilities including electricity, telecommunications, cable television, street lights, alarm systems, etc. required to serve the project shall be installed underground from the point-of-connection at the utility purveyor's network to the service point. Aerial drops from utility poles will not be allowed without prior approval of the City Engineer. (Address this condition prior to plan approval)
7. TEMPORARY TRAFFIC CONTROL: Work in the public right-of-way or publicly-accessible easement areas require submittal, review, approval, and implementation of a temporary traffic control plan. The plan shall be in writing and subject to review and approval of the City's Traffic Engineer. The plan must conform to the California Manual on Uniform Traffic Control Devices (CA MUTCD), with specific emphasis on Part 6 "Temporary Traffic Control".

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

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

8. HIGH VISIBILITY SAFETY APPAREL: All workers on foot who are exposed to the hazard of vehicular traffic shall wear warning garments such as vests, jackets, or shirts manufactured in accordance with the requirements of the American National Standards Institute (ANSI)/International Safety Equipment Association (ISEA) 107-2004 Performance Class 2, high visibility safety apparel and headwear, or any updates adopted by Cal OSHA. During hours of darkness, warning garments shall be retroreflective with visibility from a minimum 1,000 feet. (Address this condition during construction)
9. EXCAVATION SAFETY: All excavations must be performed in conformance with California Government Code Section 4216 et seq. No excavation shall occur until proper notice is provided to Underground Service Alert (usanorth811.org) by calling either 811 or 800-642-2444 at least 72-hours prior to the work so buried utilities can be marked. All excavations shall be covered or barricaded to prevent entry when work is inactive. Open excavations in the public right-of-way must be covered by skid-resistant steel

plates that are firmly affixed to the surface with leading edges ramped. Excavations 5-feet and deeper require a protective system as defined by Cal-OSHA. If a shoring system or trench boxes will be utilized as the protective system, said system shall either be manufactured and installed according to manufacturer recommendations, or designed by a registered professional engineer and installed according to approved plans. No excavation shall be performed atop or adjacent to a high-risk facility until authorized by the owner of the facility. High-risk facilities are defined as gas transmission pipelines and hazardous liquid pipelines as regulated by the U.S. Department of Transportation Pipeline and Hazardous Materials Safety Administration (US DOT PHMSA) (Address this condition during construction)

10. POLLUTANT REDUCTION IN STORMWATER: At no time during construction of the project shall pollutants be allowed to enter, clog, or contaminate storm drain pipe networks or open stormwater channels in violation of Pleasanton Municipal Code §9.14.080 et seq. The applicant shall contain all trash and debris for proper disposal to authorized landfills or recyclers. Erosion control features shall be deployed during the rainy season that extends from October 1st to April 15th each year, or any time rain is forecast outside of this period. Best Management Practices (BMPs) shall be strictly followed. Street sweepers must be employed if soil or debris is tracked onto the public roads from vehicles exiting the site. Standard BMPs are available from the California Stormwater Quality Association (CASQA), the United States Environmental Protection Agency (EPA), Caltrans, and others. Notes and/or illustrations shall be added to the plans that describe the BMPs to be utilized during construction. The use of manufactured erosion control woven blankets and straw wattles that utilize plastic monofilament netting is specifically prohibited. (Address this condition during construction)
11. DUST CONTROL: Dust control measures must be employed during all phases of construction to prevent airborne nuisance to neighboring properties. All stockpiles or unused materials that can create dust shall be covered or removed. Exposed soil areas shall be routinely watered until surfacing materials or landscaping is installed. Use of dust palliatives shall conform to Caltrans Standard Specification Section 18. Any damage caused by airborne dust to neighboring properties shall be cleaned with costs paid by the applicant. If the applicant fails the address dust as directed by the City, the City shall have the right to enter the property to effectuate the correction, with all costs paid by the applicant or levied as a lien against the applicant's property. (Address this condition during construction)
12. 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 to address the nuisance as directed by the City, the City shall have the right to enter the property to effectuate the correction, with all costs paid by the applicant or levied as a lien against the applicant's property. (Address this condition during construction)

13. NOISE: Construction noise is regulated under Pleasanton Municipal Code Chapter 9.04. Noise is prohibited outside of the hours of 8:00 am and 8:00 pm daily except Sundays and holidays when noise is prohibited outside the hours of 10:00 am and 6:00 pm. Noise is defined as a level exceeding 83 dBA at a distance of 25 feet or 86 dBA at any point beyond the boundary of the property under construction. If the applicant fails to address the noise as directed by the City, the City shall have the right to enter the property to effectuate the correction, with all costs paid by the applicant or levied as a lien against the applicant's property. Exceptions to these regulations require a special permit granted by the City for circumstances when strict compliance would be impractical or unreasonable, and contingent upon proper noticing to surrounding property owners that includes the dates and times when noise levels will be exceeded and the specific reasons why an exception to the regulation has been granted. (Address this condition during construction)
14. GEOGRAPHIC INFORMATION SYSTEMS: The City's Geographic Information Systems (GIS) staff publishes digital maps that enable first responders to efficiently navigate to locations where calls for service have been requested. The maps are also shared with agencies and departments that provide other critical services to residents such as mail delivery. To keep these maps current, the City requires as-built plan or map information to be submitted by the applicant in a format that integrates with ArcGIS by ESRI. The "Digital Submittal Requirements" are available for download at the following weblink:
<https://www.cityofpleasantonca.gov/gov/depts/gis.asp>
(Address this condition prior to acceptance of improvement or issuance of an Occupancy Permit)
15. DAMAGE TO EXISTING PUBLIC OR PRIVATE IMPROVEMENTS: The applicant shall repair damage to existing public or private improvements on and near the project site and along the haul route at the applicant's expense if caused by construction activities. (Address this condition prior to acceptance of improvements or issuance of an Occupancy Permit)

FIRE DEPARTMENT – 925-454-2361

The Fire Prevention Bureau reviews building/civil drawings for conceptual on-site fire mains and fire hydrant locations only. Plan check comments and approval DO NOT include: 1.) Installation of the on-site fire mains and fire hydrants. Specific installation drawings submitted by the

licensed underground fire protection contractor shall be submitted to the Fire Prevention Bureau for approval; and 2.) Backflow prevention or connections to the public water mains.

44. FIRE HAZARDS: The project developer shall keep the site free of fire hazards from the start of lumber construction until the final inspection.
45. FIRE CODE: All construction shall conform to the requirements of the 2016 Pleasanton Fire Code and local ordinances. All required permits shall be obtained prior to work commencement.
46. SITE SAFETY: Site safety during construction shall be in accordance with Fire Code chapter 33.
47. FIRE SPRINKLERS: Automatic fire sprinklers shall be installed in all occupancies in accordance with the 2016 Pleasanton Building, Fire and Residential Codes with local amendments and ordinances.
48. EMERGENCY RESPONDER RADIO: Emergency responder radio coverage shall be provided in accordance with section 510 of the Fire Code.
49. FIRE PROTECTION FACILITIES: Prior to any construction framing, the applicant shall provide adequate fire protection facilities, including, but not limited to a water supply and water flow in conformance to the City's Fire Department Standards able to suppress a major fire.
50. WATER FLOW AND CONTROL VALVES: All fire sprinkler system water flow and control valves shall be complete and serviceable prior to final inspection. Prior to the occupancy of a building having a fire alarm system, the Fire Department shall test and witness the operation of the fire alarm system.
51. ELECTRICAL CONDUIT: Electrical conduit shall be provided to each fire protection system control valve including all valve(s) at the water connections. The Livermore-Pleasanton Fire Department requires electronic supervision of all valves for automatic sprinkler systems and fire protection systems.
52. PREMISES IDENTIFICATION: Address numbers shall be installed on the front or primary entrance for all buildings. Minimum building address character size shall be 12-inch high by 1-inch stroke. In all cases address numerals shall be of contrasting background and clearly visible in accordance with the Livermore-Pleasanton Fire Department Premises Identification Standards. This may warrant field verification and adjustments based upon topography, landscaping or other obstructions.
53. FINAL INSPECTION: Prior to request for final inspection, all access roads, on-site access and fire hydrants shall be provided. All fire hydrants shall be accepted, inspected and tested to applicable City Standards.

LANDSCAPE ARCHITECTURE DIVISION – 925-931-5672

Landscaping

54. Building permit plans shall show all trees 6" in diameter or greater, including their dripline, and include tree protection notes for trees to be retained as required by the municipal code. All trees 6" in diameter or greater that are being removed should be replaced with a 15-gallon sized tree.
55. LANDSCAPING: Detailed landscape and irrigation plans encompassing all planting areas shall be included in the building permit plans. All plans shall be prepared by a licensed landscape architect and shall provide the species, location, size, quantities, and spacing of all plants. Minimum plant sizes are 1-gallon containers for ground cover, 5-gallon containers for shrubs, and 15-gallon containers for trees. Plant species shall be of a drought-tolerant nature and the irrigation design shall utilize low-volume drip, bubbler, or other water conserving irrigation systems to the maximum extent possible. The drawings shall be subject to the review and approval of the City Landscape Architect prior to building permit issuance.
56. BACKFLOW AND IRRIGATION METER SCREENING: All backflow prevention devices, above ground irrigation controls, and above ground irrigation meters shall be located and screened to minimize their visual impacts. These devices with their proposed screening shall be shown on the landscaping and utility plans submitted with the building permit plans or improvement plans, clearly marked "above ground" or "below ground" on the plans, and shall be subject to the review and approval of the City Landscape Architect prior to their installation. If above-ground, they shall be painted forest green or an equivalent dark-green color. Screens shall consist of berms, walls, or landscaping satisfactorily integrated into the landscape plan. Landscape screens shall include shrubbery designed by species and planting density to establish a complete screen within 1 year from the date of planting. Weather protection devices, such as measures to protect pipes from freezing, shall require approval by the City Landscape Architect prior to use; at no time shall fabric or other material not designed and/or intended for this purpose be wrapped around or otherwise placed on these devices.

Trees

57. TREE BOND: Any tree affected by development/construction must be protected per the Municipal Code. The applicant shall post cash, letter of credit, or other security satisfactory to the Director of Engineering/City Engineer, for all Heritage Trees and any other significant tree as deemed by the City Landscape Architect. This bond or security will be for the value of the tree(s), up to a maximum of \$100,000, and shall be held for a minimum of 1 year following acceptance of public improvements of completion of construction, whichever is later, and shall be forfeited if the trees are destroyed or substantially damaged. An arborist shall be onsite during any tree work (i.e. root pruning, trimming, setting up tree protection, etc.). The bond or security may be released early with a certification letter by the arborist confirming he/she was present during said tree work and work was performed in accordance with the arborist's recommendations.

58. **ROOT CUTTING:** The applicant shall comply with the following tree root cutting requirements:
- a. Roots 1-inch in diameter or larger to be removed shall be cleanly cut with a hand saw. Roots smaller than 1-inch in diameter are not considered to be significant and may be removed by the most efficient means.
 - b. Roots larger than 2-inches in diameter and within 8-feet of the tree trunk shall not be cut or ground unless prior approval has been received from the Landscape Architecture Division.
 - c. Roots of any diameter farther than 8-feet from the tree trunk, which are in conflict with the proposed work may be ground a maximum of one-half of their diameter. Work of this nature shall only be performed using a mechanical stump grinder and only by personnel familiar with its operation.
 - d. Roots up to 6-inches in diameter and farther than 8-feet from the tree trunk may be removed if they are in conflict with the proposed work. Roots that are removed shall be cleanly cut using a hand saw.
59. **ROOT CONTROL BARRIER:** The applicant shall provide root control barriers and 4-inch perforated pipe for all trees located within 8-feet of pavement or other hardscape, determined by the City Landscape Architect. Root barriers shall be located along the edge of the pavement wherever the tree is within 8-feet of pavement or hardscape. Information and details shall be included in the landscape plan submittal for review and approval by the Landscape Architecture Division.
60. **TREE PRUNING:** Pruning shall be conducted by a certified arborist familiar with the International Society of Arboriculture (ISA) pruning guidelines and shall comply with the guidelines established by the ISA, Tree Pruning Guidelines, current edition, to maintain the health of the trees.
61. **TREE PROTECTION FENCING:** Prior to issuance of a grading or building permit, the applicant shall install temporary 6-foot tall chain-link fencing (or other fence type acceptable to the Landscape Architecture Division) outside of the existing tree drip lines. The location of the tree protection fencing shall be shown on the demolition plans (if applicable), grading, building, and/or landscape plans. The fencing shall remain in place until final landscape inspection by the Landscape Architecture Division. Removal of such fencing prior to approval may result in a "stop work order."
62. **PROJECT PLANS:** The following statements shall be printed on the demolition, grading and landscape plans where applicable to the satisfaction of the City Landscape Architect prior to issuance of building permits:
- a. No existing tree may be trimmed or pruned without prior approval by the City Landscape Architect.
 - b. Utilize best efforts to locate any new utility trenches outside of the existing canopy of the trees to be saved. If this is not feasible, the applicant shall submit a report from a certified arborist acceptable to the City indicating trenching will not be detrimental to the health of the tree.

- c. Nothing may be stored within the dripline of the tree canopies. This includes equipment, oil, gas, chemicals, harmful materials, fill or storage.
- d. No oil, gasoline, chemicals, or other harmful materials shall be deposited or disposed within the dripline of the trees or in drainage channels, swales, or areas that may lead to the dripline.
- e. No sign, wires, or ropes shall be attached to the trees.
- f. No stockpiling/storage of construction materials, fill, etc., shall take place underneath or within 5-feet of the dripline of the existing trees.
- g. No equipment or temporary structures shall be placed within or beneath the dripline of the existing trees.

Failure to comply with these requirements may result in a “stop work order”.

OPERATIONS SERVICES DEPARTMENT – ENVIRONMENTAL SERVICES/UTILITIES DIVISION – 925-931-5500

- 63. **BACKFLOW PREVENTION ASSEMBLIES:** Backflow preventer assemblies shall be designed and installed in accordance with current City Standards 704, 705, 706; State Health and Safety Code; Title 17; and as required by the Director of Operations and Water Utilities. All backflow preventer assemblies shall be tested and certified by a City approved tester with the certification submitted to the City’s contractor, Aqua Backflow. Testing will be performed at the time City water is turned on to the site. If an existing backflow preventer is on the site it shall be tested and certified by an approved tester with the certification submitted to the City’s contractor, Aqua Backflow, before project water is drawn through it. An all-weather cover shall be placed over all backflow prevention assemblies 4 inch and smaller.

