LIVERMORE
CALIFORNIA

PLANNING COMMISSION

AGENDA
TUESDAY, JUNE 16, 2026

PLANNING COMMISSION REGULAR MEETING – 7:00 PM

MEETING PARTICIPATION INFORMATION CAN BE FOUND AT THE END OF THE AGENDA

IN PERSON INFORMATION:
CIVIC CENTER MEETING HALL
CITY COUNCIL CHAMBER
1016 S. LIVERMORE AVENUE

Tracy Kronzak, Chair
Charity L Steele, Vice Chair
Yolanda Fintschenko, Commissioner
Jacob M Anderson, Commissioner
Nadine R Horner, Commissioner

1. CALL TO ORDER

ROLL CALL

Commissioner Yolanda Fintschemko
Commissioner Nadine Horner
Commissioner Jacob Anderson
Vice Chairperson Charity Steele
Chairperson Tracy Kronzak

PLEDGE OF ALLEGIANCE

2. OPEN FORUM

- In conformance with the Brown Act, no Planning Commission action can occur on items presented during Open Forum.
- To provide public comment, please submit a speaker card. When your name is called, walk to the lectern to address the Planning Commission.
- Comments are limited to a maximum of 3 minutes per person, per item. The Chair may reduce the amount of time based on the number of persons wishing to speak.
- Open Forum will conclude after 30 minutes; however, if there are additional speakers, Open Forum will reconvene after Matters for Consideration.

3. CONSENT CALENDAR

Consent Calendar items are considered routine and are acted upon by the Planning Commission with a single action. Members of the audience wishing to provide public input must submit a speaker card.

3.1 Approval of the May 19, 2026 Planning Commission Draft Meeting Minutes.

Recommendation:
Staff recommends the Planning Commission approve the draft minutes.
Staff Report
Attachments:
1. 05-19-2026 Draft Meeting Minutes

4. PROJECT REVIEW

5. PUBLIC HEARINGS

5.1 Hearing to consider a request for Conditional Use Permit (CUP) 26-004 to establish an indoor pickleball facility operated under the brand of Pickleball Kingdom in an existing, vacant commercial building located at 4650 Arroyo Vista.

Recommendation:

Staff recommends the Planning Commission:

1. Adopt a resolution finding that the project is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301, Existing Facilities;
2. Adopt a resolution approving Conditional Use Permit (CUP) 26-004, subject to the attached Conditions of Approval;
3. Direct the Planning Manager to file a Notice of Exemption with the Alameda County Clerk; and
4. Advise the applicant that the Project approval is subject to a 15-day appeal period.

Staff Report

Attachments:

1. Location Map
2. Site Map
3. Existing Floorplan
4. Proposed Floorplan
5. PUD #138
6. Resolution - CEQA
7. Resolution - Project
6. Exhibit A - Conditions of Approval

5.2 Hearing to consider a request for Conditional Use Permit (CUP) 25-005 authorizing the use of 180 South Livermore Avenue as an indoor-outdoor event space featuring a rooftop bar and flexible event areas designed for weddings, corporate events, private gatherings, and community-oriented programming.

Recommendation:

Staff recommends the Planning Commission:

1. Adopt a resolution finding the project is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301, Existing Facilities;
2. Adopt a resolution approving Conditional Use Permit (CUP) 25-005 to allow the operation of an event center (Blanco Modern Venue) at 180 South Livermore Avenue, subject to the attached Conditions of Approval.
3. Direct the Planning Manager to file a Notice of Exemption with the Alameda County Clerk; and
4. Advise the applicant that the Project approval is subject to a 15-day appeal period.

Staff Report

Attachments:

1. Location Map
2. Approved Plans
3. Business Plan
4. Resolution - CEQA
5. Resolution - Project
6. Exhibit A - Conditions of Approval

6. MATTERS FOR CONSIDERATION

7. MATTERS INITIATED BY PLANNING COMMISSION AND STAFF

8. SUPPLEMENTAL MATERIALS

8.1 Supplemental materials received prior to the meeting.

Staff Report

Attachments:

1. Supplemental Materials

9. ADJOURNMENT

To a regular Planning Commission meeting on Tuesday, July 7, 2026 at 7:00 pm, Civic Center Meeting Hall, City Council Chamber, 1016 S. Livermore Avenue.

10. HOW TO PARTICIPATE IN THE MEETING

You can participate in the meeting in a number of ways:

Open Forum is an opportunity for the public to speak regarding items not listed on the agenda. Speakers are limited to a maximum of 3 minutes per person. To address the Planning Commission you must submit a speaker card to the Planning Commission Liaison prior to the start of that item. Please note that the Planning Commission is prohibited by State law from taking action on any items that are not listed on the agenda. However, if your item requires action, the Planning Commission I may place it on a future agenda or direct staff to work with you and/or report to the Planning Commission on the issue.

Public Hearings - The topic of the hearing is typically summarized by staff, followed by a presentation by the applicant, and then questions from the Planning Commission. The Chair will then open the hearing to the public and offer an opportunity for public comments. Speakers are limited to a maximum of 3 minutes per person. To address the Planning Commission, you must submit a speaker card to the Planning Commission Liaison prior to the start of the presentation of the item.

Other Agenda Items are also open for public input including Consent Calendar or Matters for Consideration items. These comments are also subject to the 3-minute limit.

Special Meetings, Workshops - The public will have the opportunity to address the Planning Commission regarding the item that is the subject of the special meeting or workshop. Public comments are limited to a maximum of 3 minutes per person.

Submission of Comments Prior to the Meeting:

Email Comments may be submitted by the public to the Planning Commission Liaison (planning@LivermoreCA.gov). Items received no later than 12:00 pm on the day of the meeting will be provided to the Commission and available on the City website prior to the meeting. These items will NOT be read into the record.

eComments may be submitted by the public using the eComment link here. Comments may be up to 1000 characters in length and will be accepted up until 6:00 pm the day of the meeting. These items will NOT be read into the record and are viewable by the the Commission and the public upon submittal.

Submission of Comments During the Meeting:

Speakers are limited to a maximum of 3 minutes per person. To submit a comment in person, you must complete a speaker card for each item. Speaker cards are available in the Civic Center Meeting Hall lobby. Indicate on the card the item number you wish to comment on and submit the card directly to the Planning Commission Liaison prior to the start of the item. Please note that the Planning Commission is prohibited by State law from taking action on any items that are not listed on the agenda. However, if your item requires action, the Planning Commission may place it on a future agenda or direct staff to work with you and/or report to the Planning Commission on the issue.

If you would like to deliver written materials to the Commission as part of your public comments, please provide 8 copies of to the Planning Commission Liaison with your speaker card.

The **Planning Commission Agenda and Agenda Reports** are prepared by City staff and are available for public review on Friday evening, three days prior to the Planning Commission meeting at 1016 South Livermore Avenue, Livermore. The Agenda is also available on the City's website, http://livermoreca.gov/agenda.

Under Government Code §54957.5, any supplemental material distributed to the members of the Planning Commission after the posting of this agenda will be available for public review at City Hall, 1052 South Livermore Avenue, Livermore, and included in the agenda packet available on the City's web site at http://livermoreca.gov/agenda.

PURSUANT TO TITLE II OF THE AMERICANS WITH DISABILITIES ACT (CODIFIED AT 42 UNITED STATES CODE SECTION 12101 AND 28 CODE OF FEDERAL REGULATIONS PART 35), AND SECTION 504 OF THE REHABILITATION ACT OF 1973, THE CITY OF LIVERMORE DOES NOT DISCRIMINATE ON THE BASIS OF RACE, COLOR, RELIGION, NATIONAL ORIGIN, ANCESTRY, SEX, DISABILITY, AGE OR SEXUAL ORIENTATION IN THE PROVISION OF ANY SERVICES, PROGRAMS, OR ACTIVITIES. TO ARRANGE AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PUBLIC MEETING, PLEASE CONTACT THE ADA COORDINATOR AT ADACOORDINATOR@LIVERMORECA.GOV OR CALL (925) 960-4170 (VOICE) OR (925) 960-4104 (TDD) AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE OF THE MEETING.

LIVERMORE
CALIFORNIA

PLANNING COMMISSION STAFF REPORT **ITEM NO. 3.1**

DATE: June 16, 2026

TO: Chairperson and Members of the Planning Commission

FROM: Steve Riley, Planning Manager

SUBJECT: Approval of the May 19, 2026 Planning Commission Draft Meeting Minutes.

RECOMMENDED ACTION

Staff recommends the Planning Commission approve the draft minutes.

SUMMARY

DISCUSSION

ATTACHMENTS

1. 05-19-2026 Draft Meeting Minutes

Prepared by: Michele Donley
Division Clerk

DRAFT MINUTES

LIVERMORE
CALIFORNIA

PLANNING COMMISSION
MAY 19, 2026

REGULAR MEETING

1. CALL TO ORDER – The regular meeting of the Planning Commission was called to order by Vice Chairperson Charity Steele at 7:00 pm, held in person at 1016 S. Livermore Avenue.

ROLL CALL – Present: Vice Chairperson Charity Steele, Commissioner Jacob Anderson, Commissioner Yolanda Fintschenko, Commissioner Nadine Horner.

ABSENT - Chairperson Tracy Krozak

PLEDGE OF ALLEGIANCE

Vice Chairperson Charity Steele led the Pledge of Allegiance.

2. OPEN FORUM

Vice Chairperson Charity Steele opened the public comment period.

There were no speakers, and the public comment period was closed.

3. CONSENT CALENDAR

Commissioner Fintschenko provided recommended amendments to the minutes.

Vice Chairperson Steele opened the public comment period.

There were no speakers, and the public comment period was closed.

3.1 Approval of the April 21, 2026 Planning Commission Draft Meeting Minutes.

Vice Chairperson Steele opened the public comment period.

There were no speakers, and the public comment period was closed.

ON THE MOTION OF COMMISSIONER ANDERSON, SECONDED BY COMMISSIONER HORNER, AND CARRIED ON A 3-0-1 VOTE, WITH VICE CHAIRPERSON STEELE ABSTAINING AND CHAIRPERSON KRONZAK ABSENT, THE PLANNING COMMISSION APPROVED THE CONSENT

CALENDAR ITEM 3.1, WITH CORRECTIONS.

3.2 Approval of the May 5, 2026 Planning Commission Draft Meeting Minutes.

Vice Chairperson Steele opened the public comment period.

There were no speakers, and the public comment period was closed

ON THE MOTION OF COMMISSIONER HORNER, SECONDED BY COMMISSIONER ANDERSON AND CHAIRPERSON KRONZAK ABSENT, AND CARRIED ON A 4-0 VOTE, THE PLANNING COMMISSION APPROVED THE CONSENT CALENDAR ITEM 3.2, WITH AMENDMENTS PROPOSED BY COMMISSIONER FINTSCHENKO.

4. PROJECT REVIEW

4.1 Project review to develop a 3.2-acre vacant parcel with a Wine Country Inn consisting of 24 single story cottage style buildings with a total of 30 guest bedrooms, a small meeting space, guest kitchen, lobby building, guest pool, and a caretaker's unit. The project includes a total of approximately 19,100 square feet of building area, 39 paved parking spaces, 8 bicycle parking spaces, landscaping with 82 new trees, and related on and-off site improvements. The new proposal modifies the previously approved project Site Plan Design Review (SPDR) 23-001 for a two story, 29,345 square foot building with a 77-seat restaurant. The new proposal reduces the building area by 10,245 square-feet and does not include a restaurant. No changes are proposed to Conditional Use Permit (CUP) 23-002 for the approved caretaker's residence.

Recommendation:
Staff recommend the Planning Commission take two separate actions:

1. Adopt a resolution finding the project is within the scope of the prior certified EIR pursuant to California Environmental Quality Act (CEQA) Section 15162 (Subsequent EIRs and Negative Declarations) and statutorily exempt from the provisions of CEQA per guidelines section 15183 (Projects consistent with Community Plan, General Plan, or Zoning).
2. Adopt a resolution approving Site Plan Design Review Modification (SPDRM) 25-030.

Associate Planner Kam Purewal presented the staff report.

Michelle Boss, Applicant, discussed the proposed boutique hotel; hospitality management; owner presence onsite; commitment to be responsible neighbors; broad support; and urged support of the project.

Heather Miksch, COO of Villa Homes, provided information on projects delivered by Villa Homes; offsite construction process; and energy saving features.

Andrea Jeffery, Principal Designer at Jeffery Design Studio, provided an overview of their projects; proposed boutique wine country design; and vision for the high-quality development.

Vice Chairperson Steele opened the public comment period.

