

# Valley Business Park

## Board of Directors Meeting

September 4, 2012 @ Round Table Pizza, 530 Main St, Pleasanton, CA

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### Minutes

1. Call to Order
2. Roll Call – Gerald Hodnefield, Sabri Arac, Brian OToole
  - a. Others present – Bryan Bowers, Phyllis Osaki, Cathy Conner, Christine Franceschi
3. Quorum - YES
4. Approve Minutes from Previous Meeting
  - a. Motion to Approve – Arac
  - b. Motion Seconded – OToole
  - c. All in favor - YES
5. Old Business - NONE
6. New Business
  - a. Institute Requirements for child based businesses, daycares, schools, etc...
    - i. Hodnefield and Bowers to draft first pass; will submit to Arac and OToole for input. Discourage locating child businesses in multi-tenant industrial buildings, prefer office or standalone buildings, adequate parking, traffic impact, document ability to meet any state, county, city, etc... licensing requirements
  - b. Standardized form for CUP requests
    - i. Hodnefield and Bowers to draft form for potential tenants to fill out when Architectural Review Board approval is required for zoning use
    - ii. GSMC will notify owners to direct potential tenants to the form before filing Conditional Use Permit (CUP) with the City of Pleasanton.
  - c. Modify fence plan to exclude fencing in front landscape area except when approved by the Board
    - i. Bowers will send fence plan to Board members for review and City of Pleasanton has completed their preliminary application review. Jenny Soo is planner assigned
  - d. GS Management Company
    - i. Will compile owner phone and email list
    - ii. Will compile tenant list via door-to-door walk-thru of the park
7. Adjourn Meeting