TRAFFIC ENGINEERING DIVISION – 925-931-5677

Traffic Control

- 64. **TRAFFIC CONTROL PLAN (TCP):** A comprehensive traffic control plan shall be submitted to the City Traffic Engineer for review and approval. Best management practices to minimize traffic impacts shall be used during construction, including scheduling of major truck trips and deliveries, to avoid peak travel hours. The TCP shall have proper lane closure procedures such as flagger stations, signage, cones, and other warning devices implemented during construction. The TCP shall also include time of day/hours of lane closures and total number of days.
- 65. **TRUCK ROUTES:** The haul route for all materials to and from the project site shall be reviewed and approved by the City Traffic Engineer prior to building permit issuance and shall include the provision to monitor the street surfaces used for the haul route so that any damage and debris attributable to the haul trucks is identified and corrected at the expense of the applicant.

DRAFT

BENCHMARK

BRASS DISK LOCATED 0.5 MILES NORTHEAST ALONG THE SOUTHERN PACIFIC COMPANY RAILROAD FROM THE CROSSING OF NEAL STREET AT PLEASANTON, ALONG PLEASANTON-LIVERMORE ROAD, AT A CONCRETE HIGHWAY BRIDGE OVER ARROYO VALLE, IN THE TOP THE SOUTHWEST END OF THE NORTHWEST CONCRETE SIDEWALK, 18 FEET NORTHWEST OF THE CENTER LINE OF THE ROAD, 0.6 FOOT SOUTHWEST OF THE NORTHWEST END OF A STEEL HAND RAIL, AND ABOUT 1 FOOT HIGHER THAN THE ROAD.
ELEVATION = 361.910

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	TRACT BOUNDARY	
	LOT LINE	
	RIGHT OF WAY	
	CENTER LINE	
	MATCH LINE	
	RETAINING WALL	
	EASEMENT LINE	
	STORM DRAIN	EX. 12" SD
	SANITARY SEWER	EX. 8" SS
	WATER	EX. 8" W
	CURB & GUTTER	EX. FC
	STORM WATER INLET	
	FIELD INLET	
	DIRECTION OF FLOW	
	MANHOLE	
	FIRE HYDRANT	
	BLOW OFF	
	WATER VALVE	
	SANITARY SEWER CLEAN OUT	
	STREET LIGHT	
	EXIST. TREE (TO REMAIN)	#00
	EXIST. TREE (TO REMOVED)	#00
	CONTOUR ELEVATIONS	x 525.2
	SPOT ELEVATION	x 525.2

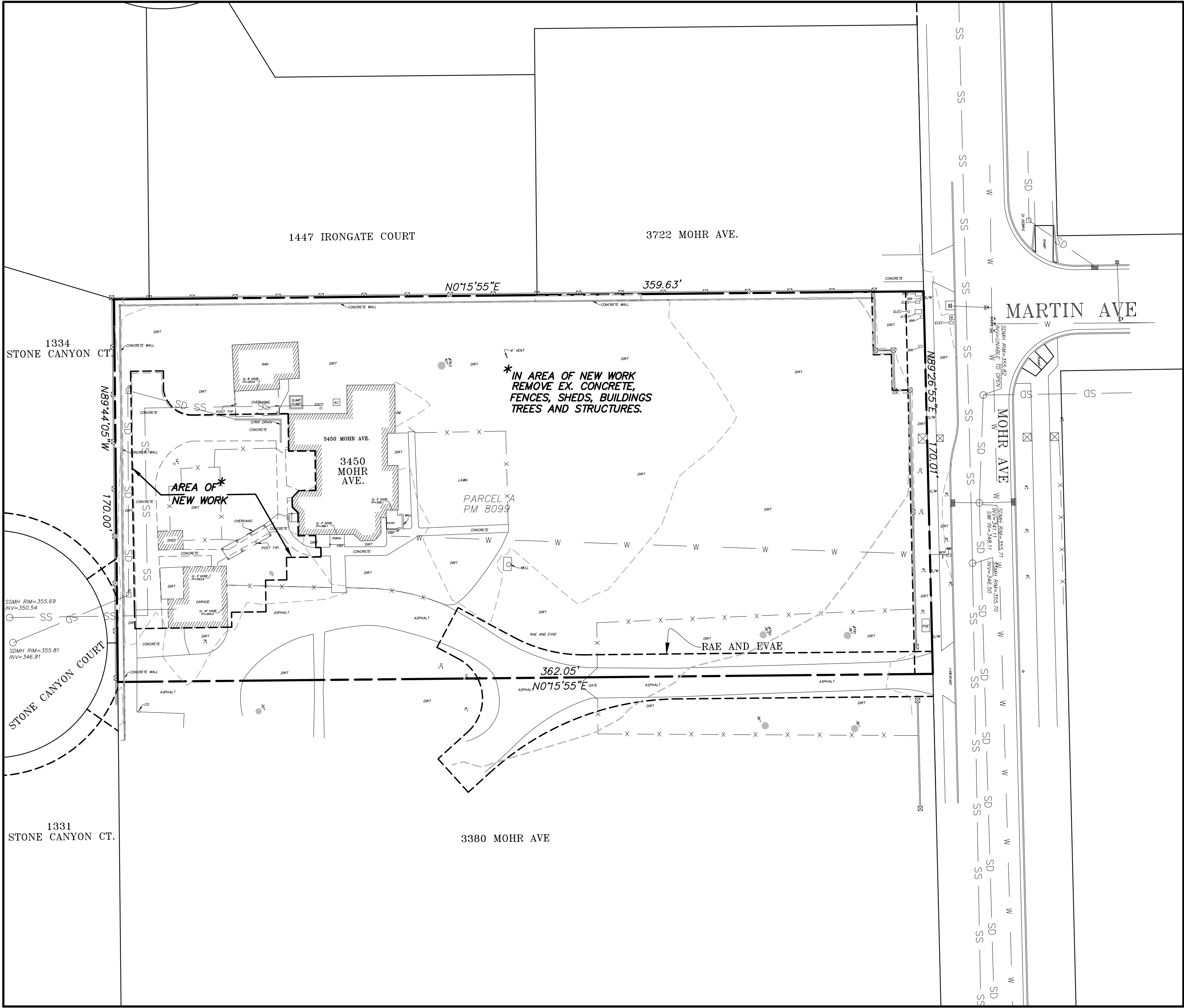
ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
BC	BEGINNING OF CURVE
BVC	BEGIN VERTICAL CURVE
BO	BLOW OFF
BW	BOTTOM OF WALL
CL	CENTER LINE
CMP	CORRUGATED METAL PIPE
CP	CENTER POINT
CS	CURB STATION
DWY	DRIVEWAY
DIP	DUCTILE IRON PIPE
EC	END OF CURVE
EVC	END VERTICAL CURVE
EVA	EMERGENCY VEHICLE ACCESS
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FC	FACE OF CURB
FG	FINISHED GRADE
FI	FIELD INLET
FL	FLOW LINE
GB	GRADE BREAK
GR	GRATE
HP	HIGH POINT
INV	INVERT ELEVATION
LE	LANDSCAPE EASEMENT
MH	MANHOLE
PAE	PRIVATE ACCESS EASEMENT
PL	PROPERTY LINE
PSDE	PRIVATE STORM DRAIN EASEMENT
PSSE	PRIVATE SANITARY SEWER EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PUE	PRIVATE UTILITY EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
RCP	REINFORCED CONCRETE PIPE
RW	RIGHT OF WAY
RAE	RECIPROCAL ACCESS EASEMENT
STA	STATION
SWI	STORM WATER INLET
SWK	SIDEWALK
TC	TOP OF CURB
TRC	TOP OF ROLLED CURB
TW	TOP OF WALL
WM	WATER METER
VC	VERTICAL CURVE

VESTING TENTATIVE PARCEL MAP 11413

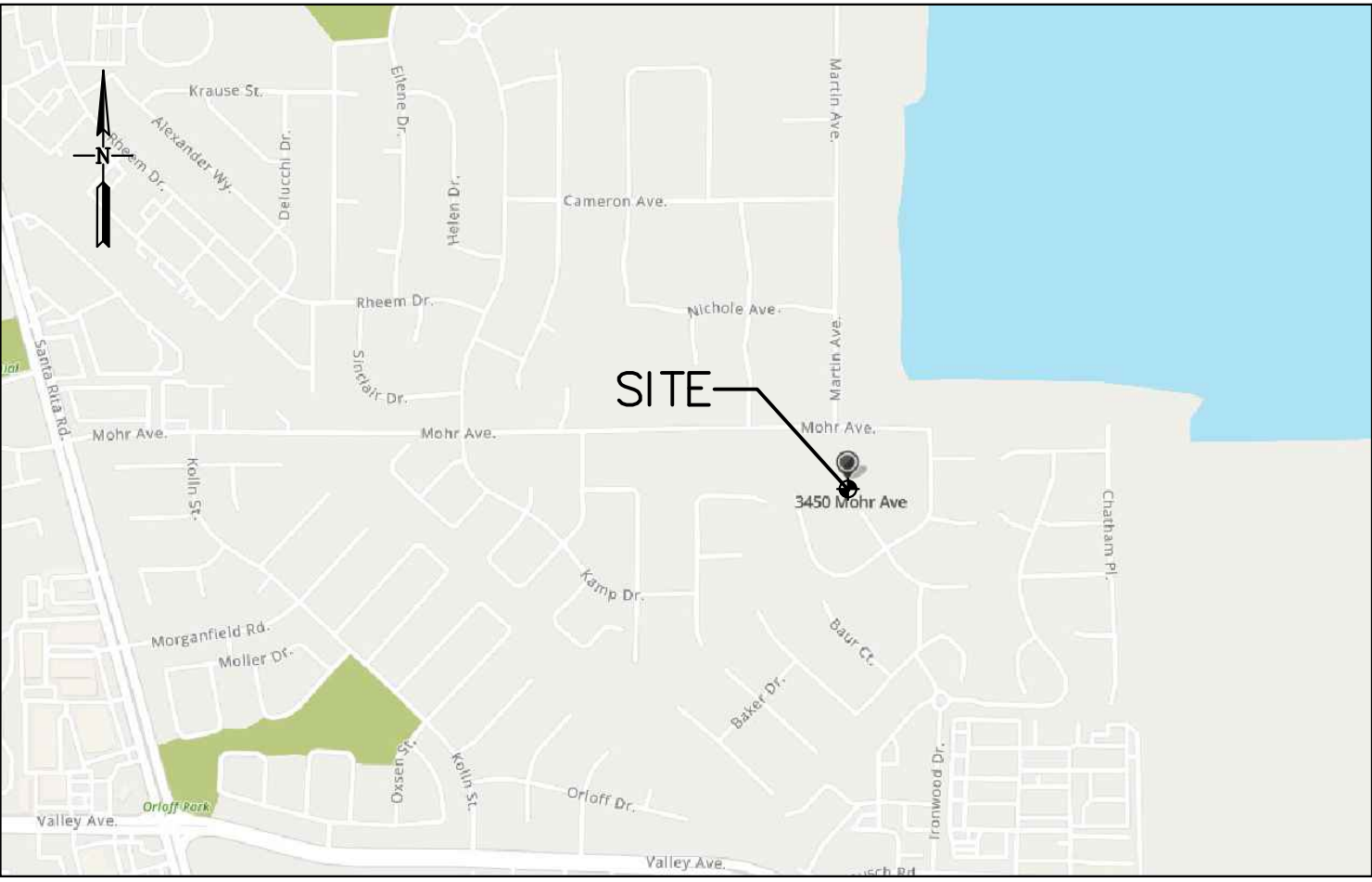
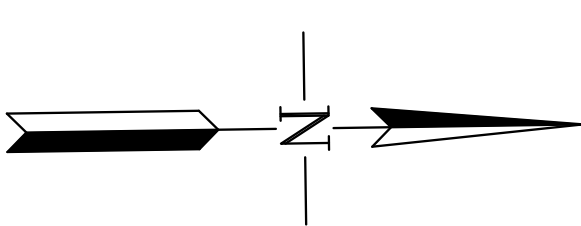
3450 MOHR AVENUE

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA



SITE MAP

1"=30'



VICINITY MAP

NTS

SHEET INDEX

- COVER SHEET
- SITE MAP
- PROPOSED IMPROVEMENTS

NOTES

- OWNER:
ANURAG JAIN
3450 MOHR AVE.
PLEASANTON, CA
(201) 936-4819
ANURAGJAIN@GMAIL.COM
CONTACT: ANURAG JAIN
- CIVIL ENGINEER:
ALEXANDER & ASSOCIATES
147 OLD BERNAL DRIVE, SUITE 10
PLEASANTON, CA 94566
(925) 462-2255
SURVEYOR@TRIVALLEY.COM
CONTACT: DARRYL ALEXANDER
- ASSESSORS PARCEL NUMBER:
APN: 946-4604-1001-00
- CURRENT USE:
RESIDENTIAL
- EXISTING ZONING:
PUD-18-410
- PROPOSED ZONING:
PUD-18-410
- TOTAL NUMBER OF LOTS:
2
- TOTAL SITE AREA:
TOTAL LOT = 61341 SQUARE FEET
- LOT SIZE:
LOT 1 = 44,237 SQUARE FEET
LOT 2 = 17,123 SQUARE FEET
- UTILITIES:
WATER: CITY OF PLEASANTON
SANITARY SEWER: CITY OF PLEASANTON
STORM DRAIN: CITY OF PLEASANTON
FIRE: LIVERMORE-PLEASANTON FIRE DEPARTMENT
GAS AND ELECTRIC: PACIFIC GAS AND ELECTRIC
TELEPHONE: AT&T
CABLE TV: COMCAST
- TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A FIELD SURVEY PREPARED BY:
ALEXANDER AND ASSOCIATES INC., DATED 7-25-2023
- ALL EROSION CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF PLEASANTON.