Thomas Dillinger suggested a wine country motif, rather than agriculturally inspired; questioned the name of the project, and referral to a bed and breakfast on Line 13 of the title sheet; and requested clarification on security, safety facilities and the grade of the entry.

Diana Roberts, representing the Tri-Valley Conservancy, indicated support for the proposed project due to the need for additional lodging opportunities, and supporting the goals of the South Livermore Valley Specific Plan and South Livermore Valley Area Plan.

Lothar Maier, Las Positas Vineyards, expressed concern with the location of Units 2, 8 and 9, and the need for an agricultural buffer.

Terry Land indicated opposition to the proposed design change; agreed with the need for wine country hospitality and upscale accommodations, but that the current plan no longer reflected an upscale design and should go back through the design and approval process.

Mony Nop, local business owner, expressed support for the proposed project since it would support tourism and the local economy, and fit the character of wine country.

Beth McCormick indicated support for the Wine Country Inn and suggested including food service.

Ann Young, Southern Livermore Friends, objected to special events and the opportunity to build a 100-seat restaurant.

Dennis O'Brien expressed concern that the trailer park would affect the neighborhood; and become an event center, homeless shelter, or extended stay; and recommended rejecting the proposal.

Rachel Leaverton concurred with her fellow neighbors and objected special events and a 100-seat restaurant due to the new proposal causing traffic congestion, noise and parking issues.

Michelle Deplitch, Hansen Road resident, stated the proposed project did not embody the wine country vineyard inn vibe; would not accommodate the increased traffic; and expressed concern about the possibility of a 100-seat restaurant and intoxicated drivers.

Peter Young, Hansen Road resident and Friends of South Livermore, expressed concern with security, traffic and noise; potential for special events, and a 100-seat restaurant; and larger footprint than original design.

Madeline Mcmenamen requested the Planning Commission consider a 30 day pause prior to approval, expressing concern with the dramatic difference from the prior plan, where a 100-seat restaurant would be built, parking issues, and the need for a restriction on long term rentals.

Paul Mansfield suggested delaying the decision, clarifying the mailbox requirement, prohibiting stays longer than 29 days; and expressed concern with accessory dwelling units not meeting SLVSP, lack of perimeter fencing creating security challenges, emergency access, fire pits, and the need to protect the Arroyo Road Scenic Corridor.

Linda Milanese suggested wine country visitors would prefer to be downtown and that the proposed project would be an eyesore.

Bruce Mackinley indicated support for the proposed project.

Will Deplitch, Hansen Road resident, indicated opposition to the proposed project due to public safety, traffic and parking.

Robin Sherwood stated the project was not appropriate for the community and questioned the materials to be used.

Matt Souza, local business owner and investor, strongly urged approval of the proposed plan.

Jean King initially indicated support for open space and vineyards and later suggested postponing a decision until the project was properly vetted.

Carol Silva suggested the proposal was a new project that should go through complete analysis and review.

Donna Cabanne urged continuing decision to provide the public adequate time to review the volume of documents; and questioned the notice of exemption.

Bernard Cabanne urged the addition of conditions to prohibit modifications of the units, and expressed concern about noise, safety, and emergency access.

Kat Weiss, Hansen Street neighbor and landscape architect, indicated support for the project, stating it would be a fabulous addition to the neighborhood.

Jason Lake, speaking on behalf of Dereck Eddy representing the Purple Orchid, indicated overwhelming support for the proposed project, which was vital in sustaining vineyards, retailers and restaurants.

Dennis Elchensen, Talinga Drive, indicated support for the new plan but expressed concern with outdoor events, and noise complaints.

Bob Alley indicated support for the originally proposed project, but does not support the new design, which looks like a trailer park

Lori Kriens provided a history of vineyards in Livermore and indicated support for a boutique hotel but not the proposed manufactured boxes.

Alan Marling discussed the need for a luxury hotel to support the future of Livermore.

Charles Marker, wine grower, discussed the South Livermore Area Plan, removal of vineyards, and dependency on visitors.

There were no more speakers, and the public comment period was closed.

RECESS
Vice Chairperson Steele called a recess at 8:47 pm. The meeting was reconvened at 8:55 pm with all Commissioners present except Chair Kronzak, due to absence.

In response to Commissioner Anderson, Associate Planner Purewal explained the Planning Commission's roll as a quasi-judicial body; the proposed modifications to the site plan review; deed restriction allowing for a 100 seat restaurant with full site plan review; temporary use permits; Fire Department approval of the site plan; one way directional parking lot; gutters reviewed at building permit post entitlement; prefab structures built on foundations in compliance with the Building Code.

Commissioner Anderson indicated the project met the design guidelines and standards and could agree with including a condition preventing extended stay usage.

In response to Commissioner Fintschenko, Associate Planner Purewal explained that the project was within the scope of the original EIR and 2024 addendum; special event and temporary use permit process; the approval process for addition of a restaurant; TUP compliance enforcement; and one-story cottages included in the South Livermore Valley Specific Plan.

Commissioner Fintschenko and Vice Chairperson Steele indicated they could make the findings.

Commissioner Horner agreed with the need for a hospitality service product in that area and suggested Council review of the proposed project. Planning Manager Riley explained the Planning Commission's roll and responsibility to make a final decision and the right to appeal to the City Council.

In response to Commissioner Fintschenko, Planning Manager Riley clarified that the City did not regulate extended stays. Ms. Boss provided the cost of long stays and indicated acceptance for a condition regulating long-term stays. Planning Manager Riley explained that ownership change does not change entitlements and that the Planning Commission could add a condition of approval regarding long-term stays.

ON THE MOTION OF COMMISSIONER ANDERSON, SECONDED BY COMMISSIONER FINTSCHENKO AND CARRIED ON A 4-0 VOTE, AND CHAIR KRONZAK ABSENT. THE PLANNING COMMISSION ADOPTED THE FOLLOWING RESOLUTION:

Resolution 05-26 Finding Site Plan Design Review Modification (SPDRM) 25-030 (Project) within the scope of the prior certified EIR pursuant to California Environmental Quality Act (CEQA) Section 15162 (Subsequent EIRS And Negative Declarations) and exempt from the provisions of CEQA per Guidelines Section 15183 (Projects Consistent With Community Plan, General Plan, Or Zoning), directing staff to work with the applicant regarding a condition to limit extended stays.

ON THE MOTION OF COMMISSIONER ANDERSON, SECONDED BY COMMISSIONER FINTSCHENKO AND CARRIED ON A 3-1 VOTE, COMMISSIONER HORNER DISSENTING AND CHAIR KRONZAK ABSENT, THE PLANNING COMMISSION ADOPTED THE FOLLOWING RESOLUTION:

Resolution 06-26 Approving Site Plan Design Review Modification (SPDRM) 25-030 (Project) for the Wine Country Inn.

5. PUBLIC HEARINGS - NONE

6. MATTERS FOR CONSIDERATION

Commissioner Fintschenko requested an item clarifying the use of AI when evaluating projects before the Commission.

7. MATTERS INITIATED BY PLANNING COMMISSION STAFF - NONE

8. ADJOURNMENT – at 9:46 pm to a Regular Planning Commission Meeting on Tuesday, June 2, 2026 at 7:00 pm, Civic Center Meeting Hall, City Council Chambers, 1016 S. Livermore Avenue.

LIVERMORE
CALIFORNIA

PLANNING COMMISSION STAFF REPORT **ITEM NO. 5.1**

DATE: June 16, 2026

TO: Chairperson and Members of the Planning Commission

FROM: Steve Riley, Planning Manager

SUBJECT: Hearing to consider a request for Conditional Use Permit (CUP) 26-004 to establish an indoor pickleball facility operated under the brand of Pickleball Kingdom in an existing, vacant commercial building located at 4650 Arroyo Vista.

RECOMMENDED ACTION

Staff recommends the Planning Commission:

1. Adopt a resolution finding that the project is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301, Existing Facilities;
2. Adopt a resolution approving Conditional Use Permit (CUP) 26-004, subject to the attached Conditions of Approval;
3. Direct the Planning Manager to file a Notice of Exemption with the Alameda County Clerk; and
4. Advise the applicant that the Project approval is subject to a 15-day appeal period.

SUMMARY

The applicant requests approval to establish an indoor pickleball facility, operated under the brand Pickleball Kingdom, within an existing approximately 25,000 square foot single story commercial building located at 4650 Arroyo Vista, in the eastern portion of the Arroyo Seco Center, a retail center that includes IHOP, Chipotle and Panera Bread (see Attachments 1 and 2 - Location Map and Site Map). The subject site has a General Plan designation of Community Serving General Commercial (CSGC) and is within the Planned Unit Development (PUD) #138 zoning district. The proposed facility would provide reservation based recreational play across eight indoor courts, along with pickleball lessons, clinics, tournaments, and private event bookings. Accessory retail would include light refreshments and pickleball related merchandise.

Within the PUD #138 district, pickleball facilities are categorized as athletic clubs and require Conditional Use Permit (CUP) approval to ensure compatibility with surrounding uses. The Pickleball Kingdom facility would provide a new community serving recreational use for the district and the broader region, presenting the opportunity to enhance the Arroyo Seco Center by activating the site's largest tenant

space, attracting new visitors and customer bases, and creating a more complete mix of community-serving commercial uses within the Arroyo Seco Center and project area, consistent with the intent of the General Plan Community Serving General Commercial designation and purpose of the PUD #138 district.

The existing building has been previously occupied by commercial retail tenants, including Office Depot and Joann's Fabrics, and has been vacant since January 2024. The proposed project will include tenant improvements to convert the building's interior into an eight-court commercial recreation facility with associated retail, player amenities, and office and storage spaces. No commercial kitchen, additional floor area, outdoor uses, or exterior modifications are proposed, and doors will remain closed to mitigate potential noise impacts to the surrounding residential and commercial developments.

The Arroyo Seco Center is tenanted by three restaurants and provides four points of site access, ample automobile parking, bicycle stalls, and various pedestrian pathways and amenities that connect the site's four buildings. Staff recommends that all required findings can be made to authorize a Conditional Use Permit in accordance with the Livermore Development Code (Development Code) Section 9.03.060. The project is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301, which exempts minor alterations to existing facilities involving negligible or no expansion of use.

DISCUSSION

PROJECT DESCRIPTION

The applicant proposes to lease approximately 25,000 square feet of commercial tenant space within the building located at 4650 Arroyo Vista (see Attachment 3 and 4 - Existing and Proposed Floor Plan). The facility would include eight pickleball courts. In addition to the courts, the facility will feature approximately 390 square feet of ancillary retail space, a raised viewing area, a approximately 279 square foot game room, an approximately 329 square foot community room, office and storage areas, and multiple seating areas throughout the building. Bathroom facilities and lockers will be located in the southeast corner of the building.

The proposed Livermore Pickleball Kingdom location would be part of a national franchise network. Pickleball Kingdom is the largest indoor pickleball franchise in the country, operating 34 facilities nationwide and awarding over 400 additional franchise locations in recent years.

Pickleball Kingdom proposes to operate daily between 6 a.m. and 10 p.m., with a maximum of approximately 100 people on site during the highest-attended tournaments and private events. Daily peak periods are expected during weekday mornings and evenings and throughout weekend mornings into midday. On weekdays, the facility estimates peak attendance at approximately 76 people, which would include up to nine players per court and a maximum of four employees.

Players are expected to spend an average of two to three hours inside the facility per visit. Private court reservations are typically made in one-hour increments. During open play periods, courts may be programmed in two-to-three-hour blocks, with players rotating approximately every 10 to 15 minutes using a four-on, four-off or similar system. Longer use durations, generally two to three hours, are anticipated for clinics, tournaments, and private events. Court reservations will be made in advance through the Pickleball Kingdom mobile application. Walk in use may be accommodated when space is available, but walk-in players will also be required to check in through the mobile app.

Daily staffing will range from two to four employees, including a general manager, front desk staff, and pickleball coaches.

PROJECT SITE CONTEXT

Four commercial buildings comprise the Arroyo Seco Center, which today includes IHOP, Chipotle, and Panera Bread. The center's two major tenant spaces, however, are currently vacant (as of January 2024 and June 2026). Existing uses in the surrounding area include commercial retail and restaurants, light industrial uses, open space, and low-density residential neighborhoods west of First Street.

In addition, the Arroyo Vista Residential Project just to southeast of the site (marketed as Arroyo Crossings) has been partially completed and at full buildout will add 435 higher density residential units, including 86 single family homes and 349 townhomes, along with pocket parks and neighborhood amenities on approximately 29 acres at the corner of Arroyo Vista and Las Positas Road. Once constructed, the nearest residential unit will be located approximately 100 feet east of the proposed pickleball facility.

