

December 20, 2012

Bryan Bowers
Valley Business Park Owner's Association
1020 Serpentine Lane
Suite 111
Pleasanton, CA 94566

Subject: PUD-80-01-13M, Minor Modification
Effective Date: January 10, 2013

Dear Mr. Bowers:

The City has completed its review of your application for a Minor Modification to an approved Development Plan for Valley Business Park (PUD-80-01, Tract 4889, Serpentine Lane and Quarry Lane) to create fencing standards for the business park.

In accordance with City Council policy, notice of the proposed PUD minor modification was sent to the surrounding property owners on **November 30, 2012**. No request was made for a formal hearing.

Based upon the information submitted, it is my determination that the above changes are not substantial in nature since the overall plan for the site will remain the same. Therefore, in accordance with the provisions of Chapter 18.68 of the Municipal Code of the City of Pleasanton, I am granting a minor modification, Case PUD-80-01-13M, subject to the following conditions:

1. The proposed modification shall conform substantially to the project plans, Exhibit B, marked "Received November 9, 2012," on file with the Planning Division, except as modified by the following conditions. Minor changes to the plans may be allowed subject to the approval of the Zoning Administrator if found to be in substantial conformance to the approved exhibits.
2. No fence shall be constructed within the existing 30-foot wide public service easement area that is located parallel to the western boundary of the business park and as shown in Tract Map 4889.
3. Fences shall not be located within the front yard or the street-side sideyard setback areas of a corner lot.
4. Where fences are allowed, the maximum fence height shall not exceed eight feet.
5. Where side property line fencing allowed, the fencing shall be set back from the street at least the same setback distance as the building, except that if the setback of the buildings is not the same, the fence setback may be based on the closer of the two buildings.

COMMUNITY DEVELOPMENT

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

Planning

200 Old Bernal Ave.
(925) 931-5600
Fax: 931-5483

Building & Safety

200 Old Bernal Ave.
(925) 931-5300
Fax: 931-5478

Engineering

200 Old Bernal Ave.
(925) 931-5650
Fax: 931-5479

Traffic

200 Old Bernal Ave.
(925) 931-5650
Fax: 931-5479

Inspection

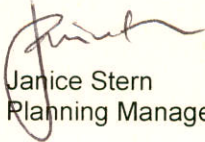
157 Main Street
(925) 931-5680
Fax: 931-5484

6. The applicant shall obtain all required City permits prior to construction.
7. To the extent permitted by law, the project applicant shall defend (with counsel reasonable acceptable to the City), indemnify and hold harmless the City, its City Council, its officers, boards, commissions, employees and agents from and against any claim (including claims for attorneys fees), action, or proceeding brought by a third party against the indemnified parties and 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. Except, as modified by Conditions 1 through 7 above, all conditions of Cases PUD-80-01 through PUD-80-01-12M shall remain in full force and effect.

In accordance with the PUD ordinance, the Planning Commission and City Council are being notified of this approval. **Any Planning Commission or City Council member has twenty (20) calendar days from the date of approval of this letter to appeal this decision if they so desire.** Such an appeal would be subject to a public hearing before the Planning Commission and City Council.

If you have any questions with regard to this matter, please do not hesitate to give me a call.

Sincerely,



Janice Stern
Planning Manager

A COPY OF THIS LETTER AND A COMPLETED BUILDING PERMIT QUESTIONNAIRE (ATTACHED) MUST BE PRESENTED TO THE BUILDING AND SAFETY DIVISION WHEN APPLYING FOR BUILDING PERMITS. THE QUESTIONNAIRE MUST THEN BE SUBMITTED TO THE PLANNING DIVISION.