Development Standards

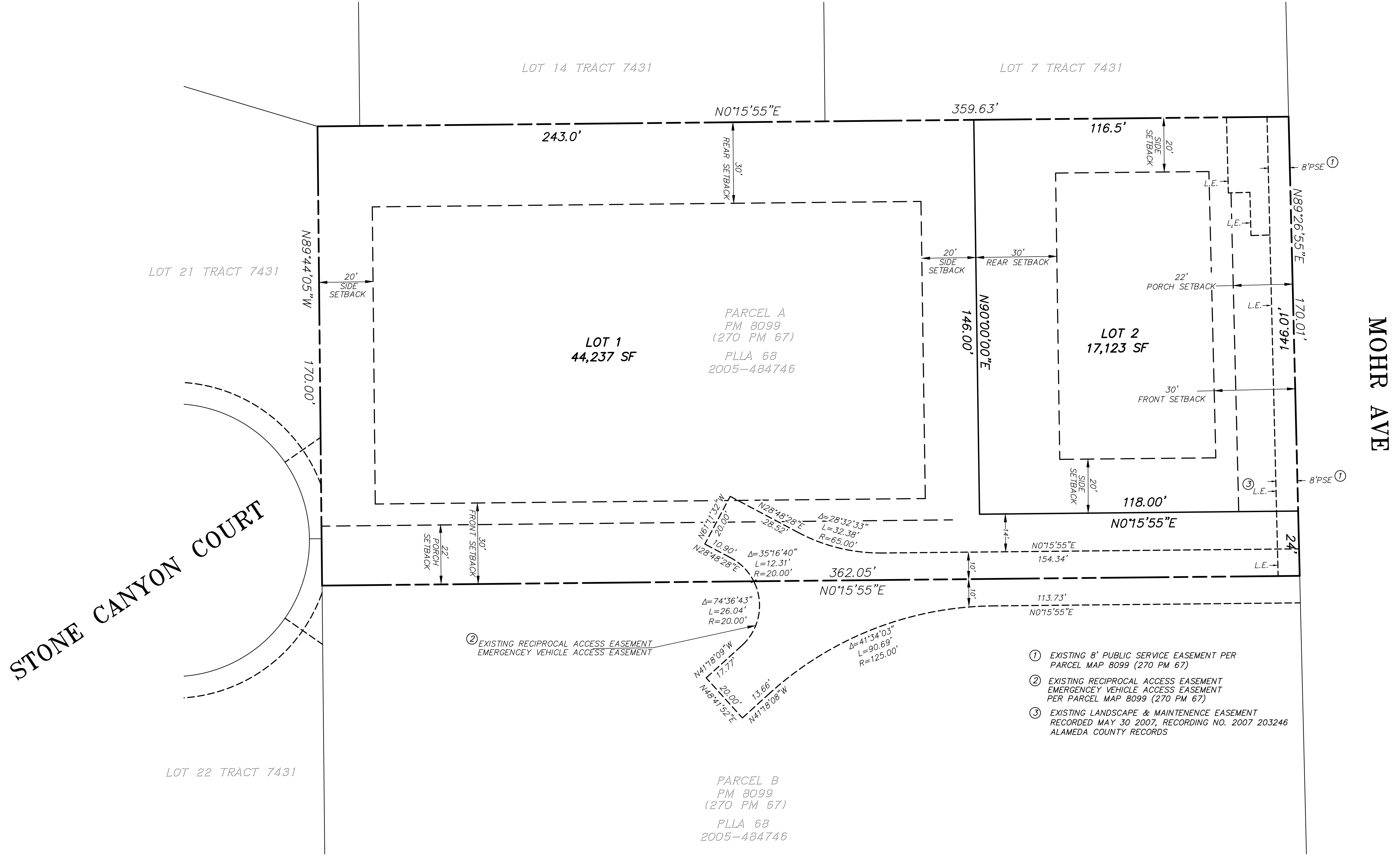
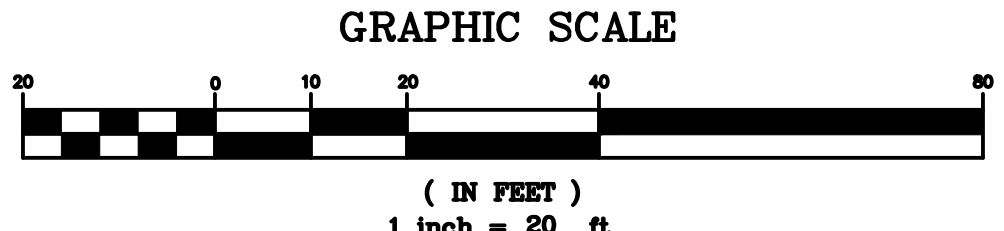
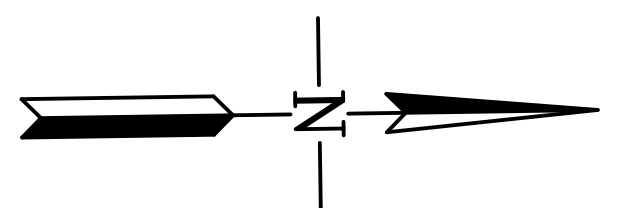
Our proposal initially requested development standards as per ordinance no. 1866, dated August 20, 2002. The developer (Ponderosa) submitted an application to modify such standards per their application dated 4/28/2008 (case # PUD-18-4M). As requested by the city and to not delay approval of our project, we're acceptable to city's proposal to adopt the development standards for two lots as "Estate Lot" standards as adopted in PUD-18-4M and restated as follows:

Setback/Standard	Estate Lots	Open Accessory Structures (swimming pools, arbors, etc.)	Enclosed Accessory Structures
Front Setback	30 feet		
Side Setback	20 feet	10 feet	10 feet
Rear Setback	30 feet	10 feet	10 feet
Maximum FAR	30%		
Maximum Height	35 feet		15 feet



Darryl Alexander

PROJECT NAME	COVER SHEET	ALEXANDER & ASSOCIATES INC. SURVEYORS ENGINEERS PLANNERS 147 OLD BERNAL AVE. SUITE 10, PLEASANTON, CALIFORNIA 94566 surveyor@trivalley.com (925) 462-2255	DRAWN BY: STAFF DESIGNED BY: CHECKED BY: DA SCALE: AS SHOWN	SHEET TITLE VESTING TENTATIVE PARCEL MAP 11413 3450 MOHR AVENUE PLEASANTON, CALIFORNIA	JOB NO.: 23312 DISK NO.: FILE NO.: 23312 C3D DATE: 4-8-24	SHEET NO.: 1 OF 3 SHEETS
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MARTIN AVE

MOHR AVE

STONE CANYON COURT



Darryl Alexander

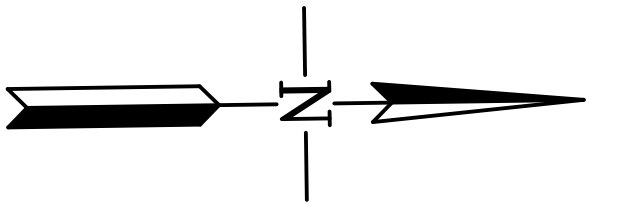
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PROPOSED SITE MAP				DESIGNED BY:				VESTING TENTATIVE PARCEL MAP 11413				DISK NO.:		2	
				CHECKED BY: DA				3450 MOHR AVENUE				FILE NO.:			
				SCALE: AS SHOWN				PLEASANTON, CALIFORNIA				DATE:		OF 3 SHEETS	
REV				DATE				DESCRIPTION				4-8-24			
								APPROVAL							

ALEXANDER & ASSOCIATES INC.

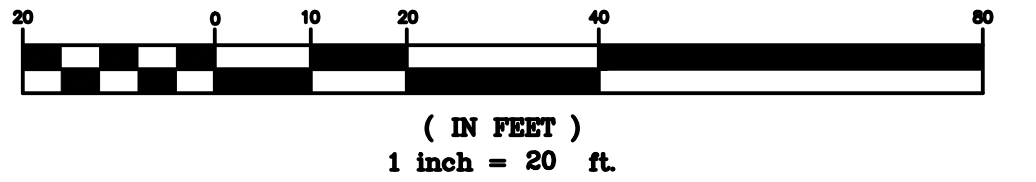
SURVEYORS ENGINEERS PLANNERS

147 OLD BERNAL AVE. SUITE 10, PLEASANTON, CALIFORNIA 94566

surveyor@trivalley.com (925) 462-2255



GRAPHIC SCALE



- ① NEW SS LAT PER CITY STD 408
- ② NEW WS AND RELOCATED WM PER CITY STD 301
- ③ NEW 18"x18" DI GR 355.5 INV 348.75
- ④ NEW 18"x18" DI GR 355.5 INV 348.9
- ⑤ 11 LF 8" SD SLOPE AT 1%
- ⑥ 15 LF 8" SD SLOPE AT 1%
- ⑦ RELOCATE EX. WM TO NEW SERVICE FOR LOT 1 INST NEW METER BOX PER CITY STD 301 METER TO BE SIZED WITH FUTURE DEVELOPMENT OF LOT 2

CAP EXISTING ELECTRIC SERVICE USE FOR LOT 2

EXISTING ELECTRIC SERVICE FOR LOT 1 TO BE RELOCATED

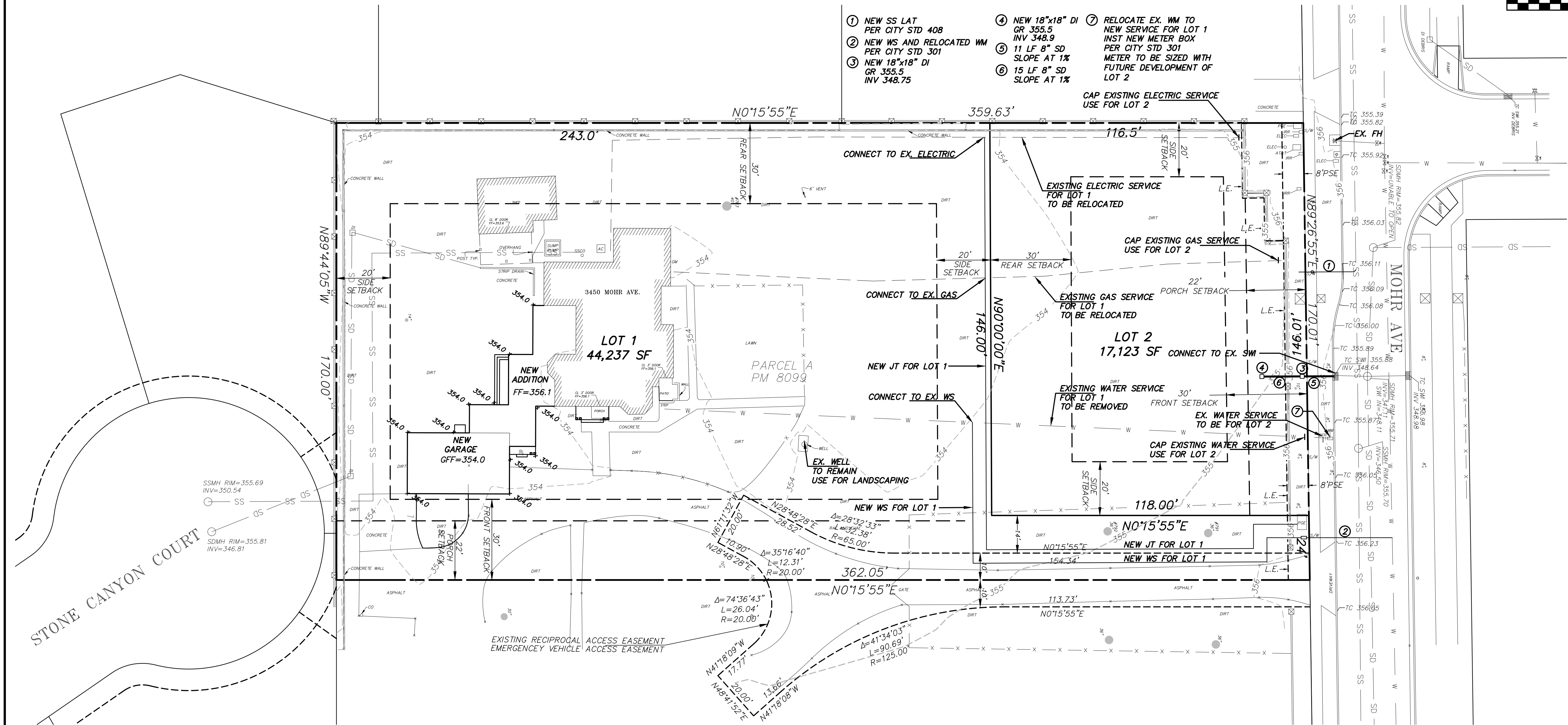
CAP EXISTING GAS SERVICE USE FOR LOT 2

EXISTING GAS SERVICE FOR LOT 1 TO BE RELOCATED

EXISTING WATER SERVICE FOR LOT 1 TO BE REMOVED

EX. WATER SERVICE TO BE FOR LOT 2

CAP EXISTING WATER SERVICE USE FOR LOT 2



Darryl Alexander

PROJECT NAME				SURVEYORS				SHEET TITLE				JOB NO.: 23312		SHEET NO.: 3	
PROPOSED IMPROVEMENTS				ENGINEERS				VESTING TENTATIVE PARCEL MAP 11413				DISK NO.:			
				PLANNERS				3450 MOHR AVENUE				FILE NO.: 23312 C3D			
				147 OLD BERNAL AVE. SUITE 10, PLEASANTON, CALIFORNIA 94566				PLEASANTON, CALIFORNIA				DATE: 4-8-24		OF 3 SHEETS	
REV DATE DESCRIPTION APPROVAL				surveyor@trivalley.com (925) 462-2255				DRAWN BY: STAFF							
								DESIGNED BY:							
								CHECKED BY: DA							
								SCALE: AS SHOWN							

JAIN-TAYAL RESIDENCE

ADDITION & REMODEL

3450 MOHR AVENUE
PLEASANTON, CALIFORNIA

AJS Architecture | Planning

2038 Fourth Street
Livermore, CA 94550
925.980.4103

Anthony Sarboraria, AIA

C27262

JAIN-TAYAL RESIDENCE ADDITION & REMODEL

3450 MOHR AVENUE
PLEASANTON, CALIFORNIA

CONTACT INFORMATION

OWNER

ANURAG JAIN & AARTI TAYAL
2533 GLEN ISLE AVENUE
PLEASANTON, CA 94566
201-436-4536 (AARTI)
201-436-4819 (ANURAG)
Aarti.Tayal@gmail.com
Anurag.Jain@gmail.com