Two pedestrian connections bisect the site from west to east, connecting the First Street public right-of-way to the site's four buildings. These include two segments of concrete pathways covered by landscaped wooden trellises that connect the proposed pickleball facility to First Street.

The surrounding area consists primarily of commercial, industrial, and residential uses, as summarized in Table 1.

Table 1: Surrounding Land Uses

	General Plan Designation(s)	**Current Zoning Classification(s)**	**Existing Land Use**
North	Open Space (OSP), Light Industrial (LII), Highway Commercial (HC)	Open Space (OS), Planned Unit Development (PUD) #246-81, Planned Unit Development (PUD) #195-94	Open Space, Light Manufacturing
South	Urban High Residential (UH-3)	Planned Development Residential (PDR) #16-004	High Density Residential
East	Open Space (OSP), Light Industrial (LII)	Open Space (OS), Planned Unit Development (PUD) #246-81	Open Space, Brewing Company, Warehousing and Distribution
West	Community Serving General Commercial (CSGC)	Planned Unit Development (PUD) #138	Restaurant
Subject Site	Community Serving General Commercial (CSGC)	Planned Unit Development (PUD) #138	Vacant Commercial Building

STAFF ANALYSIS

General Plan

The project site has a General Plan land use designation of Community Serving General Commercial (CSGC). The intent of this designation is to provide locations for a broad range of commercial uses outside of the Downtown area, including business services, commercial services, and accessory retail, in areas with strong regional and community access. The proposed pickleball facility is a regional commercial recreation use and includes accessory retail of pickleball related merchandise, snacks, and refreshments.

The proposed 25,000 square foot pickleball facility utilizes the center's largest (and currently vacant) building and increases overall site occupancy of the Arroyo Seco Center to approximately 71%. The site is well served by the regional transportation network, with quick access from I-580 and First Street, identified as a Major Street in the General Plan, as well as proximity to the I-580 freeway and an existing Livermore Valley Transportation Authority (LAVTA) bus stop located at First Street and Southfront Road. Surrounding commercial, industrial, and residential uses are generally separated from the project site, and the project is consistent with the General Plan's intended land use patterns for this district. Substantial additional land remains designated as CSGC in the area to support continued commercial development.

Therefore, staff finds the proposed pickleball use consistent with the General Plan's Community Serving General Commercial designation.

Zoning

The project site is located in the PUD #138 zoning district (see Attachment 5 - PUD #138), which implements the CSGC designation and regulates development within the 6.8-acre commercial center. The intent of PUD #138 is to accommodate community serving retail and commercial service uses in a coordinated site layout. Under PUD #138, athletic clubs are a conditionally permitted use requiring Planning Commission approval. As a commercial recreation facility, the proposed pickleball facility falls within PUD #138's conditionally permitted "athletic club" land use category, and review through a Conditional Use Permit ensures compatibility with surrounding uses and adherence to site specific development regulations.

Land Use Compatibility

The Development Code sets forth standards for processing Conditional Use Permits (Development Code Section 9.03.060). A proposed use must demonstrate compatibility with nearby land uses. In evaluating compatibility, the review authority considers operational characteristics, parking demand, traffic generation, noise, waste and odor, and other relevant site features.

The proposed pickleball facility would operate daily from 6 a.m. to 10 p.m. Peak hours are expected during weekday mornings and evenings and during weekend mornings through midday. The center contains approximately 360 on-site parking spaces shared among tenants and accessed from all four surrounding streets. All three restaurants have similar peak periods to the proposed pickleball facility. Combined traffic and parking loads are adequately supported by the site's layout and parking supply.

Parking analyses conducted by both the applicant and staff conclude that the proposed use is less impactful than the former commercial retail tenant, generating fewer trips and requiring fewer parking spaces. Detailed parking and traffic analysis is provided in the following section.

Parking and Traffic

Part 4, Table 4.6 of the Development Code establishes parking requirements for tennis and racquet clubs, which apply to the proposed use and require three spaces per court. Requirements for the remainder of the Arroyo Seco Center include one space per three seats for restaurants and one space per 250 square feet for general retail. These standards are used to calculate the site's total parking demand when all buildings are fully occupied.

When applying the Development Code's required parking ratios for the subject pickleball facility, the existing restaurants, and the future retail tenant at the other vacant building, the total combined parking requirement for the site is 182 spaces. The Arroyo Seco Center has 360 existing spaces, therefore, the subject site provides a surplus of approximately 178 automobile spaces. Table 2 details the required vehicle parking counts of the individual tenant spaces that provide this total combined requirement and the existing parking supply.

Table 2: On-site Tenant Parking Requirements and On-Site Parking Supply

Tenant Location	Use	Size	Parking Ratio (Development Code)	Total Spaces Required (of 360 total on-site spaces)
4650 Arroyo Vista	Commercial Recreation Facility (Pickleball Kingdom)	25,000 square feet	3 spaces per court	24 spaces
4500 Arroyo Vista	General Retail (Vacant)	15,800 square feet	1 space per 250 square feet retail	63 spaces
4685 First St.	Restaurant (Panera Bread)	4,640 square feet (105 seats)	1 space per 3 seats	35 spaces
4691 First St.	Restaurant (Chipotle)	2,866 square feet (60 seats)	1 space per 3 seats	20 spaces
4567 First St.	Restaurant (IHOP)	5,800 square feet (120 seats)	1 space per 3 seats	40 spaces
Total On-site Parking Provided				360 spaces
Total On-site Parking Required				182 spaces
Surplus On-site Parking Supply				178 spaces

A traffic and parking study submitted by the applicant concludes that the project's parking demand does not conflict with other on-site uses during weekday or weekend peak hours. The study assumes 8 to 9 players per court during peak programming, resulting in approximately 64 to 72 players on site. Given an average stay of two to three hours per player and an estimated three cars per four players, peak

occupancy is projected at approximately 52 to 58 vehicles, including up to four employees.

Peak hour vehicle movements are estimated at approximately 16 to 27 entering trips and 16 to 27 exiting trips. Employee trips are limited to a maximum of four entering and four exiting trips at shift changes and do not materially affect peak hour estimates. Private events and tournaments may generate up to 100 total people on site. The traffic study estimates approximately 76 entering and 76 exiting trips during a tournament. In a conservative scenario where all tournament-related arrivals and departures occur within a single peak hour, approximately 152 total peak hour trips would be generated. This remains below the weekday PM peak-hour ITE estimate of approximately 165 trips for the previous retail tenant (Joann's Fabrics).

Therefore, the project does not introduce any new traffic impacts beyond what was already assumed for this site.

Bicycle Parking

Per the Development Code, Part 4, Table 4.7, the project is required to provide five bicycle parking stalls within 50 feet of the building entrance. The site currently provides five stalls at the building's front (west) entrance, satisfying the requirements.

Based on these analyses, the project meets the City's vehicle and bicycle parking standards and is compatible with on site and surrounding uses.

Waste and Odor

The Livermore Municipal Code (Municipal Code) requires that all solid waste and recyclables generated on site be collected and removed in an approved manner (Municipal Code Section 8.08.030). Additionally, the Development Code requires appropriately sized commercial waste enclosures. The subject site contains one exterior trash enclosure located north of the building. The enclosure is sized to accommodate two four cubic yard commercial containers. The pickleball facility will have daily janitorial service and will separate trash and recycling per Municipal Code requirements. Waste collection will be provided weekly by Livermore Sanitation, Inc. The use is anticipated to generate basic refuse, including food and paper waste, and significantly less waste than a comparable retail tenant. The existing enclosure is adequate to serve the proposed use, and periodic transfer of waste to the enclosure will limit odor impacts. No additional odor impacts are expected.

Noise

The project is governed by both the Livermore General Plan Noise Element (Noise Element) and Livermore Municipal Code Chapter 9.32 (Noise Ordinance). The Noise Element and Noise Ordinance both require that commercial uses be designed to operate to avoid the generation of noise effects on surrounding residential uses from exceeding the following noise levels for exterior environments: 55 dBA L_{50} (7 a.m. to 10 p.m.) and 45 dBA L_{50} (10 p.m. to 7 a.m.). These exterior noise limits are also required by the proposed 2045 General Plan Noise Element.

The proposed indoor pickleball facility is located approximately 100 feet from the nearest future home in the Arroyo Vista Residential Project, and this distance, combined with the building's fully enclosed

design, sound-deadening building treatments, and the requirement for all building doors remain closed during hours of any pickleball play, is expected to significantly reduce the transmission of impulsive paddle-ball noise. First, the 100-foot setback provides natural sound attenuation, while the enclosed building helps contain and absorb high-frequency impacts, reducing the potential for nuisance conditions and supporting compliance with applicable noise standards. Additionally, the project will involve the application of (K-13) spray-applied acoustical treatment on the underside of the metal roof deck/ceiling area, providing a high level of sound absorption and reduction of generated noise impacts.

To further ensure compatibility with surrounding uses, staff recommend the following conditions of approval: (1) all exterior doors shall remain closed during court play; (2) pickleball operations during peak usage shall not cause exterior noise levels measured at the nearest residential property lines to exceed 55 dBA L50 (7 a.m. to 10 p.m.) and 45 dBA L50 (10 p.m. to 7 a.m.), and (3) prior to building permit issuance, the applicant shall provide a letter from a qualified acoustical engineer finding that the project will not cause exterior noise levels measured at the nearest residential property lines to exceed 55 dBA L50 (7:00 a.m. to 10:00 p.m.) and 45 dBA L50 (10 p.m. to 7 a.m.).

ENVIRONMENTAL DETERMINATION

The project is exempt from the California Environmental Quality Act (CEQA) under Section 15301 of the CEQA Guidelines, which applies to the minor alteration of existing facilities where there is negligible or no expansion of use. The proposed pickleball facility will occupy an existing commercial building with no additions or exterior modifications, and all activities will occur indoors within the existing floor area. Because the project involves only interior improvements and establishes a use that is consistent with the building's existing commercial zoning, the project qualifies for the categorical exemption under Section 15301. Therefore, the project is exempt from CEQA.

RECCOMENDATION

Staff recommends the Planning Commission:

1. Adopt a resolution finding that the project is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301, Existing Facilities;
2. Adopt a resolution approving Conditional Use Permit (CUP) 26-004, subject to the attached Conditions of Approval;
3. Direct the Planning Manager to file a Notice of Exemption with the Alameda County Clerk; and
4. Advise the applicant that the Project approval is subject to a 15-day appeal period.

ATTACHMENTS

1. Location Map
2. Site Map
3. Existing Floorplan
4. Proposed Floorplan
5. PUD #138

6. Resolution - CEQA
7. Resolution - Project
6. Exhibit A - Conditions of Approval

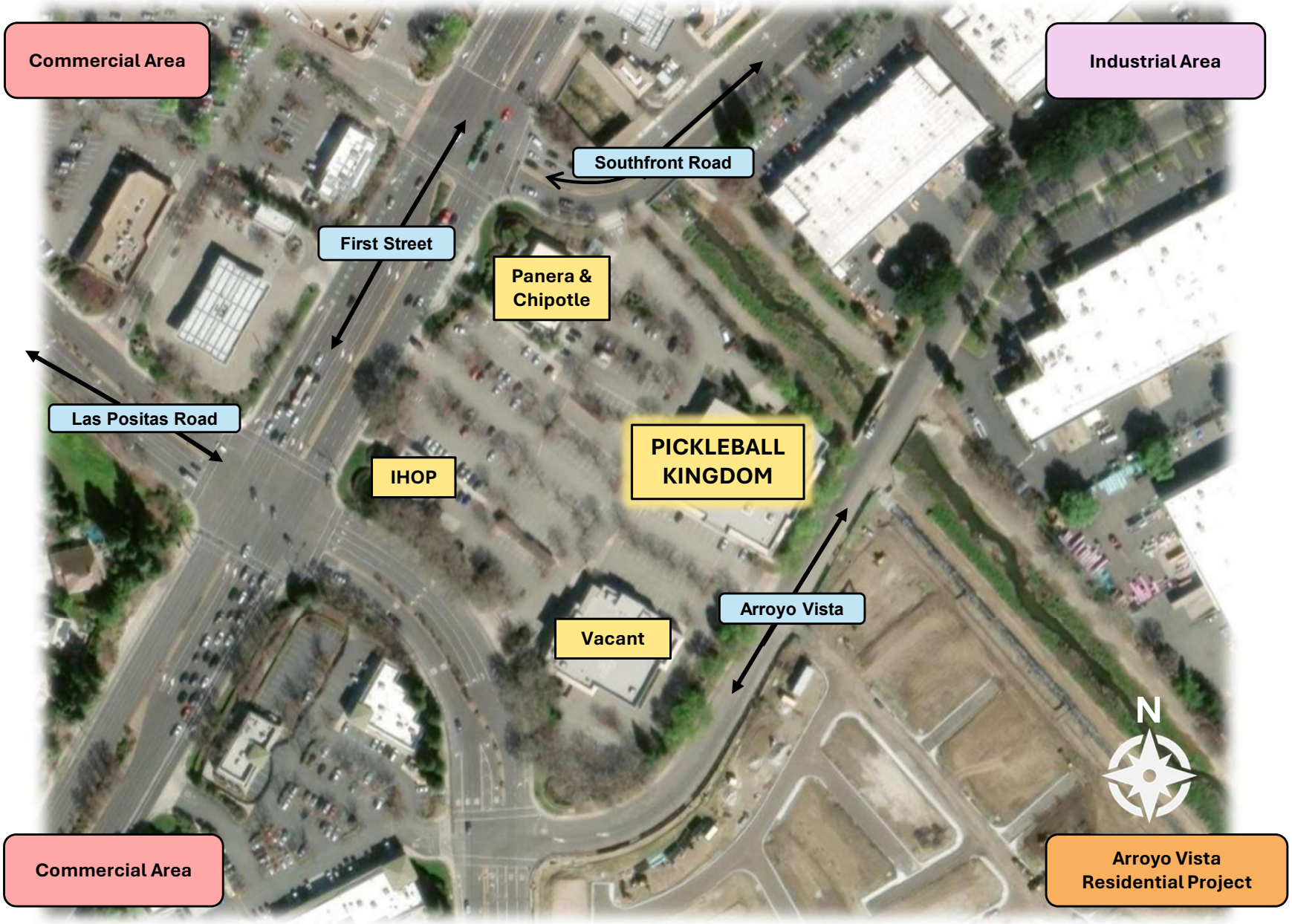
Prepared by: Jesse Garcia
Assistant Planner