ARCHITECT

AJS ARCHITECTURE / PLANNING
2038 FOURTH STREET
LIVERMORE, CA 94550
925-480-4103
ATTN: TONY SARBORARIA
Tony@AJSArchitecturePlanning.com

CIVIL ENGINEER

ALEXANDER & ASSOCIATES, INC.
141 OLD BERNAL AVENUE
PLEASANTON, CA 94566
925-462-2255
ATTN: DARRYL ALEXANDER
surveyor@trivalley.com

SOILS ENGINEER

GF&K & ASSOCIATES, INC.
11842 DUBLIN BLVD.
DUBLIN, CA 94568
925-824-0428
ATTN: GUS KHENAISSER
gus.gfk@gmail.com

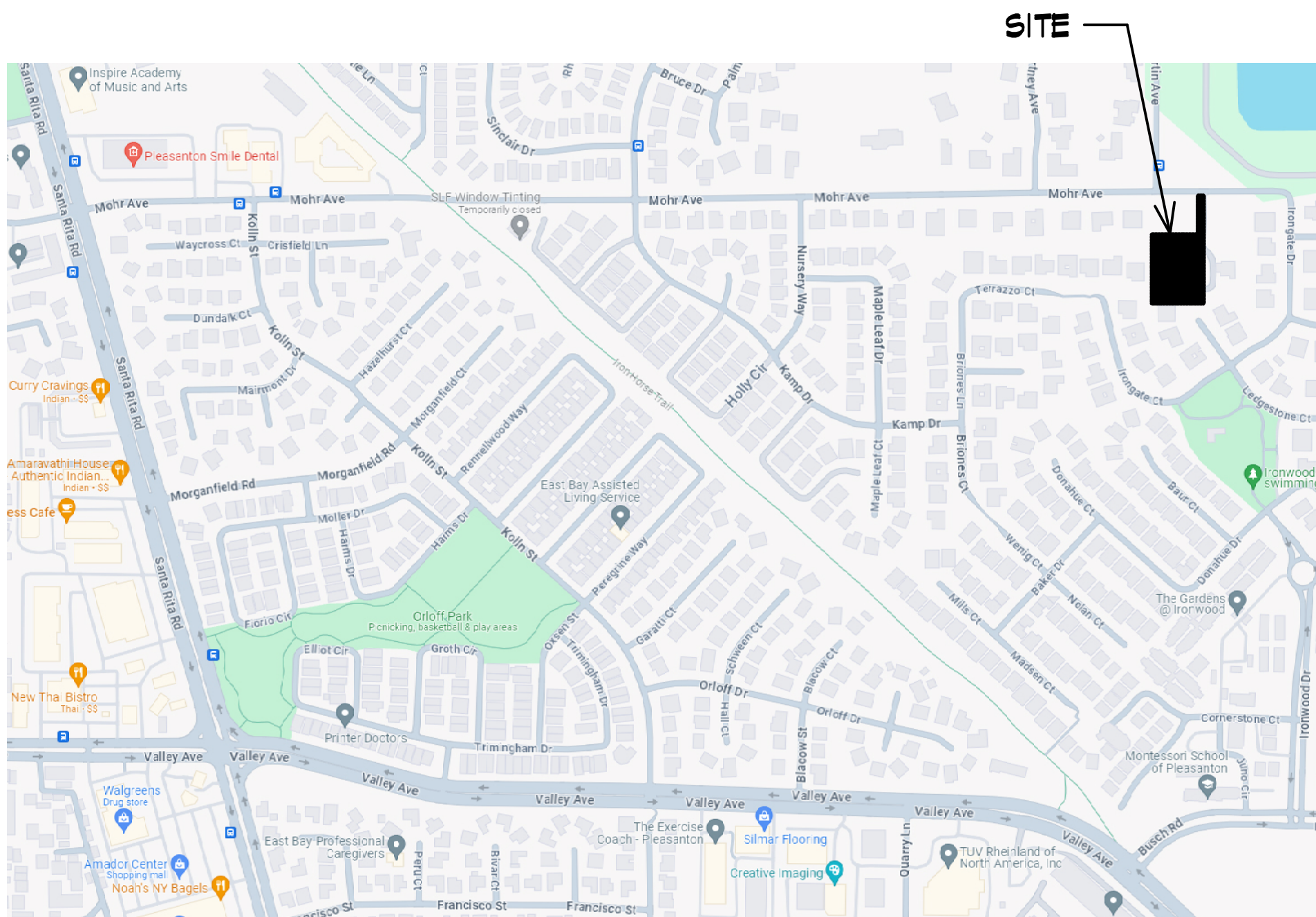
STRUCTURAL ENGINEER

ELEVO STRUCTURAL PC
25040 2ND STREET
HAYWARD, CA 94541
510-348-3341
ATTN: HECTOR SANTILLANO
hsantillano@elevostructural.com

VICINITY MAP

PLEASANTON, CALIFORNIA

N.T.S.



SCOPE OF WORK

1. ADDITION OF LIVING SPACE & ATTACHED GARAGE TO SOUTH SIDE OF HOUSE.
2. REMODEL OF EXT'S. WALK-IN ATTIC ROOM TO BEDROOMS AND BATHROOMS.
3. REMODEL OF EXT'S. ATTACHED 1-CAR GARAGE TO LIVING SPACE.
4. UPGRADE / REPLACEMENT OF ELECTRICAL, MECHANICAL, & PLUMBING SYSTEMS.
5. REPLACEMENT AND/OR RECONFIGURATION OF SOME EXT'S. WINDOWS.
6. DEMOLITION OF EXT'S. DETACHED GARAGE.

PROJECT INFORMATION

A.P.N.: 946-4604-1001-00
ZONING DISTRICT: FUD-18-410
CONSTRUCTION TYPE: V-B, W SPRINKLERS PER NFPA 13-D
OCCUPANCY: R3-SINGLE FAMILY & U-PRIVATE GARAGE
OCCUPANCY SEPARATION: R3 & U: 1 HOUR WITH GRC SECTION R302.5
TYPICAL ASSEMBLIES: SINGLE FAMILY - NON RATED
ALLOWABLE HEIGHT (R3): 40'-0"
M U I AREA: NO
BUILDING CODES:
2022 California Residential Code (Based on the 2021 IRC)
2022 California Mechanical Code (Based on the 2021 IMC)
2022 California Electrical Code (Based on the 2020 NEC)
2022 California Plumbing Code (Based on the 2021 UPC)
2022 California Fire Code (Based on the 2021 IFC)
2022 Calif. Energy Commission Building Energy Efficiency Standards
2022 California Green Building Standards Code
City of Pleasanton Municipal Codes

SQUARE FOOTAGE SUMMARY (SQ. FT.)

	EXISTING	PROPOSED	NET INCREASE
GROUND FLOOR LIVING:	67	460	393
FLOOR 1:	1,948	2,981	1,033
FLOOR 1.5:	476	462	(14)
FLOOR 2:	1,030	1,906	876
TOTAL LIVING:	3,521	5,809	2,288
UNFINISHED BASEMENT:	214	214	0
ATTACHED GARAGE:	409	777	368
COVERED PORCH:	14	104	90
COVERED PATIO:	51	51	0
DETACHED GARAGE:	610	0	(610)
DETACHED WORKSHOP:	562	562	0

SHEET INDEX

CS	COVER SHEET
A1	SITE PLAN
A2.1	EXISTING FLOOR PLANS
A2.2	EXISTING ROOF PLAN & BASEMENT PLAN
A2.3	EXISTING EXTERIOR ELEVATIONS
A3.1	PROPOSED FIRST FLOOR PLAN
A3.2	PROPOSED SECOND FLOOR PLAN
A4	PROPOSED ROOF PLAN
A5.1	PROPOSED EXTERIOR ELEVATIONS
A5.2	PROPOSED EXTERIOR ELEVATIONS

RECEIVED

5/28/2024

PUD-18-07<

CITY OF PLEASANTON
PLANNING DIVISION
EXHIBIT B

REVISIONS

DESCRIPTION	DATE	BY
-------------	------	----

PLANNING DEPT REVIEW SET

COVER SHEET

SCALE: SEE GRAPHIC INDICATOR

PLOTTED: 2/17/2024

JOB NO. 808.502

SHEET

DRAWN AJS, CC

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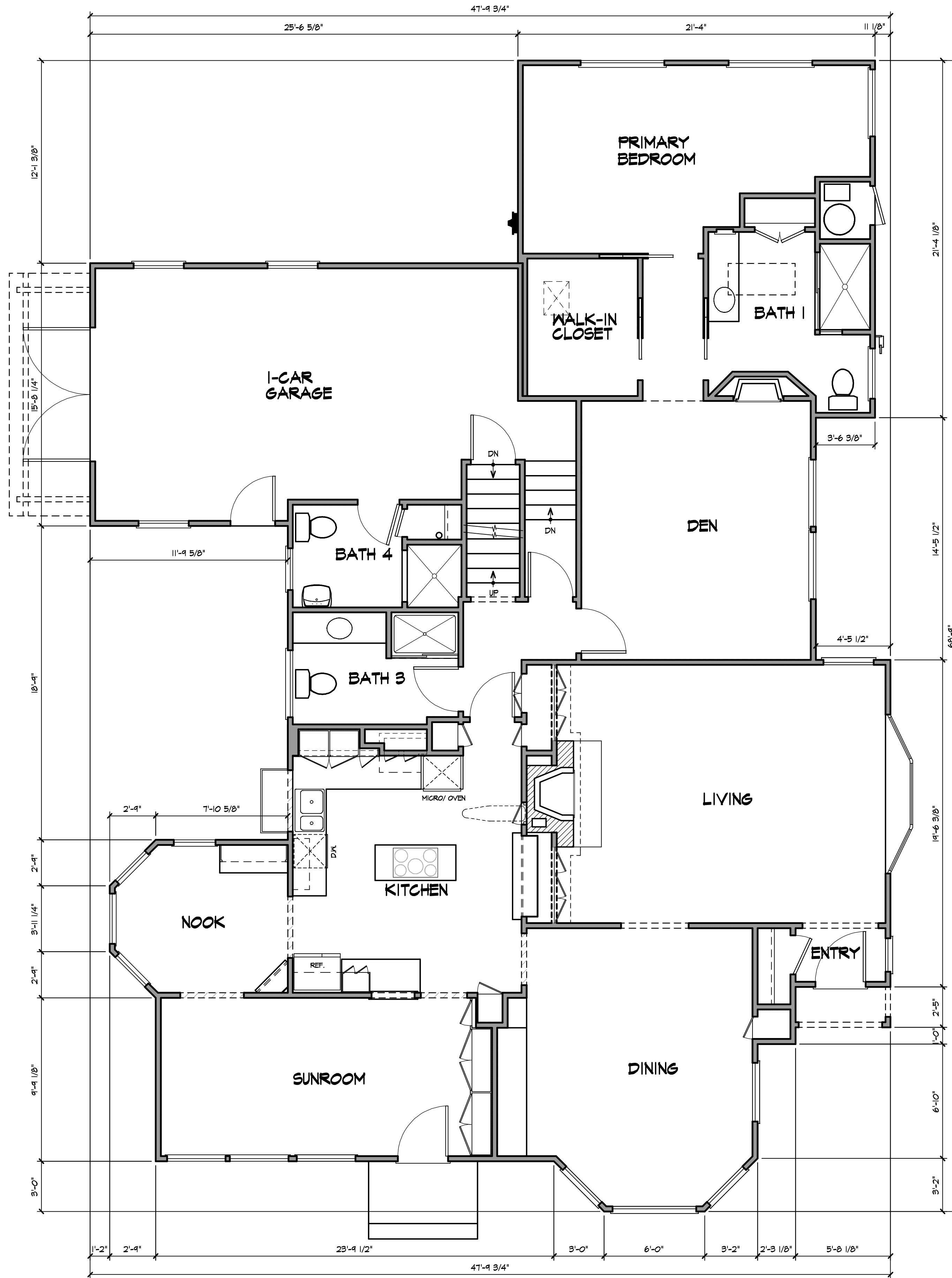
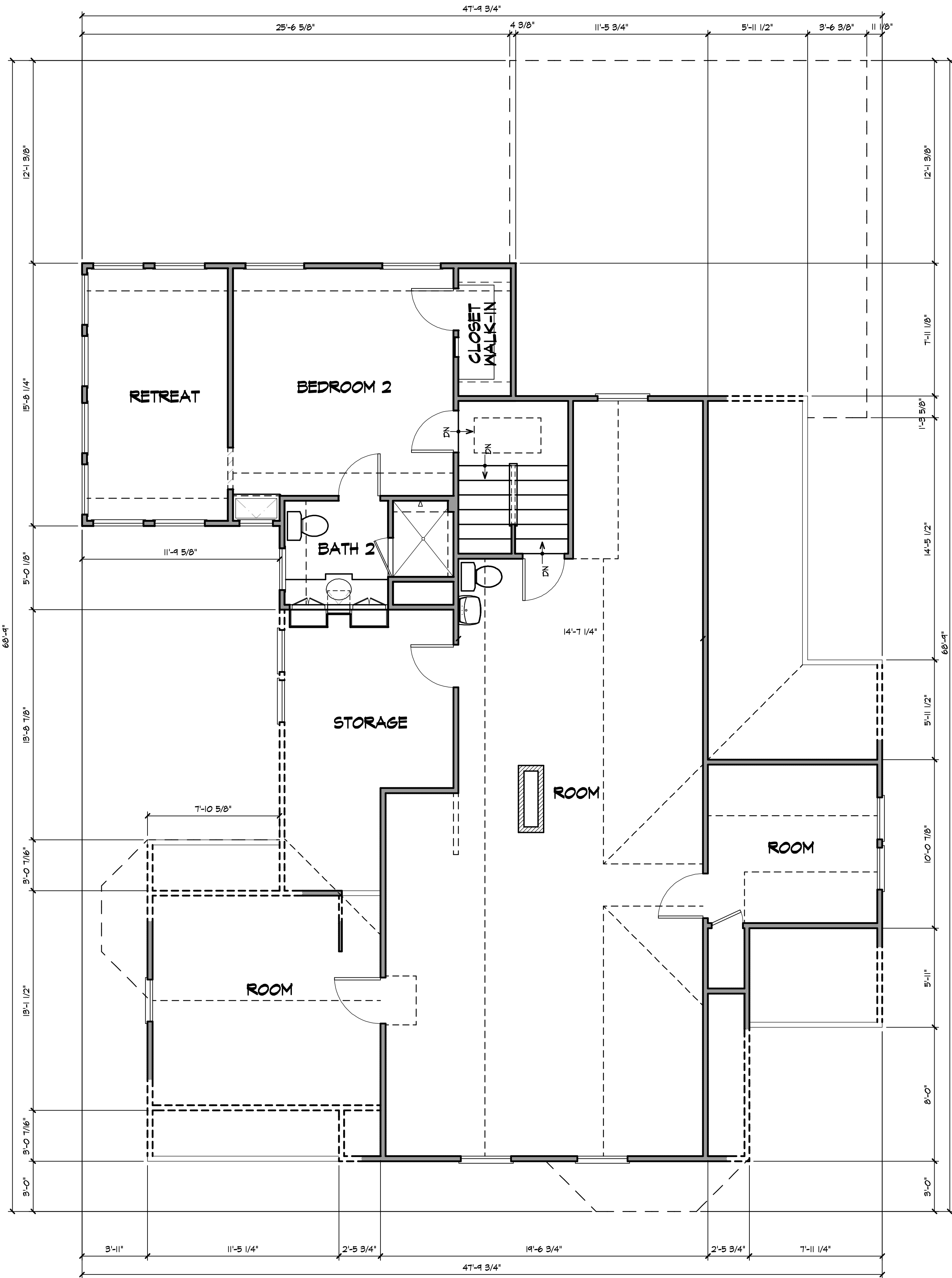
DATE 2-17-24

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A1

JAIN-TAYAL RESIDENCE
ADDITION & REMODEL

3450 MOHR AVENUE
PLEASANTON, CALIFORNIA

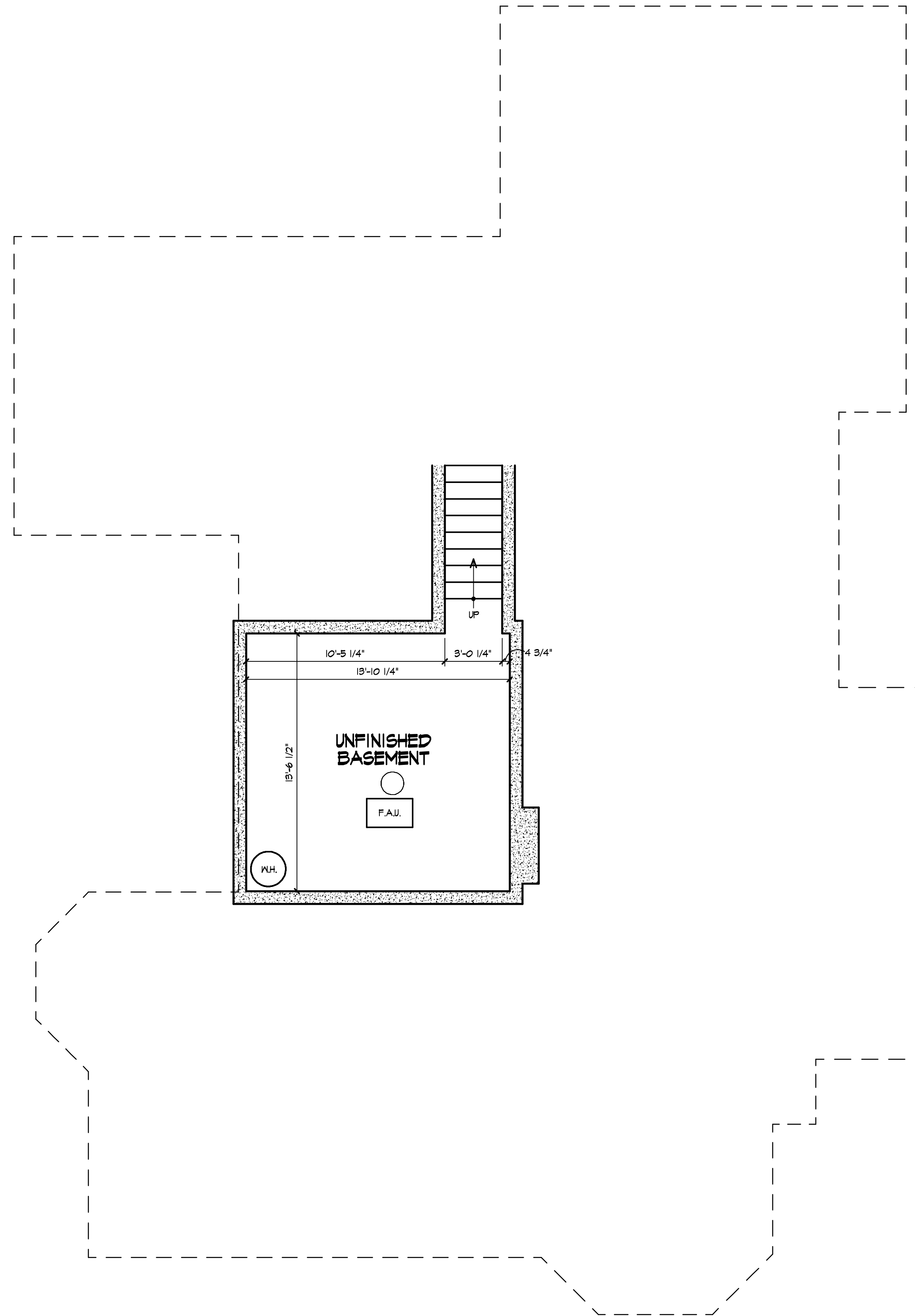


REVISIONS			
DESCRIPTION	DATE	BY	

EXISTING FLOOR PLANS			
SCALE: SEE GRAPHIC INDICATOR			
JOB NO.	808.502	SHEET	A2.1
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DATE	2-17-24		

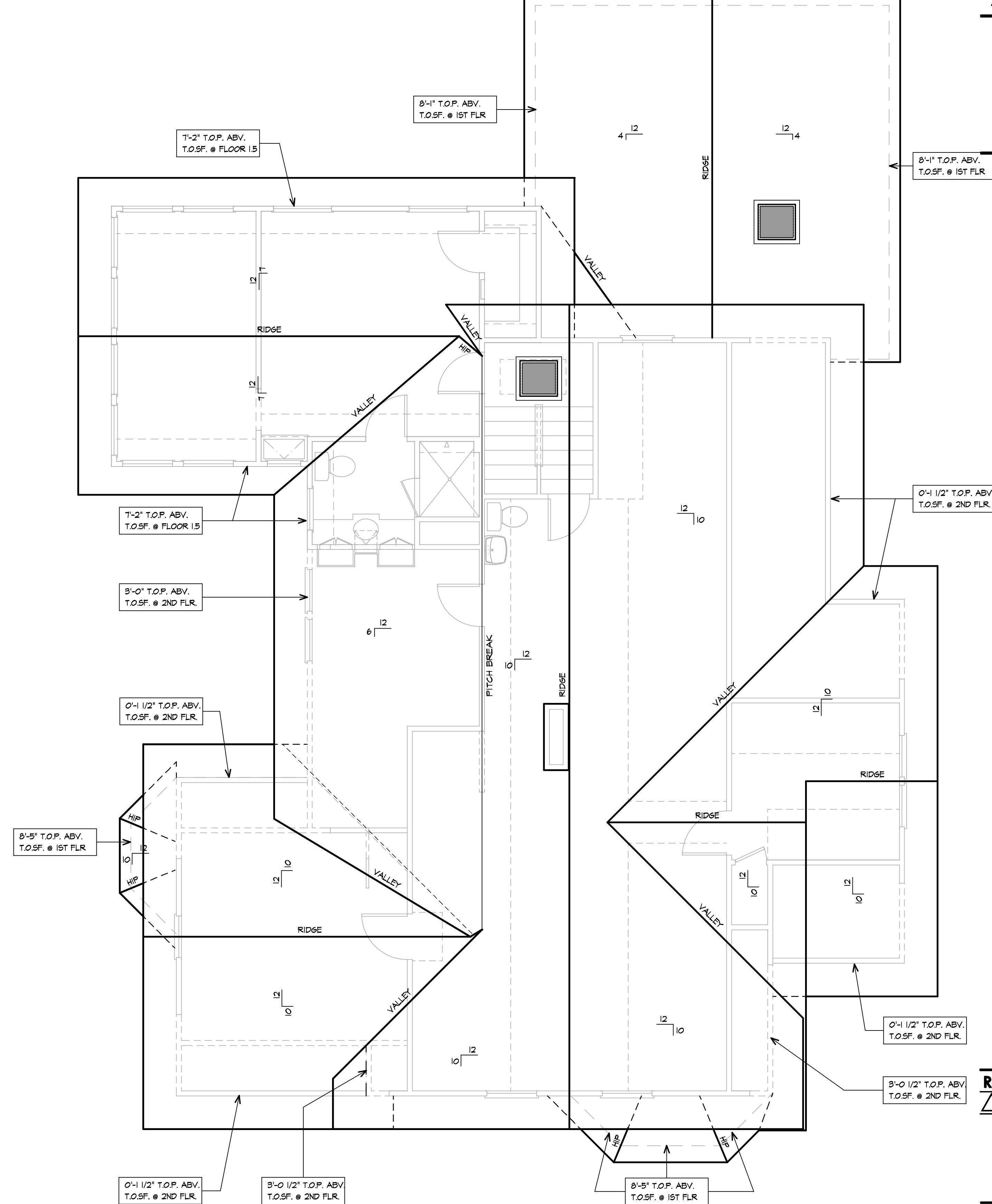
JAIN-TAYAL RESIDENCE ADDITION & REMODEL

3450 MOHR AVENUE
PLEASANTON, CALIFORNIA



EXISTING BASEMENT PLAN

0 1 2 3 4 8 12



EXISTING ROOF PLAN

0 1 2 3 4 6

REVISIONS

	DESCRIPTION	DATE	BY	
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PLANNING DEPT REVIEW SET

**EXISTING ROOF PLAN &
EXISTING BASEMENT PLAN**

SCALE: SEE GRAPHIC INDICATOR

TTED: 2/17/2024

JOB NO. 808.502

SHEET

DRAWN  AJS, CC

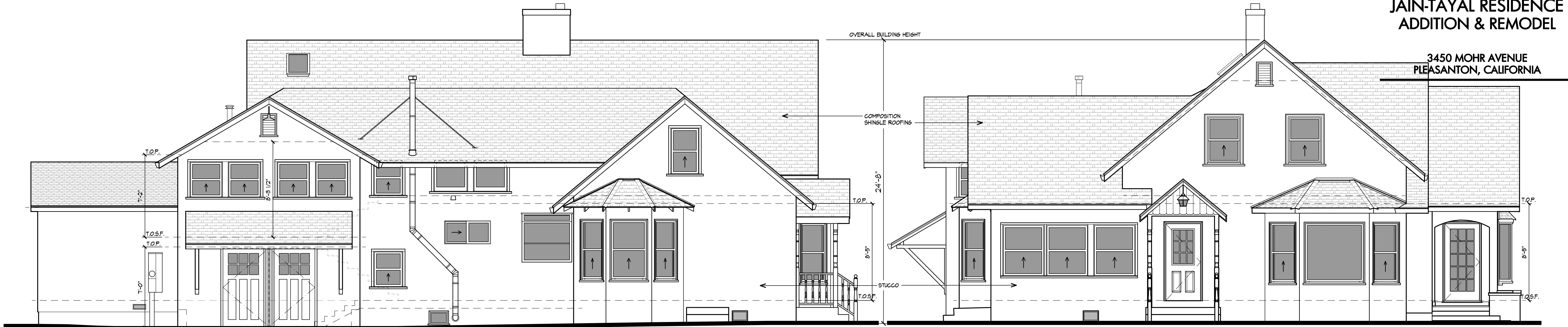
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DATE 2-17-24