ATTACHMENT 1



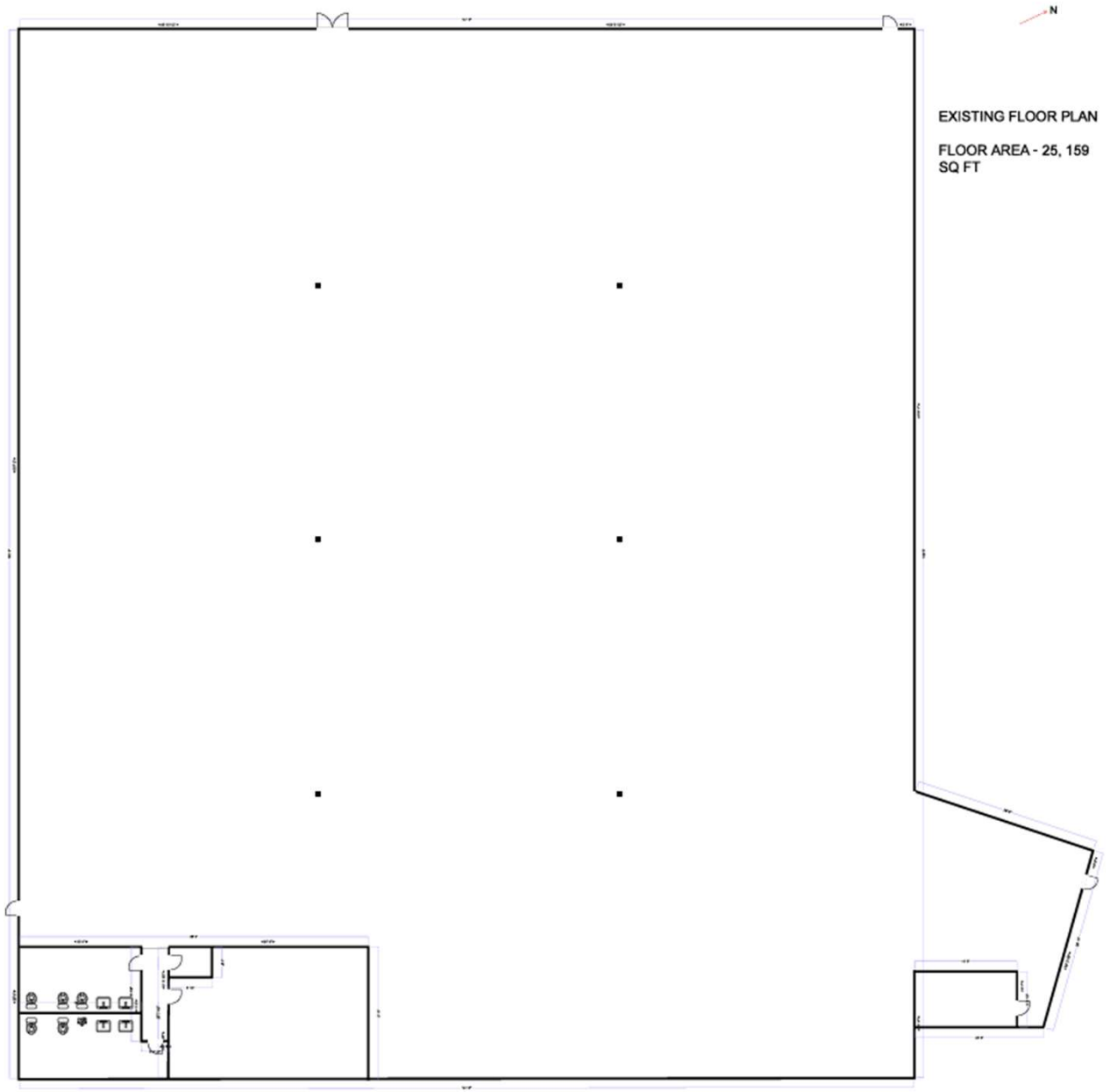
Location Map

ATTACHMENT 2



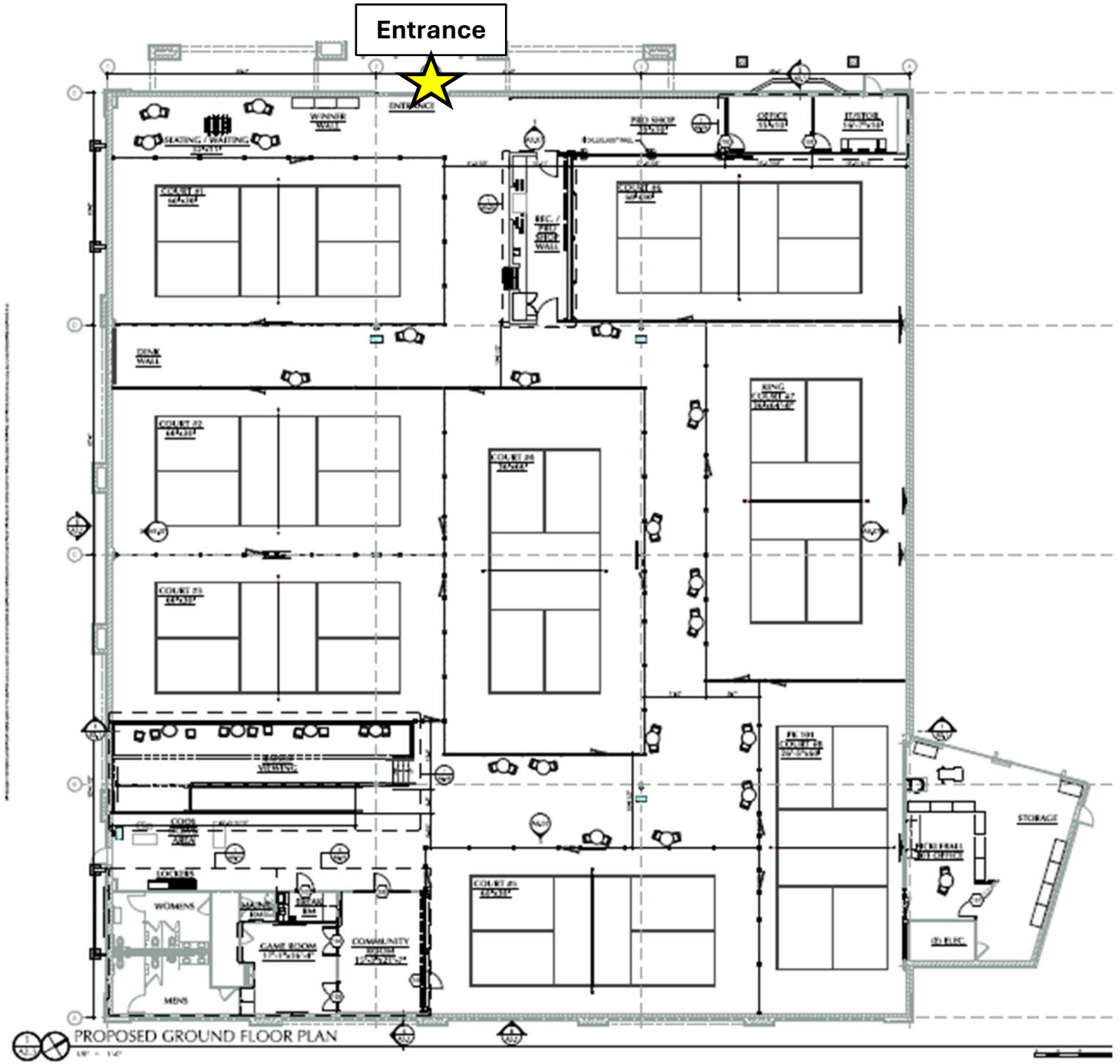
Site Map

ATTACHMENT 3



Existing Floorplan

ATTACHMENT 4



Proposed Floorplan

EXHIBIT B

PLANNED DEVELOPMENT STANDARDS

Planned Unit Development Permit #138

Pell Development, Inc.

Prepared: February 4, 1998
Approved by City Council April 13, 1998

A. PURPOSE

The purpose of establishing this Planned Unit Development (PUD) permit is to regulate the development of a 6.83-acre site bounded by First Street, Las Positas Road, Arroyo Vista Road, Arroyo Seco and Southfront Road.

The intent of this PUD permit is to accomplish the following:

1. To provide an environment for and conducive to the development of a community-serving retail and service commercial development.

2. To provide for an aesthetically attractive community commercial environment.

Development shall be in conformance with the requirements of the Zoning Ordinance as it exists now or may be amended in the future except as modified by the following regulations:

B. USES PERMITTED

The following are the permitted principal uses:

1. Retail Commercial: The following uses are permitted when greater than 5,000 square feet in floor area and located within a multiple tenant commercial center:

a. Apparel and accessories
b. Art, hobby and crafts supplies
c. Building materials and hardware
d. Carpet, drapery and floor-covering
e. Catalog showroom
f. Department stores (general merchandise stores)
g. Department stores with associated tire, battery and accessory shops
h. Electronics and computer stores
i. Furniture stores
j. Hardware stores including garden centers (without outdoor storage)
k. Home furnishings and appliances
l. Office supply and business machine stores
m. Outlet stores and centers
n. Paint, glass and wallpaper
o. Pets and pet supplies
p. Photographic supplies

q. Recorded music and sound equipment
r. Sporting Goods/apparel/shoes
s. Toys
t. Truck, trailer and/or recreational vehicle sales and service
u. Warehouse retail including furniture, office supply, sporting goods or wholesale merchandising

2. Service Commercial:
a. Financial institutions including banks, savings and loan offices, finance companies, credit unions and related services
b. Restaurants, excluding fast food or drive-through facilities
c. Night clubs
d. Cocktail lounges
e. Child care

3. Similar Uses:
Any similar community commercial uses determined by the Zoning Administrator to be of the same general character as the uses listed in this section.

C. ACCESSORY USES

The following are the permitted accessory uses:

1. Miscellaneous repair services incidental to sales, including appliances, household furnishings, electronics, etc.
2. Nursery and garden supplies, in connection with building materials or home improvement sales
3. administrative and business offices in support of the primary retail and service commercial activities
4. Signs
5. Accessory uses and buildings appurtenant to any permitted principal use

D. CONDITIONAL USES

The following uses are permitted subject to Conditional Use Permit approval:
1. Churches
2. Dance studios
3. Gymnasiums, health and athletic clubs
4. Plant nurseries with outdoor storage and sales display, not in connection with building materials or home improvement sales
5. Outdoor lumber sales and display, in conjunction with building materials and home improvement sales
6. Recreation and sports facilities, indoor
7. Trade, business, vocational, music and art schools and training centers, but not including general purpose or child care centers
8. Public and quasi-public uses

E. SITE REQUIREMENTS AND SITE DEVELOPMENT REGULATIONS:

1. Site Plan Approval: Site Plan Approval or Conditional Use Permit approval shall be required prior to the development of any parcel.