A2.2

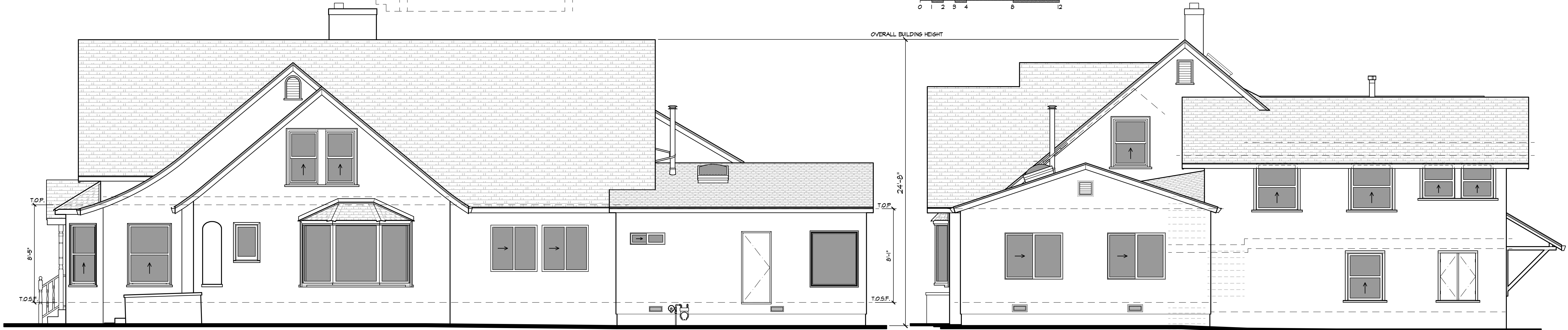
JAIN-TAYAL RESIDENCE
ADDITION & REMODEL

3450 MOHR AVENUE
PLEASANTON, CALIFORNIA



LEFT SIDE / SOUTH ELEVATION - EXISTING

FRONT / EAST ELEVATION - EXISTING



RIGHT SIDE / NORTH ELEVATION - EXISTING

REAR / WEST ELEVATION - EXISTING

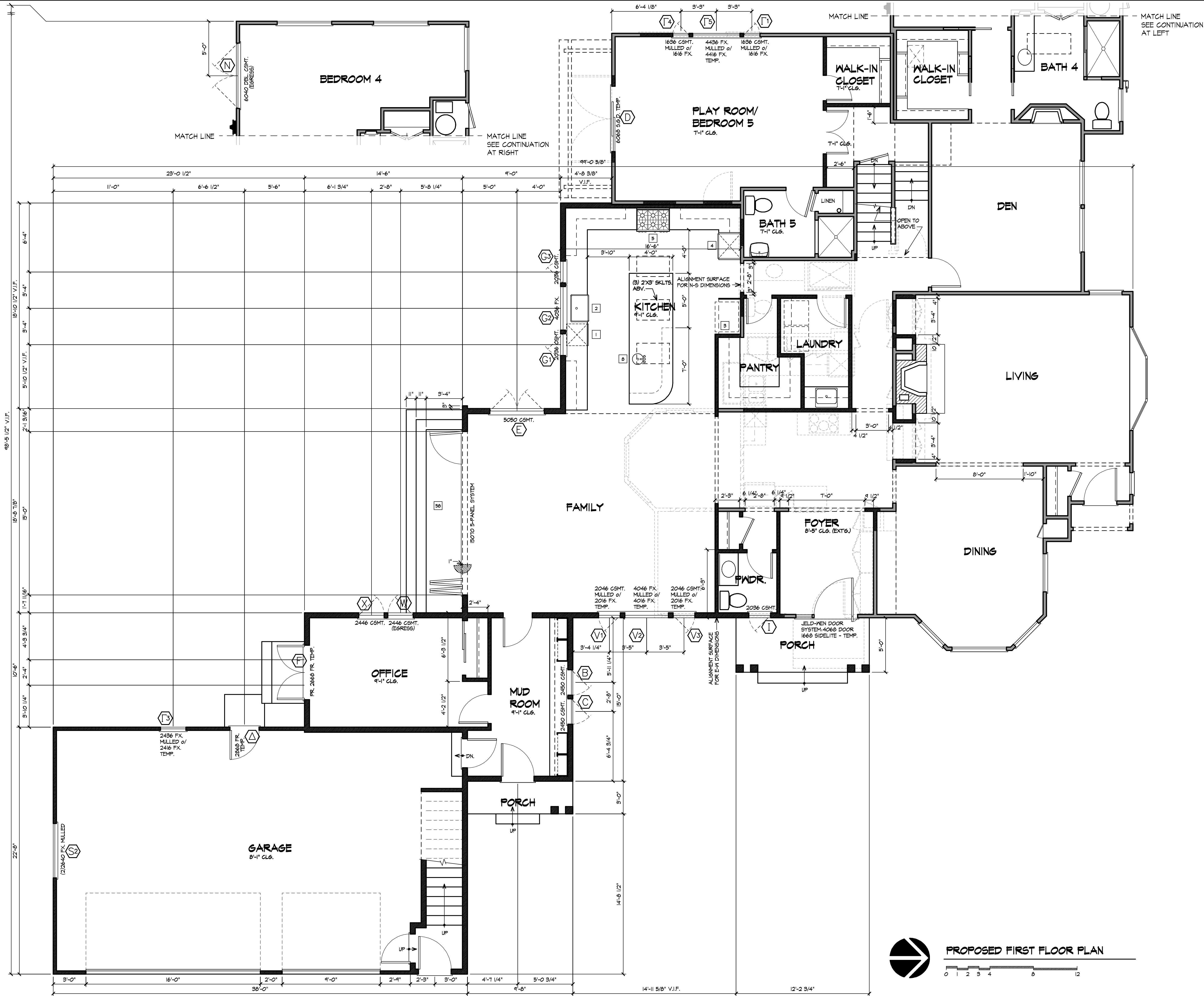
REVISIONS			
DESCRIPTION	DATE	BY	

EXISTING ELEVATIONS			
SCALE: SEE GRAPHIC INDICATOR			
JOB NO.	808502	SHEET	
DRAWN	AJS, CC		
CHECK			
DATE	3-28-24		

A2.3

JAIN-TAYAL RESIDENCE
ADDITION & REMODEL

3450 MOHR AVENUE
PLEASANTON, CALIFORNIA



REVISIONS

DESCRIPTION	DATE	BY

PLANNING DEPT. REVIEW SET

FIRST FLOOR PLAN

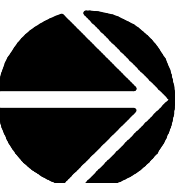
SCALE: SEE GRAPHIC INDICATOR PLOTTED: 2/19/2024

JOB NO. 808.502 SHEET

DRAWN AJS, CC

CHECK

DATE 2-17-24



PROPOSED FIRST FLOOR PLAN

0 1 2 3 4 6 12

A3.1

JAIN-TAYAL RESIDENCE
ADDITION & REMODEL

3450 MOHR AVENUE
PLEASANTON, CALIFORNIA

KEYNOTE LEGEND

1. DISHWASHER W/ DRAIN TO GARAGE DISPOSAL. (VERIFY DIMS. W/ MFR.)
2. KITCHEN SINK W/ GARAGE DISPOSAL
3. REFRIGERATOR SPACE W/ COLD WATER STOP-OUT FOR ICE MAKER. (VERIFY SIZE W/ MANUFACTURER.)
4. 30" BUILT-IN OVEN & MICROWAVE. (VERIFY VENTILATION & DIMS.)
5. GAS COOKTOP W/ HOOD, LIGHT, AND FAN ABV. VENT TO EXTERIOR & PROVIDE BACKDRAFT DAMPER.
6. 30" FREESTANDING ELECTRIC RANGE/OVEN W/ HOOD, LIGHT, AND FAN ABV. VENT TO EXTERIOR & PROVIDE BACKDRAFT DAMPER.
7. PANTRY W/ ADJUSTABLE SHELVES. (VERIFY NUMBER)
8. VEGETABLE SINK W/ GARAGE DISPOSAL. (AT ISLAND SEE DET. 15/AD.2)
9. WASHER SPACE. PROVIDE HOT & COLD WATER SUPPLY, WASTE LINE AND PAN W/ DRAIN TO EXTERIOR.
10. DRYER SPACE. PROVIDE SMOOTH METAL VENT TO EXTERIOR.
11. LAUNDRY SINK. (VERIFY SIZE)
12. F.A.U. - PROVIDE PROGRAMMABLE THERMOSTAT. IF GAS, PROVIDE 18" HT. PLATFORM AT GARAGE, COMBUSTION AIR, & VENT TO OUTSIDE. (FOR ATTIC FAU - SEE DET. 1/AA.)
13. WATER HEATER - PROVIDE 18" HT. WOOD PLATFORM @ GARAGE & PRESSURE RELIEF VALVE TO OUTSIDE. IF GAS, PROVIDE COMBUSTION AIR AND VENT TO OUTSIDE. (FOR ANCHORS - SEE DET. 16/AD.2)
14. 5/8" TYPE 'X' GYP. BD. ON ALL WALLS AT GARAGE.
15. 5/8" TYPE 'X' GYP. BD. UNDER STAIRS AT WALLS & CLS.
16. 2x HALF WALL W/ PAINTED WOOD CAP. (SEE PLAN FOR HT. ABV. FLOOR)
17. 4x2" HT. GUARD RAIL ABOVE T.O.S.F. OR 4x4" 10' 30" HT. AT HANDRAIL ABOVE TOP OF STAIR NOSING BELOW. (SEE DET. 4/AD.3 & 2/AD.1) [C.R. R312.1.2 EXCEPTION 2]
18. 2 LAYERS 5/8" TYPE 'X' GYP. BD. AT GARAGE CEILING.
19. 18"x24" UNDERFLOOR ACCESS W/ WEATHER STRIPPING.
20. 34"x45" SHOWER W/ TILE SURROUND TO CEILING. SHOWER HEAD AT 78".
21. 30"x64" SHOWER PAN W/ TILE SURROUND TO CEILING. SHOWER HEAD AT 78".
22. 48"x60" SHOWER + 18"x48" SEAT W/ TILE SURROUND TO CEILING. SHOWER HEAD AT 78".
23. 44"x64" SHOWER W/ TILE SURROUND TO CEILING. SHOWER HEAD AT 78".
24. 32"x60" TUB/SHOWER W/ TILE SURROUND ON 3 WALLS TO 7'-0". SHOWER HEAD AT 78" ABV. FLOOR.
25. AIR CONDITIONING CONDENSER ON CONCRETE PAD.
26. RECESSED MEDICINE CABINET.
27. MIRROR. (SEE INTERIOR ELEVATIONS.)
28. LAVATORY
29. PEDESTAL LAVATORY
30. LOW FLOW WATER CLOSET. (1.28 GALLON PER FLUSH MAX.)
31. TEMPERED GLASS ENCLOSURE
32. SHOWER CURTAIN ROD
33. 1 3/8" SOLID CORE WOOD DOOR W/ SELF CLOSING HINGE AND WEATHER STRIPPING
34. 2 1/2" DIA. STEEL PARKING BOLLARD, TOP AT +30" ABOVE SLAB. GROUT SOLID & CHISEL INTO CONCRETE. (SEE DET. 15/AD.2)
35. 2x8 FLOORING OR AESTHETIC WALL.
36. DRYER VENT (VENT RUN SHALL COMPLY W/ MFR'S. SPECS. AND THE C.M.C. (SECTIONS 504.3 & 908.1))
37. DRYER SPACE
38. LINE OF SOFFIT ABOVE. (SEE PLAN FOR HT. ABOVE FLOOR)
39. LINE OF CEILING CHANGE ABOVE
40. LINE OF FIRST FLOOR BELOW OR SECOND FLOOR ABOVE.
41. CONCRETE STOOD/LANDINGS. (SLOPE AWAY FROM HOUSE 1/8" = 1'-0" MIN)
42. ADJUSTABLE OPEN SHELVES
43. CASED OPENING
44. 2x4 OPERABLE SKYLIGHT ABOVE BY VELUX (VCE2246 OR APPROVED EQUAL) (INSTALL PER MANUFACTURER SPECS.)
45. PULL DOWN ATTIC ACCESS W/ LADDER & WEATHER STRIPPING. (VERIFY SIZE)
46. MICROWAVE OVEN IN CABINET ABOVE (SEE INTERIOR ELEVATIONS)

HATCH PATTERNS

	EXISTING WALL FRAMING
	NEW 2 X 4 WALL FRAMING
	NEW 2 X 6 WALL FRAMING
	DROPPED CEILING OR SOFFIT

FLOOR PLAN NOTES

1. ALL ANGLED WALLS (OTHER THAN 90°) SHALL BE 45° U.O.N.
2. ALL DIMENSIONS ARE TO THE CENTERLINE.
3. SEE DETAIL 20/AD.2 FOR TYP. CLOSET SHELVING.
4. ALL TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL PER C.R.C. - SECTION R308.
5. PROVIDE CAST IRON WASTE LINES OR ACCOUSTICAL PIPE WRAP AT ALL UPPER FLOOR WASTE LINES.
6. TILE INSTALLATION SHALL COMPLY W/ APPLICABLE SECTIONS OF THE TILE COUNCIL OF AMERICA'S "HANDBOOK FOR CERAMIC TILE INSTALLATION" AND ITS REFERENCED STANDARDS.
7. ALL COUNTERTOPS AND TUB DECKS SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE. ALL WALLS AT TUBS AND SHOWERS SHALL HAVE A NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 6' (12") ABV. THE FLOOR PER C.R.C. R301.2.
8. CALCULATIONS AND DETAILS FOR MOUNTING HANDRAILS & CONNECTION OF GUARDRAILS SHALL BE PROVIDED FOR REVIEW AND APPROVAL BY RAILING FABRICATOR PRIOR TO INSTALLATION FOR COMPLIANCE WITH C.R.C. SECTIONS R312.1.1 - R312.1.4.
9. WHERE 1/2" & 5/8" GYPSUM BOARD IS APPLIED TO CEILINGS WITH FRAMING SPACED AT 24" O.C., PANELS SHALL BE INSTALLED PERPENDICULAR TO FRAMING TO AVOID SAGGING. SEE C.R.C. TABLE R102.3.5.
10. PROVIDE ROCKWOOL "SAFE & SOUND" SOUND INSULATION AT ALL INTERIOR WALLS. PROVIDE SOUND INSULATION AT SECOND FLOOR FLOOR FRAMING.
11. PROVIDE ROCKWOOL INSULATION AT ALL EXTERIOR WALLS (PER ENERGY CALCULATIONS).
12. USE Advantech SUBFLOOR PANELS (OR APPROVED EQUAL) OVER ALL EXISTING T&G SUBFLOORS. ADJUST FLOOR JOIST HEIGHT AT NEW FRAMING AS NECESSARY FOR FLUSH TRANSITION TO EXISTING AREAS. INSTALL PER MFR. SPECS.
13. INSTALL DITRA-XL MEMBRANE ASSEMBLY (OR APPROVED EQUAL) AT ALL TILE FLOOR AREAS.

REVISIONS

DESCRIPTION	DATE	BY

PLANNING REVIEW SET 5-28-24

SECOND FLOOR PLAN

SCALE: SEE GRAPHIC INDICATOR PLOTTED: 5/28/2024

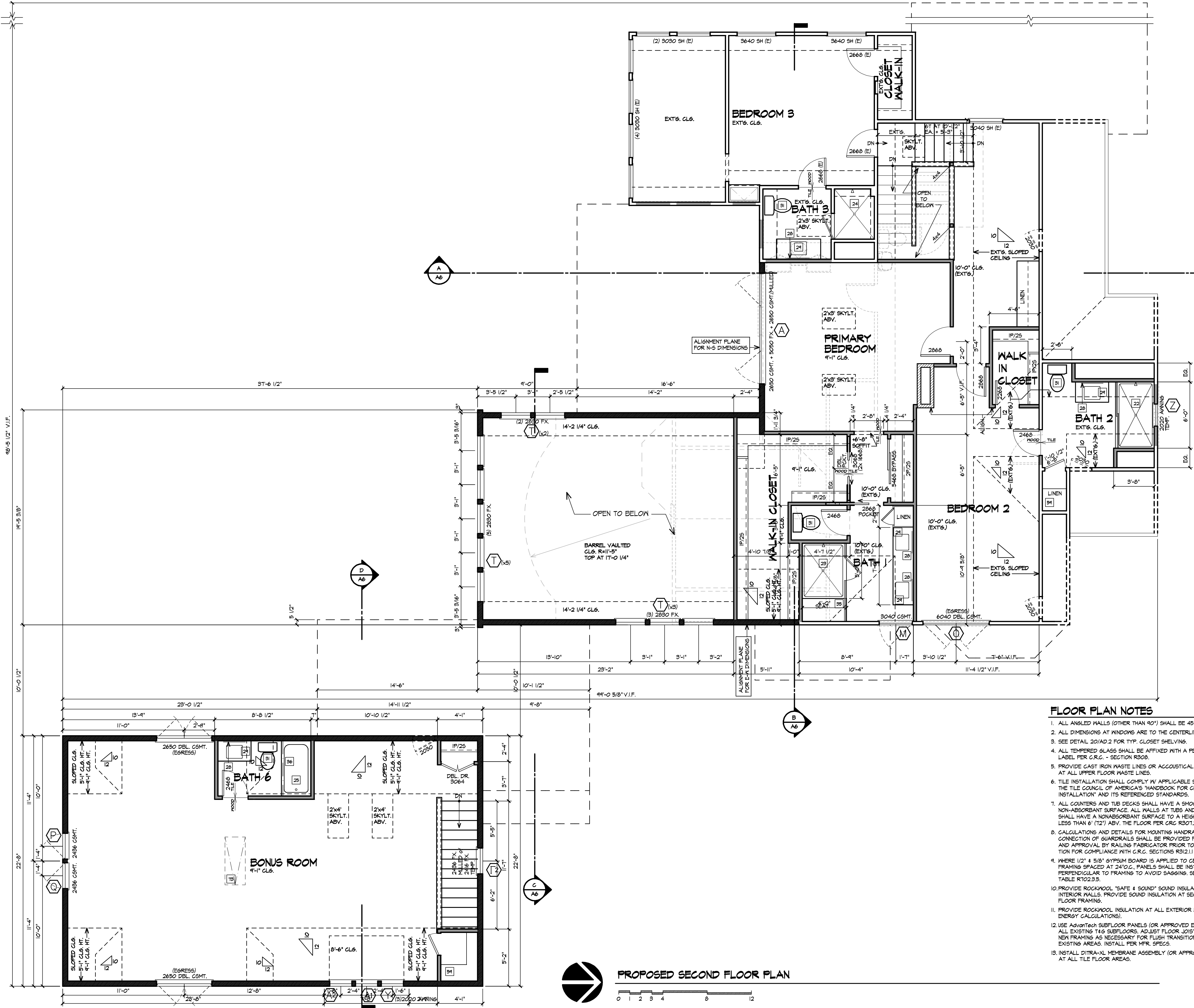
JOB NO. 202302 SHEET

DRAWN AJS, CG

CHECK

DATE 5-28-2024

A3.2



PROPOSED SECOND FLOOR PLAN



1. ROOF PITCH SHALL BE AS FOLLOWS:
EXTERIOR SLOPE: VARIES - SEE PLAN
2. OVERHANG DIMENSIONS ARE AS FOLLOWS:
EAVE: 24" U.O.N. ON PLAN RAKE: 24" U.O.N. ON SLOPE
3. DASHED LINES INDICATE WALL BELOW.
4. LOCATE GUTTERS AND DOWNSPOUTS AS SHOWN.
5. ALL ROOF DRAINAGE SHALL BE DISCHARGED TO SPLASH BLOCKS WHICH DIRECT WATER AWAY FROM FOUNDATION.
6. ALL PLUMBING VENTS SHALL BE COMBINED INTO A MINIMUM NUMBER OF ROOF PENETRATIONS. ALL ROOF PENETRATIONS SHALL OCCUR TO THE REAR OF THE MAIN RIDGE.
(SEE DETAIL 410-2)
7. TRUSS MANUFACTURER SHALL SUBMIT STRUCTURAL CALC'S & SHOP DRAWINGS TO THE STRUCTURAL ENGINEER AND BUILDING DEPARTMENT PRIOR TO FABRICATION.
8. ATTIC VENTILATION SHALL BE PROVIDED PER SECTION R906.1 OF THE C.R.C. (ALSO SEE CALCULATIONS ON THIS SHEET)
9. LOCATE ALL ROOF VENTS AS SHOWN.
10. A 22"X30" MIN. ACCESS WAY IS REQUIRED BETWEEN ATTIC AREAS WITH A CLEAR HEIGHT OVER 30" THAT ARE OTHERWISE ISOLATED BY OVER FRAMING (CALIFORNIA FRAMING) PER CIRC ROOF 01. BLOCK AND NAIL ALL UNSUPPORTED ROOF SHEATHING EDGES FOR PROPER LOAD TRANSFER AT ROOF DIAPHRAGMS.
11. A RADIANT BARRIER IS REQUIRED. INSTALL AT THE UNDERSIDE SURFACE OF THE ROOF DECK AND THE INSIDE SURFACE OF GABLE ENDS OR OTHER EXTERIOR VERTICAL SURFACES IN ATTIC. PER CIRC TABLE 1501-A (PRODUCT IS LOCATED IN CLIMATE ZONE 4) AND PER T-2.4 ENERGY CALCULATIONS.
12. ROOF VENTS ARE PROHIBITED WITHIN 24" OF VALLEYS TO AVOID CONFLICT BETWEEN VENT AND VALLEY FLASHINGS.
13. ADD 18" DIA. AIR PATH VENTS TO EXISTING FRIDGE BLOCKS AS NOTED ON EACH VENTILATION CALCZ. INSTALL INSIDE KEEPING IN MIND AIR FLOW DIRECTION.

DESCRIPTION	DATE	BY
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PLANNING REVIEW SET 5-28-24

ROOF PLAN

SCALE: SEE GRAPHIC INDICATOR

PLOTTER: 5/28/2021

JOB NO.  808.502

SHEET

DRAWN AJS, CC

AJS, CC

CHECK

DATE _____

5-28-2024

MAIN UPPER AREA, INC. FAMILY RM.

(A) ATTIC AREA (SQ.FT.):	2,299	FROM PLANS
(B) REQUIRED VENT AREA:	1,104	AREA(A) / 300 X 144
(C) ADDITIONAL AREA FOR ATTIC FAN:	0	1 SQ.IN. PER 3,000 BTU/h
(D) TOTAL REQUIRED VENT AREA:	1,104	AREA(B) + AREA(C)
(E) UPPER AREA MIN.:	442	40% OF AREA(D)
(F) UPPER AREA MAX.:	552	50% OF AREA(D)

(G) TO BE PROVIDED BY:

VENT TYPE	QTY. OR L.F.	N.F.V. PER UNIT OR L.F.	
8"x30" GABLE-END VENT	2	X 80	= 160
8"x24" GABLE-END VENT	1	X 55	= 55
14"x18" GABLE-END VENT	1	X 152	= 152
CLOAKED COMP. SHINGLE VENT w/ SHINGLES OVER (CHASIN)	2	X 72	= 144

(H)	TOTAL UPPER AREA PROVIDED:	511	SUM OF (G)
(J)	LOWER AREA:	543	AREA(D) - AREA(H)

(K) TO BE PROVIDED BY:

VENT TYPE	QTY. OR L.F.	N.F.V. PER UNIT OR L.F.	
VENTED FRIEZE BLOCK w/ 3 2"DIA. HOLES	45	X 7	= 315
8"x30" GABLE-END VENT	1	X 50	= 50
8"x24" GABLE-END VENT	1	X 88	= 88
CLOAKED COMP. SHINGLE VENT w/ SHINGLES OVER (O'HAN)	2	X 72	= 144

(L)	TOTAL LOWER AREA PROVIDED:	594	SUM OF (K)
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GARAGE / OFFICE / MUD RM.

(A) ATTIC AREA (SQ.FT.):	1,164	FROM PLANS
(B) REQUIRED VENT AREA:	559	AREA(A) / 300 X 144
(C) ADDITIONAL AREA FOR ATTIC F.A.U.:	0	1 SQ.IN. PER 3,000 BTU/h
(D) TOTAL REQUIRED VENT AREA:	559	AREA(B) + AREA(C)
(E) UPPER AREA MIN.:	224	40% OF AREA(D)
(F) UPPER AREA MAX.:	280	50% OF AREA(D)

(G) TO BE PROVIDED BY:

VENT TYPE 8"x30" GABLE-END VENT		QTY. N.F.V. OR L.F. PER UNIT OR L.F.	$5 \times 80 = 400$
(H)	TOTAL UPPER AREA PROVIDED:	400	SUM OF (G)
(J)	LOWER AREA:	280	AREA(D) - AREA(H)
(K)	TO BE PROVIDED BY		

VENT TYPE	QTY.	N.F.V.
	OR	PER UNIT
	L.F.	OR L.F.
VENT TYPE		

VENTED FRIEZE BLOCK

(L)	TOTAL LOWER AREA PROVIDED:	280	SUM OF (K)
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KITCHEN

(A) ATTIC AREA (SQ.FT.):	310	FROM PLANS
(B) REQUIRED VENT AREA:	149	AREA(A) / 300 X 144
(C) ADDITIONAL AREA FOR ATTIC F.A.U.:	0	1 SQ.IN. PER 3,000 BTU/h
(D) TOTAL REQUIRED VENT AREA:	149	AREA(B) + AREA(C)
(E) UPPER AREA MIN.:	60	40% OF AREA(D)
(F) UPPER AREA MAX.:	75	50% OF AREA(D)

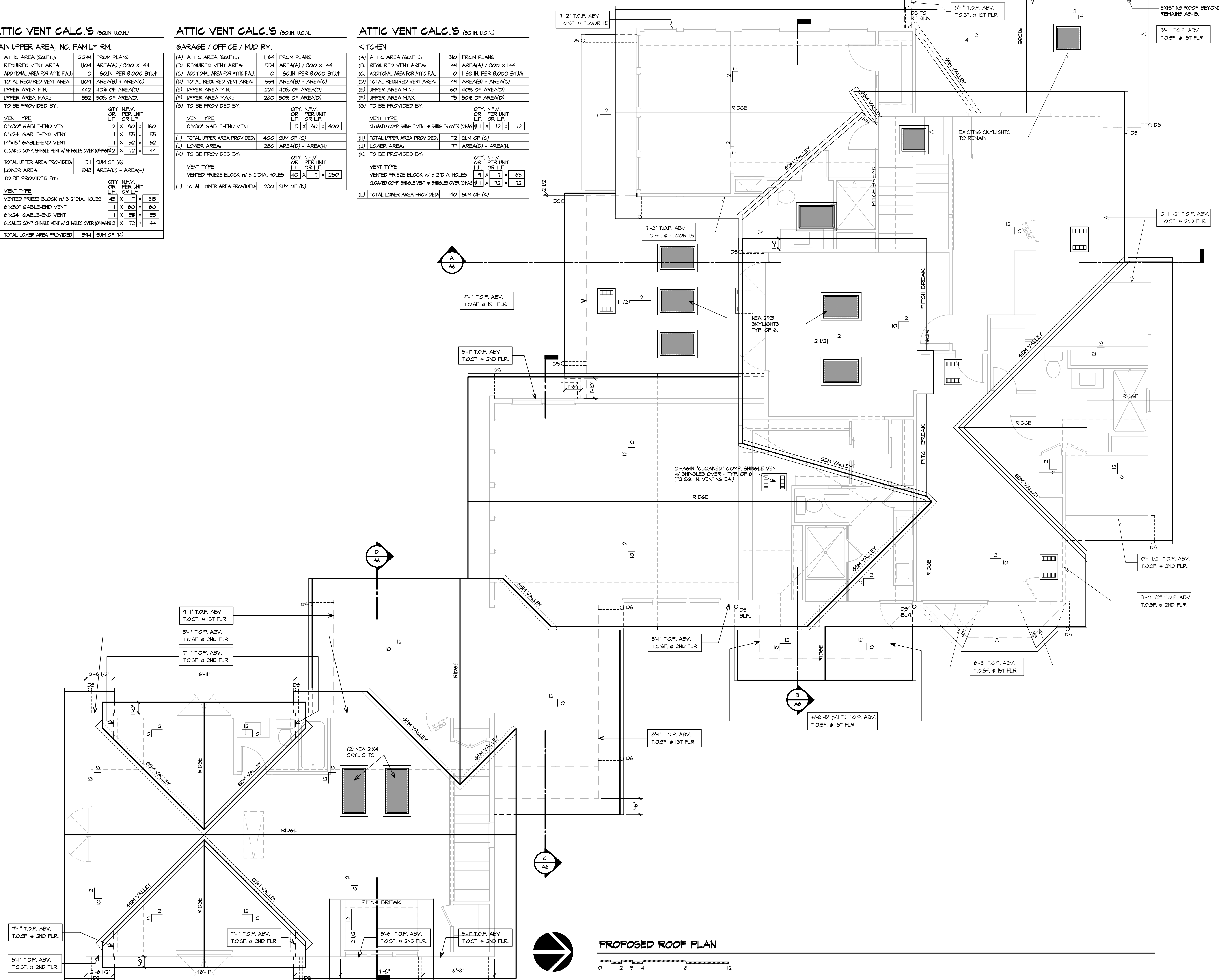
(G) TO BE PROVIDED BY:

VENT TYPE CLOAKED COMP. SHINGLE VENT w/ SHINGLES OVER (HAGAN)		QTY. N.F.V. OR L.F. PER UNIT OR L.F.	$\times$	$\boxed{72}$	$=$	$\boxed{72}$
(H)	TOTAL UPPER AREA PROVIDED:	72	SUM OF (G)			
(J)	LOWER AREA:	77	AREA(D) - AREA(H)			
TO BE PROVIDED BY						

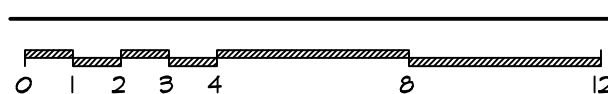
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	OR	PER UNIT
	L.F.	OR L.F.
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VENT TYPE 2	1	1
VENT TYPE 3	1	1
VENT TYPE 4	1	1
VENT TYPE 5	1	1
VENT TYPE 6	1	1
VENT TYPE 7	1	1
VENT TYPE 8	1	1
VENT TYPE 9	1	1
VENT TYPE 10	1	1
VENT TYPE 11	1	1
VENT TYPE 12	1	1
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VENT TYPE 14	1	1
VENT TYPE 15	1	1
VENT TYPE 16	1	1
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VENT TYPE 97	1	1
VENT TYPE 98	1	1
VENT TYPE 99	1	1
VENT TYPE 100	1	1