2. Minimum Lot Size: 40,000 square feet.

3. Maximum Site Coverage: 30 percent, except for conditionally permitted uses, which shall be determined at the time of approval.

4. Setbacks:
   a. The minimum building setback shall be:
      1. 35 feet on the First Street and Las Positas Road frontages;
      2. 25 feet on the Southfront Road and Arroyo Vista Road frontages; and
      3. 10 feet on the Arroyo Seco frontage.
   b. The minimum parking setbacks shall be:
      1. 25 feet on street frontages; and
      2. 10 feet on non-street frontages.
   c. All setback yards shall be developed and permanently maintained as a landscaped yard, except for driveways and sidewalks necessary for the efficient use of the property, and signs otherwise allowed by this PUD permit.
   d. All yards and other open space areas shall be landscaped, surfaced or otherwise maintained in a dust-free and fire-safe condition.

5. Maximum Building Height: The maximum building height shall be 40 feet.

6. Off-street Parking: Off-street automobile and bicycle parking, including parking ratios and parking stall aisle and width standards, shall be provided for each use as set forth in Section 21.40 of the Zoning Ordinance for uses in the CB Central Business district.

7. Landscaping: Landscaping shall be provided in accordance with the Zoning Ordinance and the Urban Design Implementation Program "Design Guidelines".

8. Pedestrian Walkways and Bicycle Paths: Pedestrian walkways and bicycle paths shall be provided in accordance with the Bicycle and Pedestrian Plan Update and Equestrian Trails Study, Zoning Ordinance, and Design Guidelines.

9. Signs: Signs shall be in accordance with the Section 21.70 of the Zoning Ordinance for CB Central Business district, except uses with three building frontages are permitted two secondary frontage signs in addition to the primary frontage sign.

10. Site Plan Approval: Prior to issuance of a building permit, all uses and construction are subject to review and approval of a Site Plan Approval, or Conditional Use Permit where a site plan is adopted as a part of the use or activity.

F. PROJECT SPECIFIC CONDITIONS:

Prior to or in conjunction with approval of the first tentative map, site plan approval or conditional use permit, the applicant shall present for Design Review Committee recommendation and Planning Commission approval a Master Site Development and Architectural Plan. Such plan shall include:

1. The general site design including building locations, circulation and driveway, and master landscaping plan,
2. An architectural "theme" including colors and materials, and
3. A Master Sign Program as specified by Section 21.70 of the Zoning Ordinance.

G. OTHER REQUIRED CONDITIONS

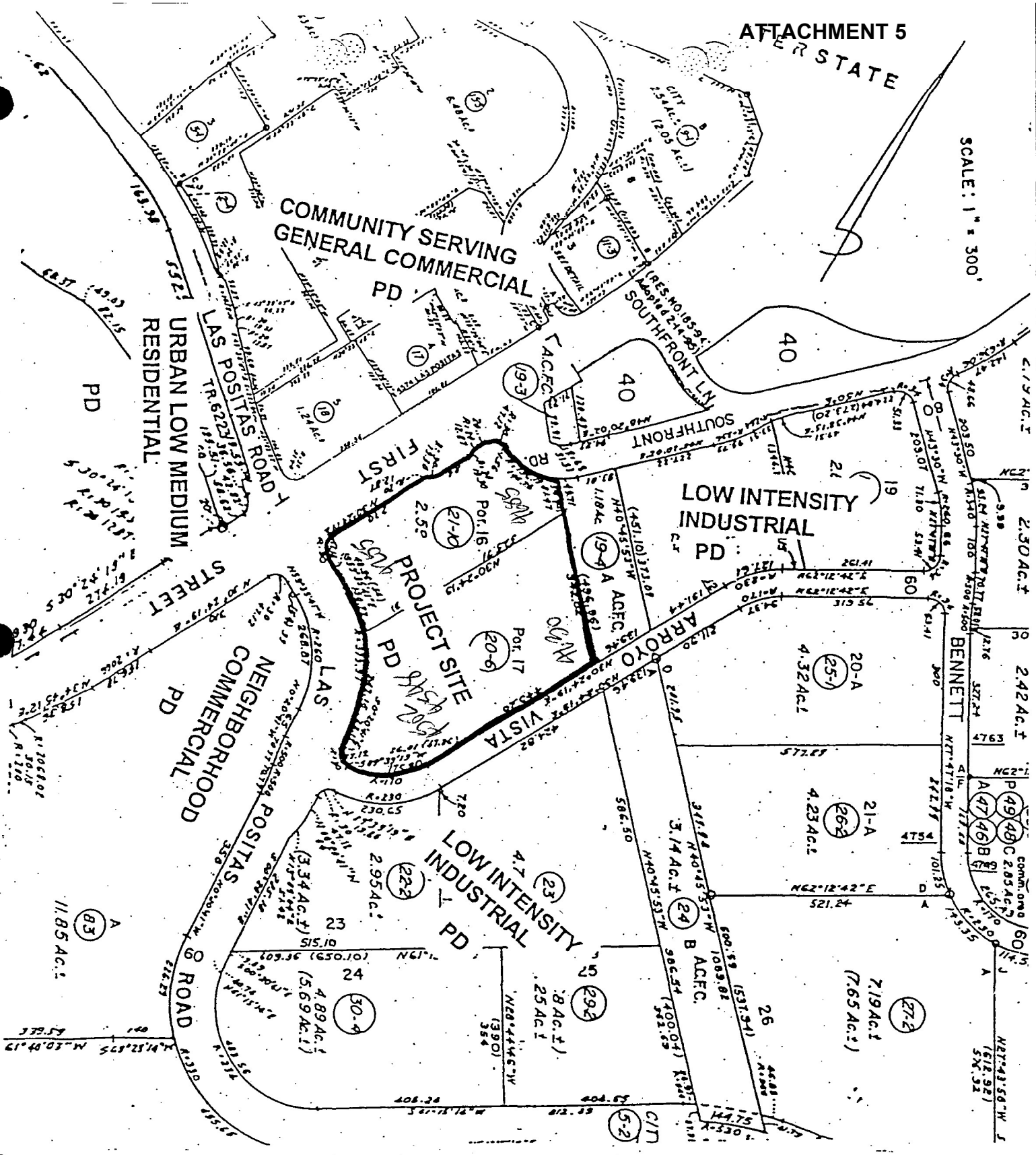
The following additional conditions shall apply to any project within this Planned Unit Development.

1. The exercise of the rights granted by this Planned Unit Development Permit shall expire unless a tentative map, site plan approval, or condition use permit is reviewed and approved by May 1, 2001, and a final map or the first building permit is issued by May 1, 2003. Once construction has commenced, cessation of construction for a period of six months may constitute grounds for revocation or modification of the permit by the City. The developer may request an extension for any of the time limits specified above.

2. Within 90 days following the date of approval, the permittee shall cause to be filed with the Planning Department, 1) a recorded description of the subject property in conformance with Section 26.74 of the Zoning Ordinance noting that said property is regulated by a Planned Unit Development permit, and 2) a statement of agreement to the conditions imposed by this permit.

3. A variance to the terms of this Planned Unit Development permit may be approved by the Planning Commission subject to the requirements of Chapter 27.00 of the Zoning Ordinance.

rb\c:pud138.fnl



PELL DEVELOPMENT, INC.
December 5, 1997

P.U.D. #138

IN THE PLANNING COMMISSION OF THE CITY OF LIVERMORE, CALIFORNIA

A RESOLUTION FINDING THAT THE CONDITIONAL USE PERMIT (CUP) 26-004 FOR PICKLEBALL KINGDOM IS EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

CONDITIONAL USE PERMIT (CUP) 26-004

The City received an application on March 3, 2026, for a Conditional Use Permit to establish an indoor pickleball facility with ancillary retail operated under the brand of Pickleball Kingdom in an existing commercial building located at 4650 Arroyo Vista ("Project").

On June 16, 2026, the Planning Commission held a duly noticed public hearing to consider the Project and staff recommendations, all public comments and testimony, and findings.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Livermore that prior to taking action on the Project, and at a properly noticed public meeting, the Planning Commission reviewed written and oral staff reports, conducted a public hearing on the Project and took testimony, and received into the record all pertinent documents related to the Project (collectively, the "Record Evidence"). The Planning Commission's determination is based on the Record Evidence, which is incorporated into this Resolution by reference.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Livermore, based upon its own independent review of the Record Evidence and considerations, hereby finds the Project is categorically exempt from the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Sections 15301, Existing Facilities.

Section 15301 of the CEQA Guidelines exempts projects involving the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities, where the project involves negligible or no expansion of existing or former use.

Furthermore, the General Plan and Planned Unit Development (PUD) #138 district contemplated community serving commercial recreational uses involving ancillary retail, such as the subject pickleball facility, at the subject site. Since a pickleball facility is consistent with this land use designation and PUD's permitted uses and the Project does not involve any physical expansion or modification of the facility, the Planning Commission finds that the Project qualifies for a Class 1 categorical exemption under CEQA Guidelines Section 15301.

<u>Exceptions – CEQA Guidelines Section 15300.2</u>

None of the exceptions to the categorical exemption listed in CEQA Guidelines Section 15300.2 apply, as described below.

1. Location. The Project site is not located within a sensitive area. The site is designated in a “Non-Wildland Fire Hazard Severity Zone” for a Local Responsibility Area. The Project is located within a Minimal Flood Hazard area identified by the Federal Emergency Management Agency.

2. Cumulative Impact. The Project is fully consistent with the level of development that the City approved for the General Plan and Planned Unit Development (PUD) #138 district. The Project would not result in any significant impact, and its contribution to regional growth is not cumulatively considerable. Therefore, the Project will not result in any cumulative impacts.

3. Significant Effects Resulting from Unusual Circumstances. There is no reasonable possibility that the Project will have a significant effect on the environment due to unusual circumstances. There is no evidence that any unusual circumstances exist. The Project is consistent with the level of development contemplated by the General Plan. There is no evidence that the use/development would result in significant environmental effects.

4. Scenic Highways. The Project site is not located along any of the scenic routes identified in Livermore's General Plan nor identified as a Scenic Highway by the California Department of Transportation. No damage to scenic resources will occur.

5. Hazardous Waste Sites. The Project site is not included on the list of hazardous waste facilities compiled pursuant to California Government Code section 65962.5, which comprises the following five parts: the list of Hazardous Waste and Substances sites from the Department of Toxic Substances Control (DTSC) EnviroStor database; the list of Leaking Underground Storage Tank (LUST) sites from the State Water Resource Control Board (SWRCB) Geotracker database; the list of solid waste disposal sites identified by the SWRCB with waste constituents above hazardous waste levels outside the waste management list; the list of active Cease and Desist Orders or Cleanup and Abatement Orders that concern the discharge of wastes that are hazardous materials; or the list of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code identified by DTSC.

6. Historical Resources. No substantial adverse change will occur to the significance of any historical resource. The Project site does not contain any resource listed in Livermore's 2021 Historic Resources Inventory, the State Register of Historic Places, or the National Register of Historic Places.

BE IT FURTHER RESOLVED that the Livermore Planning Commission directs the Planning Manager to file a Notice of Exemption with the Alameda County Clerk, if the Project is approved.

The documents that constitute the record of proceedings upon which this decision is based can be found in the Community Development Department, 1052 S. Livermore Avenue, in Livermore, California.

The Planning Commission's decision is subject to a 15-day appeal period in accordance with Livermore Development Code Chapter 9.15.

On the motion by Commissioner _____, seconded by Commissioner _____, the foregoing Resolution was passed and adopted at the Planning Commission meeting of June 16, 2026, by the following vote:

AYES:
NOES:
ABSENT:

Tracy Kronzak, Chairperson

by Steve Riley, Planning Manager
Secretary to the Planning Commission

IN THE PLANNING COMMISSION OF THE CITY OF LIVERMORE, CALIFORNIA

A RESOLUTION APPROVING CONDITIONAL USE PERMIT (CUP) 26-004 TO AUTHORIZE PICKLEBALL KINGDOM TO ESTABLISH A COMMERCIAL RECREATION FACILITY AT 4650 ARROYO VISTA

The City received an application on March 3, 2026, for a Conditional Use Permit to establish an indoor pickleball facility with ancillary retail operated under the brand of Pickleball Kingdom in an existing commercial building located at 4650 Arroyo Vista ("Project").

On June 16 the Planning Commission held a duly noticed public hearing to consider the Project and staff recommendations, all public comments and testimony, and findings.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Livermore that prior to taking action on the Project, and at a properly noticed public meeting, the Planning Commission reviewed written and oral staff reports, conducted a public hearing on the Project and took testimony, and received into the record all pertinent documents related to the Project (collectively, the "Record Evidence"). The Planning Commission's determination is based on the Record Evidence, which is incorporated into this Resolution by reference.

BE IT FURTHER RESOLVED, with respect to Conditional Use Permit (CUP) 26-004, the Planning Commission of the City of Livermore finds based on the information presented:

1. The proposed use is consistent with the General Plan and any applicable Specific Plan;

   Response: The subject site at 4650 Arroyo Vista is designated Community Serving General Commercial (CSGC), intended for a broad range of community-serving commercial uses. An indoor commercial recreation facility with accessory retail aligns directly with that designation's intent. The project revitalizes the Arroyo Seco Center's largest anchor space while reusing existing commercial floor area, thereby reinforcing rather than altering the General Plan's intended land use pattern

2. The proposed use is allowed within the subject zone and complies with all other applicable provisions of this Development Code and the Municipal Code;

   Response: The property is zoned Planned Unit Development (PUD) #138. The proposed use qualifies as an athletic club and is permitted within the district subject to approval of a Conditional Use Permit. The Project complies with all applicable provisions of the Livermore Development Code, including court-based parking requirements.

3. The design, location, size, and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity;

Response: The facility is located within an existing commercial center and area and within close vicinity to other residential and industrial land use areas. All activities will take place within an existing building; no outdoor pickleball courts or other exterior activity areas are proposed. Noise is mitigated using attenuating building materials, building setback from surrounding sensitive uses, and operational requirements to maintain closed doors and perform required noise monitoring tests to ensure compliance with the City of Livermore General Plan Noise Element and Municipal Code Noise Ordinance. Operating hours will be between 6:00 a.m. and 10:00 p.m. seven days a week, which is similar to the neighboring uses in the commercial center. Traffic and parking studies indicate that peak usage, including private events and tournaments, will generate fewer trips than a comparable retail tenant, ensuring no undue site or neighborhood impact.

4. The subject site is: (a) Physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities; and (b) Served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate.

   Response: The site is fully improved, with existing utilities, fire and medical access, and compliant public services. Site access is provided via First Street, a General Plan designated Major Street with direct access to I-580, as well as via Southfront Road, Las Positas Road, and Arroyo Vista. The site design supports emergency access, and the existing parking supply (360 spaces) adequately supports the Project, which requires only 24 court-based spaces under the Livermore Development Code. The existing building was previously approved for commercial retail uses of similar or greater intensity.

5. The site's suitability ensures that the type, density, and intensity of use being proposed will not endanger, jeopardize, or otherwise constitute a hazard to the public interest, health, safety, convenience, or welfare, or be materially detrimental to the improvements, persons, property, or uses in the vicinity and zone in which the property is located; and

   Response: No hazardous materials, outdoor activities, vibration, odor, or lighting issues are associated with the proposal. Noise is addressed through indoor containment, noise attenuating building materials, pre-occupancy and post-occupancy noise monitoring as conditioned, a minimum 100-foot setback from the nearest neighboring use, and closed-door operations, reducing impulsive sound transmission to acceptable levels. A reservations-based system controls the maximum number of attendees. Interior improvements will comply with building and fire code standards. The existing trash enclosure meets Livermore Municipal Code Solid Waste Ordinance standards, and daily janitorial service plus code-compliant separation of recyclables will prevent odor or visual impacts.

6. The applicant agrees in writing to comply with any and all of the conditions imposed by the review authority in the approval of the Conditional Use Permit or Zoning Use Permit.

Response: The applicant has reviewed and agreed in writing to comply with the conditions for this Project.

7. That any other findings prerequisite to approval of a Conditional Use Permit or Zoning Use Permit states elsewhere in the Development Code can be made.

   Response: No other findings are required to approve this Conditional Use Permit.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Livermore has considered the Record Evidence and adopted a resolution finding the project exempt from the California Environmental Quality Act (CEQA).

BE IT FURTHER RESOLVED that the Planning Commission of the City of Livermore has considered the findings set forth above and adopts these findings as part of this Resolution. Based upon the Planning Commission's independent review of the Record Evidence and considerations, the Planning Commission approves Conditional Use Permit (CUP) 26-004, subject to the Conditions of Approval attached hereto as Exhibit A for Pickleball Kingdom.

BE IT FURTHER RESOLVED, the Planning Commission of the City of Livermore directs the Planning Manager to file a Notice of Exemption with the Alameda County Clerk, if the Project is approved.

The documents that constitute the record of proceedings upon which this decision is based can be found in the Community Development Department, 1052 S. Livermore Avenue, in Livermore, California.

The Planning Commission's decision is subject to a 15-day appeal period in accordance with Livermore Development Code Chapter 9.15.

On the motion by Commissioner _____, seconded by Commissioner _____, the foregoing Resolution was passed and adopted at the Planning Commission meeting of June 16, 2026, by the following vote:

AYES:
NOES:
ABSENT:

Tracy Kronzak, Chairperson

by Steve Riley, Planning Manager
Secretary to the Planning Commission

EXHIBIT A – Conditions of Approval

CONDITIONS OF APPROVAL

Conditional Use Permit (CUP) 26-004

Pickleball Kingdom

Request for Conditional Use Permit to establish an indoor pickleball facility with ancillary retail operated under the brand of Pickleball Kingdom in an existing commercial building located at 4650 Arroyo Vista.

Approved by Planning Commission on June 16, 2026

A. PROJECT AUTHORIZATION

1. The project shall be in conformance with all City Ordinances, rules, regulations, and policies. The conditions listed below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

2. Approval is limited to the conformance of the land use and Livermore Development Code requirements. Use of the property shall be limited to those permitted by the General Plan, Planned Unit Development #138, and Livermore Development Code as it exists now or may be amended in the future.

3. This Conditional Use Permit approval is not an authorization to commence construction. Building construction, alterations, repairs, sign erection, or final sign off for inspections shall not be permitted without prior approval of the Building Division through issuance of any required permits.

B. PROJECT SPECIFIC CONDITIONS

The project shall be in conformance with the following conditions of approval to the satisfaction of the Community Development Department:

1. The applicant shall respond in writing to all conditions contained herein and in attachments to this document. Responses shall clearly describe how each condition has been met. When the response references construction drawings, the page number and detail reference, if applicable, shall be noted.
2. Operating hours shall be from 6:00 a.m. to 10:00 p.m., daily.
3. No outdoor activities or events are permitted by this Conditional Use Permit.
4. Noise:
    a. All exterior doors shall remain closed during court play.

b. At the request of the City, the applicant shall conduct noise monitoring at the nearest residential property lines during peak usage and corrective action shall be taken if readings show that the use is causing exterior noise levels to exceed 55 dBA L50 (7:00 a.m. to 10:00 p.m.) and 45 dBA L50 (10:00 p.m. to 7:00 a.m.). The applicant shall provide this noise monitoring data to the Planning Division for verification, as needed.

C. GENERAL CONDITIONS OF APPROVAL

1. Development shall conform to the plans that are reviewed and approved by the Planning Commission, attached hereto as “approved plans”.

2. The Community Development Director may approve minor amendments to the permit, provided that the permit is still in substantial conformance with the original approval.

3. Approval of the Conditional Use Permit entitlement does not authorize construction or operations. Building construction, alterations, repairs, sign erection, or occupancy shall not be permitted without prior approval of the Building Division through issuance of required Building permits.

4. To the extent permitted by law, the project applicant shall defend, indemnify and hold harmless the City, its City Council, its officers, boards, commissions, employees, and agents from and against any claim, 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 attorney’s 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.

E. BUILDING

1. The project shall comply with all applicable California Building Codes and regulations in effect at the time of building permit submittal.

2. Construction documents submitted for building plan review shall be prepared, signed, and stamped by a California-licensed architect.
3. The project shall provide all required accessibility upgrades in accordance with California Building Code (CBC) Chapter 11B, including but not limited to accessible parking, path of travel, restroom facilities, access to the public way, accessible egress. etc.

F. ENGINEERING (DEVELOPMENT)

1. Development Fees:

   The applicant shall pay all applicable development fees at the rates in effect at the time the City receives a complete building permit application. Fees may be adjusted periodically by the City Council to reflect the cost of providing facilities and services.

   Applicable fees for this project include, but are not limited to:

   - Building Permit Fees
   - Plan Check Fees
   - Traffic Impact Fee
   - Tri-Valley Transportation Fee
   - Low Income Housing Impact Fee
   - Social and Human Services Fee
   - Art in Public Places (if valuation threshold is met)
   - General Plan Cost Recovery Fee
   - Tax on Construction
   - School Impact Fees (paid directly to the Livermore School District)

   Use Classification for Fee Assessment:

   The proposed indoor pickleball facility will be assessed development fees consistent with a **gym/recreational facility use**. Should the use of the building change in the future, additional Traffic Impact Fees, Tri-Valley Transportation Fees, or Low-Income Housing Impact Fees may be required based on the new use.

LIVERMORE
CALIFORNIA

PLANNING COMMISSION STAFF REPORT **ITEM NO. 5.2**

DATE: June 16, 2026

TO: Chairperson and Members of the Planning Commission

FROM: Steve Riley, Planning Manager

SUBJECT: Hearing to consider a request for Conditional Use Permit (CUP) 25-005 authorizing the use of 180 South Livermore Avenue as an indoor-outdoor event space featuring a rooftop bar and flexible event areas designed for weddings, corporate events, private gatherings, and community-oriented programming.

RECOMMENDED ACTION

Staff recommends the Planning Commission:

1. Adopt a resolution finding the project is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301, Existing Facilities;
2. Adopt a resolution approving Conditional Use Permit (CUP) 25-005 to allow the operation of an event center (Blanco Modern Venue) at 180 South Livermore Avenue, subject to the attached Conditions of Approval.
3. Direct the Planning Manager to file a Notice of Exemption with the Alameda County Clerk; and
4. Advise the applicant that the Project approval is subject to a 15-day appeal period.

SUMMARY

The applicant, Michael Messinger, is requesting a Conditional Use Permit (CUP), to operate an indoor/outdoor event center named 'Blanco Modern Venue' at 180 S. Livermore Avenue (also addressed as 2324 Second Street). The proposed architecture, footprint, landscaping enhancements, and trash collection plan approved in 2022 is being constructed as previously approved.

The current application focuses strictly on the land use entitlement (Conditional Use Permit) required to execute the event center concept. The Downtown Specific Plan (Specific Plan), Subarea 3, does not list an event center as a permitted use; however, the Specific Plan allows the Planning Commission to authorize additional uses if found to meet the intent of the Specific Plan. Staff finds the event center use to be similar to existing allowed uses, including public halls, community facilities, restaurants, and entertainment uses.

DISCUSSION

BACKGROUND

The property is located at the intersection of South Livermore Avenue and Second Street within Subarea 3 of the Downtown Core in the Downtown Specific Plan. The building includes the historically significant 1928 Southwestern Bell Communications repeater station, along with additions constructed in 1955, 1967, and 1972. After acquiring the property in 2004 as part of downtown revitalization efforts, the City approved its sale to the current owner in 2022. On September 20, 2022, The Planning Commission approved DDR 22-001 and on September 2, 2022, staff approved a Certificate of Appropriateness for conversion of the vacant building into a restaurant. Construction associated with that project is nearly complete.

In August 2025, the owner applied to change the use to an event center, a transition subsequently supported by the City Council's November 2025 amendment to the Purchase and Sale Agreement. City staff have determined that an event center is consistent with the Downtown Specific Plan's intent to support public halls, meeting facilities, and community spaces, subject to CUP approval.

PROJECT DESCRIPTION

Blanco Modern Venue is designed as a customizable event space that integrates privately reserved events with opportunities for community access. The facility includes a basement level housing a bar and lounge, storage, and restrooms; a main floor with a commercial kitchen, a primary reception hall with a full bar and restrooms; and a rooftop level with outdoor dining and ceremony space, a bar, entertainment areas, and restrooms. The venue will operate seven days a week. The venue can accommodate up to 250 guests, supported by a staff of fewer than 20 employees led by a Venue and Event Manager.

The applicant intends for the venue to become an active contributor to downtown programming by hosting seasonal celebrations, wine dinners, pop up markets, movie nights, and collaborative wine tasting events with local wineries. The space will also support major community events such as the Livermore Downtown Street Fest, Witches Night Out, the Holiday Sights & Sounds Parade, the Livermore Valley Half Marathon, and weekly farmers' markets.

SITE CONTEXT

The site is located at the northwest corner of South Livermore Avenue and Second Street within the Downtown Core Area, Subarea 3. Surrounding uses include restaurants, cafes, commercial services, and the U.S. Post Office. The pedestrian oriented environment supports entertainment-based uses and evening activity.