VENTED FRIEZE BLOCK

CLOAKED COMP. SHINGLE VENT w/ SHINGLES OVER (CHAGIN)				1	x	72	=	72
(L)	TOTAL LOWER AREA PROVIDED:		140	SUM OF (K)				



PROPOSED ROOF PLAN



JAIN-TAYAL RESIDENCE
ADDITION & REMODEL

3450 MOHR AVENUE
PLEASANTON, CALIFORNIA



RIGHT SIDE / NORTH ELEVATION - PROPOSED



FRONT / EAST ELEVATION - PROPOSED

0 1 2 3 4 8 12

REVISIONS

DESCRIPTION	DATE	BY

PLANNING DEPT. REVIEW SET

FRONT & RIGHT
EXTERIOR ELEVATIONS

SCALE: SEE GRAPHIC INDICATOR PLOTTED: 3/24/2024

JOB NO.	808502	SHEET
DRAWN	AJS, CC	
CHECK		
DATE	3-28-24	

A5.1

JAIN-TAYAL RESIDENCE
ADDITION & REMODEL

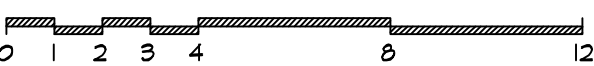
3450 MOHR AVENUE
PLEASANTON, CALIFORNIA



LEFT SIDE / SOUTH ELEVATION - PROPOSED



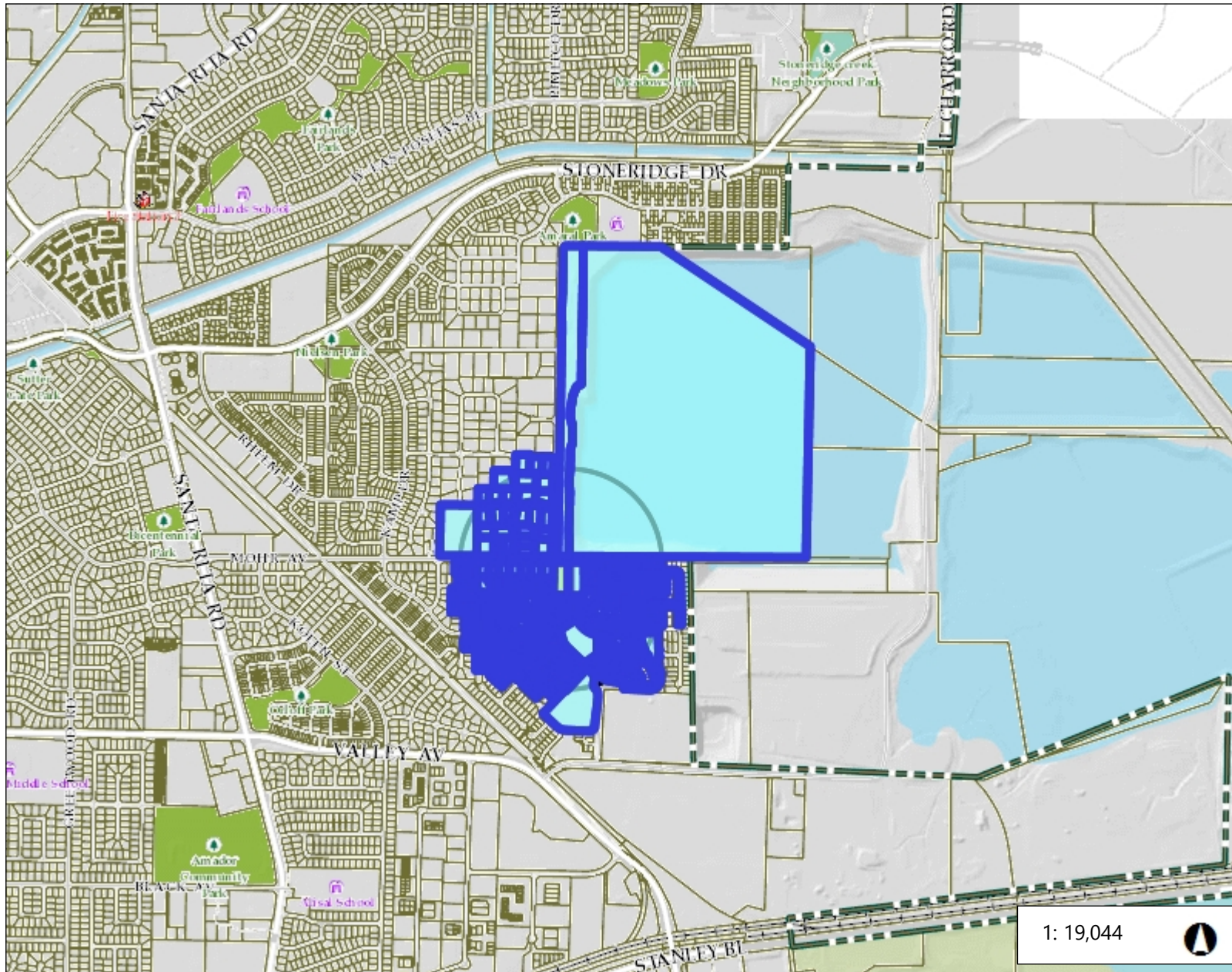
REAR / WEST ELEVATION - PROPOSED



REVISIONS		
DESCRIPTION	DATE	BY
PLANNING DEPT. REVIEW SET		

REAR & LEFT
EXTERIOR ELEVATIONS
SCALE: SEE GRAPHIC INDICATOR PLOTTED: 3/24/2024

JOB NO.	808502	SHEET
DRAWN	AJS, CC	A5.2
CHECK		
DATE	3-28-24	



Legend

- Fire Station
- School
- Park
- Parcels

Notes

Notes

3,173.9 0 1,586.96 3,173.9 Feet

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THIS MAP IS NOT TO BE USED FOR NAVIGATION

Support for Community Growth and Local Economy

vipin jain [REDACTED]

Sat 6/1/2024 7:24 PM

To: Emily Carroll <ecarroll@cityofpleasantonca.gov>

***** [EXTERNAL] This message comes from an external organization. Exercise caution when opening attachments or clicking links, especially from unknown senders. *****

Hi Emily,

I was walking down Mohr Ave the other day and saw a sign for a new development at 3450 Mohr Ave. I also am aware of a lot of other projects in the neighborhood on Martin Ave and Trenary Drive that were approved by the city a few years ago and are currently being built. Looks like this project is going to be similar. As a resident of this community, I'm totally on board with the proposed lot split and residential development. I think it'll be great for our neighborhood! The new project will create jobs for local construction workers, and once it's finished, the new residents will help boost the local economy by shopping, eating out, and using other local services. I think the development is well-planned and will fit right in with the rest of the neighborhood. It's close to schools, bus stops, and other important stuff. So, if you approve this project, you'll be helping create jobs, boost the local economy, and make our community even better.

Thanks for considering my support!

Sincerely,
Vipin

Application at 3450 Mohr Ave

Tanuj Sharma <[REDACTED]>

Fri 5/31/2024 8:03 PM

To: Emily Carroll <ecarroll@cityofpleasantonca.gov>

***** [EXTERNAL] This message comes from an external organization. Exercise caution when opening attachments or clicking links, especially from unknown senders. *****

Hi Emily,

I live in the neighborhood and frequently walk on the Martin Ave trail and in front of this property. I just saw the sign for the application and it instructed me to contact you. This property with a large vacant front lot has been an eyesore for years when compared to the other properties in the neighborhood.

As a parent of young children, I am thrilled to see the additional proposed residential developments at this location. The project addresses the need for family-friendly housing options in our community. I hope we will have more families who can benefit from this otherwise vacant piece of land. The school bus stop is also on the corner of Mohr and Martin, so I hope the new residents will benefit from it and won't have to drive to Harvest Park or Amador.

I don't know what type of houses they're putting there but I hope for a mix of housing types, including townhomes and single-family homes with spacious floor plans, which can cater to the diverse needs of growing families. The proximity to schools, parks, and trails provides a nurturing and supportive environment for children.

I hope the last few lots get developed soon, as it offers a much-needed blend of family-centric living with sustainable walking/biking/public transport to school opportunities.

Thanks
Tanuj Sharma

Wednesday, May 22, 2024

CALL TO ORDER, PLEDGE OF ALLEGIANCE, AND ROLL CALL

Chair Gaidos called the regular meeting of the Planning Commission to order at 7:05 p.m. from the City Council Chambers located at 200 Old Bernal Avenue.

Commissioner Jain led the Pledge of Allegiance.

Commissioners Present: Commissioners Anurag Jain, Ken Morgan, Stephanie Wedge, and Chair Matt Gaidos

Commissioners Absent: Commissioners Vivek Mohan and Brandon Pace

AGENDA AMENDMENTS

None.

CONSENT CALENDAR

1. Actions of the Zoning Administrator

Recommendation: Receive report.

2. P24-0198, Tri-Valley Judo, 1262 Quarry Lane, Suite A – Application for Conditional Use Permit approval to operate a martial arts studio located at 1262 Quarry Lane, Suite A

Recommendation: Adopt Resolution No. PC-2024-10 approving the application.

3. Approve the meeting minutes of May 8, 2024

Recommendation: Approve the meeting minutes.

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

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

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. **P24-0278, Meenu Gochhwal, 2207 Martin Avenue** - Zoning Administrator referral of an application for Administrative Design Review to install six approximately 15-foot-tall tennis court lights located at 2207 Martin Avenue.

Recommendation: Adopt Resolution No. PC-2024-11 approving the application as proposed and conditioned.

Associate Planner Diego Mora presented the item.

Chair Gaidos opened the public comment. Public comments were received from: Ashish Choudhary, applicant; Alan Shapiro; Christa Shapiro; Michele Peterson; Ray Peterson; and Michelle Kloos.

Chair Gaidos closed the public comment.

Chair Gaidos opened the public comment. Public comments were received from: Ashish Choudhary, applicant, and Mike Kloos.

Chair Gaidos closed the public comment.

MOTION: It was m/s by Morgan/Wedge to deny the application. Motion passed by the following vote:

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

Chair Gaidos called a recess at 8:57 p.m.

Chair Gaidos reconvened the meeting at 9:05 p.m.

MATTERS FOR COMMISSION'S REVIEW/ACTION/INFORMATION

6. Overview of the Planning Commission duties under the Pleasanton Inclusionary Zoning Ordinance and Other Housing Related Matters.

Recommendation: Receive the report.

Housing Program Manager Steve Hernandez presented the item.

The Planning Commission received the report.

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

None.

8. Actions of the City Council

Director Ellen Clark provided a brief verbal overview of the pertinent actions taken at the May 21, 2024, City Council meeting.

9. Future Planning Calendar

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

MATTERS INITIATED BY COMMISSION MEMBERS

None.

ADJOURNMENT

Chair Gaidos adjourned the meeting at 9:32 p.m.

Estela Ramirez, Recording Secretary

SUBJECT: Committee, Commission, and Task Force List

Bicycle, Pedestrian, and Trails Committee

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

Meeting Time: Fourth Monday of every other month at 6:45 p.m.
Meeting Location: Pleasanton Senior Center, 5353 Sunol Blvd., Pleasanton
Representative: Commissioner Jain
Alternate: 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: Megan Campbell, Associate Planner, 931-5610

Economic Vitality Committee

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

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

Heritage Tree Board of Appeals

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

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

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

SUBJECT: Actions of the City Council

June 12, 2024

Consent Calendar:

Actions of the Zoning Administrator and Planning Commission

Adopt Ordinance No. 2280 approving the application for a planned unit development (PUD) development plan to establish development standards and construct a 1,117-square-foot addition to the front, a 65-square-foot attached front covered porch, and a 160-square-foot attached rear covered porch to an existing single-family residence located at 544 Sycamore Road, as filed under Case No.PUD-149

Approve and authorize the City Manager to execute First Amendment to the on-call Professional Services Agreements with FirstCarbon Solutions and Rincon Consulting, extending the term of the Agreements for one year, through June 30, 2025

Approve and authorize the City Manager to execute the Subscription Services Agreement and Order Form for the Accela SaaS Multi-Solution User Service, with aggregate annual payments totaling \$1,481,846 over a seven-year term, and approve and authorize the City Manager to execute the Statement of Work Agreement for implementation of this cloud-based service, for a one-time cost not to exceed \$90,850, which includes 15 percent contingency

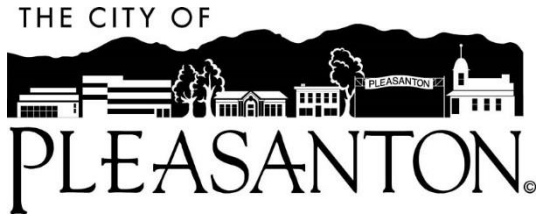
Continued from May 21, 2024 - Adopt a resolution approving the Ridge View Commons Senior Rental Housing Complex's Amended and Restated Loan Agreement, Ground Lease and Regulatory Agreement, and authorize the City Manager to execute all documents, including subordination agreements, and take all steps necessary for refinancing and renovation of Ridge View Commons

Council approved the consent calendar, as recommended

Public Hearing:

Introduce and waive first reading of an ordinance approving the Sixth Amendment to the Development Agreement for the Stoneridge Shopping Center, located at 1008 through 1700 Stoneridge Mall Road, governing a previously approved approximately 362,790 square-foot shopping center expansion to extend the term for six months, with potential additional extensions of either 18 months or two years, and a further potential extension of two years thereafter, subject to the completion of performance standards as set forth in the proposed amendment

Council approved the hearing item, as recommended



Planning Commission Agenda Report

June 12, 2024
Item 8

SUBJECT: Future Planning Calendar

PUD-147, Patrick Costanzo/PCJ Real Estate Advisors LLC, 4141 Foothill Road –
Applications for 1) annexation, 2) a Planned Unit Development (PUD) development plan to construct a 111-home, age-qualified community with 92 single-family detached homes, 18 affordable senior court-yard detached and duet homes and related on- and off-site improvements, 3) a Vesting Tentative Map, 4) a Development Agreement to vest entitlements, 5) an Affordable Housing Agreement, and 6) certification of the appropriate CEQA document located at 4141 Foothill Road