STAFF ANALYSIS

Land Use Compatibility

The event center use is suitable for its downtown location and consistent with the flexibility allowed under the Downtown Specific Plan. The use supports local economic activity by diversifying hospitality offerings and addressing a regional need for event venues while avoiding oversaturation of restaurant uses. The surrounding area contains a mix of commercial, residential, and civic uses that are compatible with the proposed operation.

Per the Conditions of Approval (Attachment 6) B.1., operating hours are Sunday, Monday, Tuesday, and

Wednesday from 10 a.m. to midnight. On Thursday, Friday, Saturday, the venue will operate from 10 a.m. to 2 a.m. Operating hours may begin earlier on Saturday and Sunday without modifications to this Conditional Use Permit. However, in no case shall an event be allowed to begin before 8 a.m. The applicant may operate until 2 a.m. up to 10 days per calendar year on Sundays through Wednesdays; each late-night operation requires prior written approval from the Planning Division, submitted at least 30 days before the requested date(s).

Traffic Engineering Condition of Approval D.1. restricts the arrivals and departures to avoid peak congestion hours. For up to four events per year, the applicant may obtain a Temporary Use Permit, subject to staff approval, to hold events during peak hours (Condition of Approval B9). Both downtown parking structures are within a six-minute walk to the venue, and a valet service will be provided for the larger events, according to the Business Plan (Attachment 3), and as explained in the Parking, Traffic, and Circulation section of this report.

Architecture & Design Standards Consistency

The applicant proposes no changes to the 2022-approved architecture. The project preserves the defining historic features of the 1928 structure, including smooth stucco finishes, bas-relief ornamentation, and arched opening, while maintaining the distinguishability of modern elements such as the glass-enclosed rooftop deck, projecting windows, raised exterior patio, and accessible elevator tower. The project remains compliant with the Secretary of the Interior's Standards for modifications to historic structures.

Parking, Traffic, and Circulation

Based on Specific Plan parking standards, the building requires five parking spaces. Four spaces, including one ADA-compliant space, will be provided on site, the remainder is addressed through in-lieu fees. Substantial free public parking is available within 1,000 feet of the site including in the I Street and L Street garages, both of which are an approximately 0.2-mile, six-seven-minute walk away.

Per Project Specific Condition of Approval B.5, the applicant may provide valet parking with a staging area established on Second Street at the venue's driveway approach and adjacent curb zone. The applicant shall staff the valet parking attendants according to the number of guests, weather, and type of event. At no time shall valet queueing exceed two vehicles, and drive lanes on Second Avenue shall always remain unblocked. Event schedules will be managed to avoid peak traffic periods. Deliveries and waste collection will occur from Second Street, and four new bicycle parking stalls will be installed in the public right-of-way on South Livermore Avenue.

The previously proposed restaurant use would have guests arriving at various times throughout the day and evening, generating vehicle trips throughout the operating time. The newly proposed use as an event center will differ in that guests would be arriving within a narrow time frame and departing within a somewhat narrow time frame. The Downtown Specific plan anticipates this type of activity in the area whether it is the movie theater or the Bankhead theater. The city's Traffic Engineer reviewed the proposed change in use and concluded that all local roadways and intersections will accommodate the use and associated trips. With the Conditions of Approval for the Project, staff supports the proposed event center at this site.

Noise Control and Sound Policy

To mitigate impacts on neighboring commercial uses and nearby residential areas, a strict sound policy is found in Condition of Approval B.3. All rooftop entertainment, music, and amplified sound must

conclude by 11 p.m. No outdoor music is permitted after 11 p.m. under any circumstances. Exterior noise levels shall not exceed 70 dBA between 7 a.m. and 11 p.m., and shall not exceed 65 dBA between 11 p.m. and 7 a.m.

Security and Lighting Plan

Security protocols developed with the Livermore Police Department require professional security staffing proportional to event size and type. A closed-circuit surveillance system will monitor all external and internal access points, with footage maintained consistent with police standards (Condition of Approval F.1-5). Lighting levels will ensure safe circulation while limiting spillover onto adjacent properties (Condition of Approval B.11.)

Landscape

The landscape plan complies with the City's water-efficiency and tree-preservation requirements. Nine declining trees will be removed and replaced with 11 new trees, as approved by DDR 22-001. The existing 30-foot-tall Camphor tree located on the Second Street frontage will be preserved. Irrigation will be controlled through water-efficient automated systems, and decorative vines will be planted along the northern wall through a landscape easement with the adjacent property.

ENVIRONMENTAL DETERMINATION

The Project is categorically exempt from CEQA in accordance with CEQA Guidelines Section 15301, Existing Facilities, which exempts the permitting of existing private structures involving negligible or no expansion of existing or former use.

RECOMMENDATION

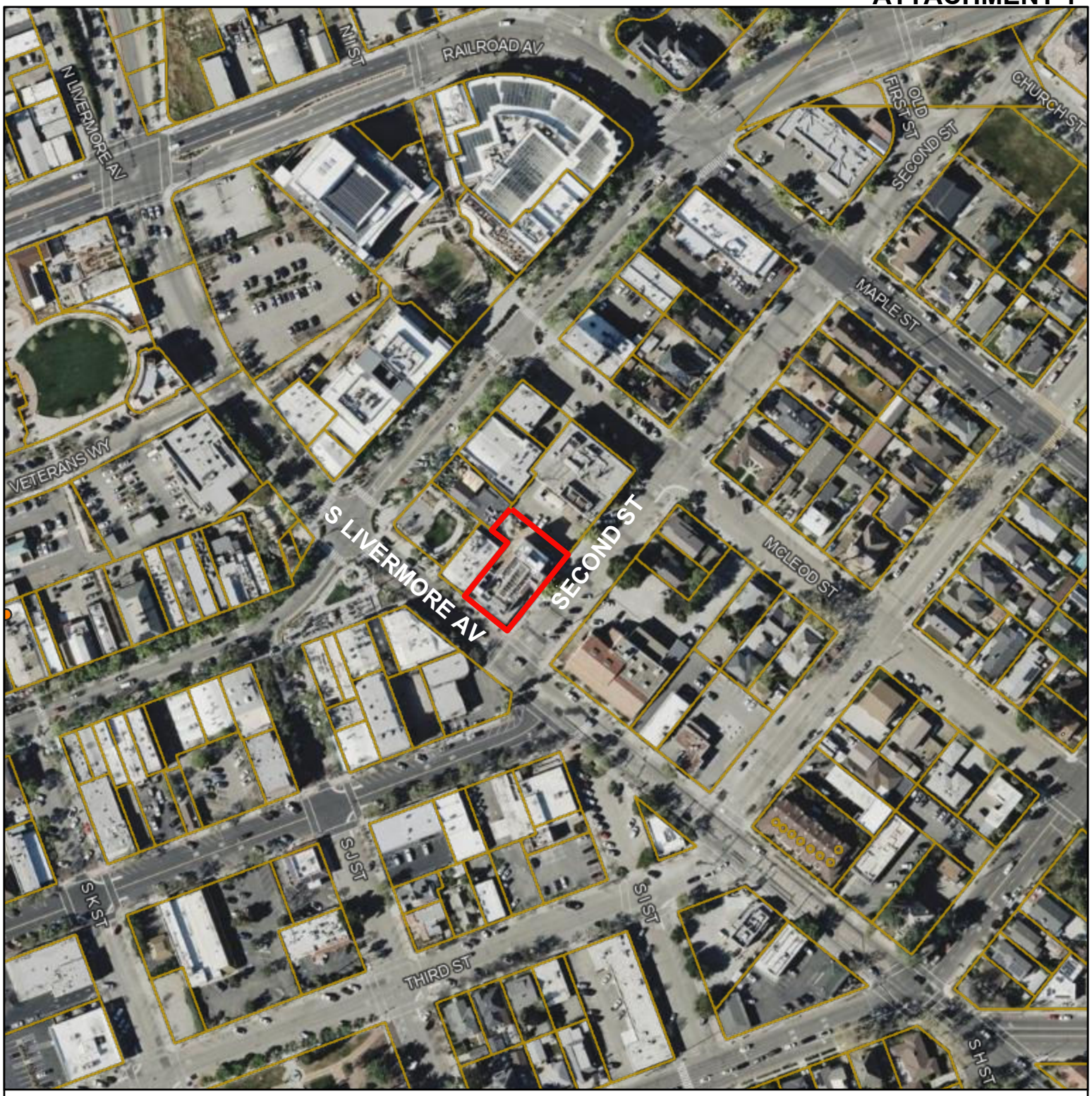
Blanco Modern Venue will activate a prominent downtown location with a flexible event facility that enhances the area's economic vitality and cultural opportunities while preserving the site's historic character. The project's operational safeguards—including comprehensive noise, parking, security, and logistics measures—ensure its compatibility with the surrounding district. Staff recommends the Planning Commission do the following:

1. Find the project is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301, Existing Facilities;
2. Approve Conditional Use Permit CUP 25-005, subject to the Conditions of Approval;
3. Direct the Planning Manager to file of Notice of Exemption with the Alameda County Clerk; and
4. Advise the applicant that the Project approval is subject to a 15-day appeal period.

ATTACHMENTS

1. Location Map
2. Approved Plans
3. Business Plan
4. Resolution - CEQA
5. Resolution - Project
6. Exhibit A - Conditions of Approval

Prepared by: Jennifer Ackerman
Associate Planner



N

LEGEND

ALL LOCATIONS ARE APPROXIMATE

PROJECT SITE IS OUTLINED IN RED

0 0.01 0.03 0.05

mi

180 SOUTH LIVERMORE AVENUE

CITY OF LIVERMORE CALIFORNIA

Location Map

Date: 6/1/2026

Path: /Web Map

ATTACHMENT 2

BUILDING PERMIT FOR:

BLANCO

A MODERN VENUE

TENANT IMPROVEMENT
2324 2ND STREET
LIVERMORE, CA 94550

ABBREVIATIONS

AB	ANCHOR BOLT	JT.	JOINT
AC	ASPHALT CONCRETE	KP	KICK PLATE
AD	AREA DRAIN	KIT.	KITCHEN
ADJ.	ADJACENT	LAV.	LAVATORY
AFF	ABOVE FINISH FLOOR	LB	LAG BOLT
ALUM.	ALUMINUM	LBS	POUND
ALT.	ALTERNATE	LF	LINEAR FOOT
ARCH.	ARCHITECT/ARCHITECTURAL	LL	LIVE LOAD
AVG.	AVERAGE	LS	LAG SCREW
AWC	ACOUSTICAL WALL COVERING	LVL	LAMINATED VENEER LUMBER
BD.	BOARD	MAX.	MAXIMUM
BLDG.	BUILDING	MB	MACHINE BOLT
BLKG.	BLOCKING	MECH.	MECHANICAL
BRZ.	BRONZE	MFD.	MANUFACTURED
BTM.	BOTTOM	MFR.	MANUFACTURER
BTWN.	BETWEEN	MICRO.	MICROWAVE
BUR	BUILT UP ROOFING	MIN.	MINIMUM
BW	BOTH WAYS	MISC.	MISCELLANEOUS
CB	CATCH BASIN	MTD.	MOUNTED
CF	CUBIC FEET	MTL.	METAL
CG	CORNER GUARD	(N)	NEW
CJ	CONTROL JOINT	NIC	NOT IN CONTRACT
CLKG.	CAULKING	NA	NOT APPLICABLE
CLG.	CEILING	NTS	NOT TO SCALE
CLR.	CLEAR	O/	OVER
CMU	CONCRETE MASONRY UNIT	OC	ON CENTER
CO.	CLEANOUT	OH	OVERHEAD
COTG.	CLEANOUT TO GRADE	OPNG.	OPENING
COL.	COLUMN	PL.	PLATE
CONC.	CONCRETE	PLF	POUNDS PER LINEAL FOOT
CONT.	CONTINUOUS	PLAM.	PLASTIC LAMINATE
CPT.	CARPET	PLYWD.	PLYWOOD
CT	CERAMIC TILE	PNT.	PAINT
CTR.	CENTER	PSF	POUNDS PER SQUARE FOOT
CW	COLD WATER	PSI	POUNDS PER SQUARE INCH
DBL.	DOUBLE	PT	PRESSURE TREATED
DEPT.	DEPARTMENT	PVC.	POLYVINYLCHLORIDE
DF.	DOUGLAS FIR	PVMT.	PAVEMENT
DIA.	DIAMETER	RA	RETURN AIR
DIAG.	DIAGONAL	RAD.	RETURN AIR
DIM.	DIMENSION	RB	RUBBER BASE
DISP.	DISPENSER	RCP	REFLECTED CEILING PLAN
DL	DEAD LOAD	RD	ROOF DRAIN
DN.	DOWN	RWD.	REDWOOD
DR.	DOOR	REF.	REFERENCE
DWG.	DRAWING	REFR.	REFRIGERATOR
DW	DISHWASHER	REG.	REGISTER
(E)	EXISTING	REQD.	REQUIRED
EA.	EACH	REV.	REVISION
EB.	EXPANSION BOLT	RM.	ROOM
EIFS	EXTERIOR INSULATION FINISH SYSTEM	RO	ROUGH OPENING
EJ.	EXPANSION JOINT	RWL	RAINWATER LEADER
ELEC.	ELECTRIC/ELECTRICAL	SCHED.	SCHEDULE
ELEV.	ELEVATOR/ELEVATION	SD	STORM DRAIN
EN.	EDGE NAILING	SEC.	SECTION
ENCL.	ENCLOSURE	S.E.D	SEE ELECTRICAL DRAWINGS
EP.	ELECTRICAL PANEL	SF	SQUARE FOOT
EQUIP.	EQUIPMENT	S.F.S.D.	SEE FOOD SERVICE DRAWINGS
EXT.	EXTERIOR	SHTG.	SHEATHING
FA	FIRE ALARM	SHWR.	SHOWER
FD	FLOOR DRAIN	SIM.	SIMILAR
FDC	FIRE DEPARTMENT CONNECTION	S.M.D.	SEE MECHANICAL DRAWINGS
FE	FIRE EXTINGUISHER	SPEC.	SPECIFICATION
FEC	FIRE EXTINGUISHER CABINET	S.P.D.	SEE PLUMBING DRAWINGS
FF	FINISH FLOOR	S.S.D.	SEE STRUCTURAL DRAWINGS
FH	FIRE HYDRANT	S.S.	STAINLESS STEEL
FHC	FIRE HOSE CABINET	SS	SOLID SURFACE
FIN.	FINISH	S.T.C.	SOUND TRANSMISSION COEFFICIENT
FL	FLOW LINE	STD.	STANDARD
FLSHG.	FLASHING	STL.	STEEL
FLR.	FLOOR	STRUCT.	STRUCTURAL
FLUOR.	FLUORESCENT	SUSP.	SUSPENDED
FOC	FACE OF CONCRETE	SYS.	SYSTEM
FOS	FACE OF STUD	T.	TEMPERED
FOW	FACE OF WALL	TEL.	TELEPHONE
FRP	FIBERGLASS REINFORCED PLASTIC	T.O.C.	TOP OF CURB
FRMG.	FRAMING	T&G	TONGUE & GROOVE
FT.	FOOT	TS	TUBE STEEL
FTG.	FOOTING	T.V.	TELEVISION
GA.	GAUGE	TYP.	TYPICAL
GALV.	GALVANIZED	U.O.N.	UNLESS OTHERWISE NOTED
GC	GENERAL CONTRACTOR	VCT	VINYL COMPOSITION TILE
GLB	GLUE LAMINATED BEAM	VENT.	VENTILATION/VENTILATOR
GRDR.	GIRDER	VERT.	VERTICAL
GSM	GALVANIZED SHEET METAL	V.I.F.	VESTIBULE
GWB	GYPSUM WALL BOARD	W/	WITH
HB	HOSE BIBB	WC	WATER CLOSET
HD	HOLDOWN	WD.	WOOD
HDR.	HEADER	WH	WATER HEATER
HGR.	HANGER	WDW.	WINDOW
HM.	HOLLOW METAL	W/O	WITHOUT
HORIZ.	HORIZONTAL	WP.	WATERPROOF
HR.	HOUR	WSCT.	WAINSCOT
HT.	HEIGHT	WT.	WEIGHT
HVAC	HEATING/VENTILATING/AIR CONDITIONING	WWF	WELDED WIRE FABRIC
HW	HOT WATER		
IN.	INCH/INCHES		
INFO.	INFORMATION		
INSUL.	INSULATION		
INT.	INTERIOR		
JAN.	JANITOR		

MATERIAL SYMBOLS

- BASE ROCK
- CONCRETE
- EARTH (SECTION)
- EXISTING WALL SECTION
- WOOD MEMBER (BLOCKING)
- WOOD MEMBER (CONTINUOUS, NOMINAL SIZE INDICATED)
- PLYWOOD
- GYPSUM WALL BOARD SECTION
- METAL (STEEL OR IRON)
- RIGID INSULATION BOARD OR TILE

DRAWING SYMBOLS

- COLUMN GRID LINE
- SECTION # / SHEET # — SECTION
- DETAIL # / SHEET # — DETAIL
- ELEVATION # / SHEET # — ELEVATION
- ELEVATION # / DETAIL # / SHEET # — INTERIOR ELEVATION
- ELEVATION
- NAME — NAME — ROOM IDENTIFICATION
- INDICATES WINDOW TYPE
- DOOR # / DOOR HARDWARE / DOOR TYPE — DOOR IDENTIFICATION
- OPENING — INDICATES WINDOW OPENING NUMBER
- REVISION CLOUD
- REVISION # — DELTA
- FOLD/MATCH LINE

SYMBOLS

&	AND	≥	GREATER THAN OR EQUAL TO
∠	ANGLE	≤	LESS THAN OR EQUAL TO
@	AT	±	PLUS OR MINUS
℄	CENTER LINE	⅊	PROPERTY LINE OR PLATE
°	DEGREES	#	POUND
Δ	DELTA		
Ø	DIAMETER		
⅊	FLOWLINE		

DEMOLITION NOTES

1. COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION.
2. PROVIDE AN MAINTAIN BARRICADES, LIGHTING, AND GUARDRAILS AS REQUIRED BY APPLICABLE CODES AND REGULATIONS TO PROTECT OCCUPANTS OF BUILDING AND WORKERS.
3. ERECT AND MAINTAIN DUSTPROOF PARTITIONS AS REQUIRED TO PREVENT SPREAD OF DUST, FUMES AND SMOKE, ETC. TO OTHER PARTS OF THE BUILDING. ON COMPLETION, REMOVE PARTITIONS AND REPAIR DAMAGED SURFACES TO MATCH ADJACENT SURFACES.
4. IF DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, RESTORE AFFECTED AREAS AT NO COST TO THE OWNER.
5. REMOVE FROM SITE DAILY AND LEGALLY DISPOSE OF REFUSE, DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS.
6. REMOVE DESIGNATED PARTITIONS, COMPONENTS, BUILDING EQUIPMENT AND FIXTURES AS REQUIRED FOR NEW WORK.
7. REMOVE ABANDONED ELECTRICAL, TELEPHONE AND DATA CABLING AND DEVICES, UNLESS OTHERWISE NOTED.
8. REMOVE EXISTING FLOOR FINISHES AND PREPARE SUB-FLOOR AS REQUIRED FOR NEW FLOOR FINISHES.
9. SCOPE OF DEMOLITION INDICATED IS TO BE IN ITS ENTIRETY UNLESS NOTED OTHERWISE.

GENERAL CONTRACTOR NOTES

1. MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED & PROTECTED TO PREVENT DAMAGE & DETERIORATION UNTIL USE. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK
2. VERIFY ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING ANY WORK. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OF THESE PLANS AND SPECIFICATIONS
3. MAINTAIN THE JOB SITE IN A CLEAN, ORDERLY CONDITION FREE OF DEBRIS AND LITTER. EACH SUB-CONTRACTOR IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS WORK SHALL REMOVE ALL TRASH & DEBRIS AS A RESULT OF HIS OPERATIONS
4. NO PORTION OF THE WORK REQUIRING A SHOP DRAWING OR SAMPLE SUBMISSION SHALL BE COMMENCED UNTIL THE SUBMISSION HAS BEEN REVIEWED & ACTED UPON BY THE ARCHITECT. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE W/ THE REVIEWED SHOP DRAWINGS & SAMPLES
5. CONFINE OPERATIONS AT THE SITE TO AREAS PERMITTED BY LAW, ORDINANCES, PERMITS & THE CONTRACT DOCUMENTS, AND SHALL NOT UNREASONABLY ENCUMBER THE SITE WITH ANY MATERIALS OR EQUIPMEN
6. SHOULD AN ERROR APPEAR IN THE NOTES, SPECIFICATIONS, OR DRAWINGS, OR IN WORK DONE BY OTHERS, AFFECTING THIS WORK, NOTIFY THE ARCHITECT AT ONCE FOR INSTRUCTIONS AS TO PROCEDURE. IF CONTRACTOR PROCEEDS W/ WORK AFFECTED WITHOUT INSTRUCTIONS FROM THE ARCHITECT, THE CONTRACTOR SHALL MAKE GOOD ANY RESULTING DAMAGE OR DEFECT
7. SHOULD CONFLICT OCCUR IN OR BETWEEN DRAWINGS & SPECIFICATIONS, OR WHERE DETAIL REFERENCES ON CONTRACT DRAWINGS HAVE BEEN OMITTED, CONTRACTOR IS DEEMED TO HAVE ESTIMATED THE MOST EXPENSIVE MATERIALS AND CONSTRUCTION INVOLVED UNLESS HE SHALL HAVE ASKED FOR AND OBTAINED ANY WRITTEN DECISIONS FROM THE ARCHITECT AS TO WHICH METHOD OR MATERIALS WILL BE REQUIRED
8. PATCHING, REPAIRING AND REPLACING OF MATERIAL SURFACES CUT OR DAMAGED IN EXECUTION OF WORK SHALL BE DONE W/ APPLICABLE MATERIALS SO THAT SURFACES REPLACED WILL, UPON COMPLETION, MATCH SURROUNDING SIMILAR SURFACES
9. ALL MECHANICAL & ELECTRICAL EQUIPMENT SHALL HAVE A UL DESIGN LISTING/ NUMBER. ANY EQUIPMENT NOT LISTED WILL REQUIRE FIELD TESTING & CERTIFIED BY AN APPROVED TESTING AGENCY. IT IS THE RESPONSIBILITY OF THE OWNER & HIS DESIGN/ CONSTRUCTION TEAM TO NOTIFY THE BUILDING DEPARTMENT IF FIELD-TESTING IS REQUIRED FOR ANY EQUIPMENT WITHOUT AN EQUIVALENT LISTED LABEL APPROVED BY THE LOCAL CITY BUILDING DEPARTMENT. PROOF OF EQUIPMENT CERTIFICATION SHALL BE SUBMITTED & APPROVED BEFORE A CERTIFICATE OF OCCUPANCY CAN BE ISSUED
10. HAZARDOUS MATERIALS: THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE HANDLING, REMOVAL, OR DISPOSAL OF OR EXPOSURE OF PERSONS TO ASBESTOS OR HAZARDOUS OR TOXIC SUBSTANCES IN ANY FORM AT THE PROJECT SITE. PROFESSIONAL SERVICES RELATED OR IN ANY WAY CONNECTED WITH THE INVESTIGATION, DETECTION, ABATEMENT, REPLACEMENT, USE, SPECIFICATION, OR REMOVAL OF PRODUCTS, MATERIALS, OR PROCESSES CONTAINING ASBESTOS OR HAZARDOUS OR TOXIC MATERIALS ARE BEYOND THE SCOPE OF THIS AGREEMENT.
11. IF PROJECT IS BID PRIOR TO RECEIVING ALL AGENCY APPROVALS FOR PERMIT, THE CONTRACTOR SHALL CARRY CONTINGENCIES IN BIDDING TO COVER CHANGES THAT MAY RESULT FROM PLAN CHECK COMMENTS. CONTRACTOR IS RESPONSIBLE FOR REVIEWING ALL DRAWINGS AND UPDATING THE THE BUDGET BASED ON PERMITTED DRAWINGS

PROJECT LAYOUT

12. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION OF THE PROJECT AND ALL OF ITS COMPONENT PARTS. LAYOUT ENGINEERING AND DIMENSIONAL INFORMATION, IN ADDITION TO THE INFORMATION CONTAINED ON THE CONTRACT DRAWINGS, THAT MAY BE DETERMINED BY THE CONTRACTOR AS NECESSARY TO ACCURATELY CONSTRUCT THE PROJECT IN CONFORMANCE WITH THE DESIGN INTENT AS SHOWN IN THE CONTRACT DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR.

PLUMBING FIXTURE ANALYSIS

2022 CALIFORNIA PLUMBING CODE

MAIN FLOOR
PATIO: 484/30 = 16 TOTAL PEOPLE (8 M/F)
DINING & BAR SEATING: 2,012/30 = 68 TOTAL PEOPLE (34 M/F)
KITCHEN & BAR: 883/50 = 18 TOTAL PEOPLE (9 M/F)

LOWER LEVEL FLOOR OCCUPANTS
DINING & BAR SEATING: 540/30 = 18 TOTAL PEOPLE (9 M/F)
KITCHEN: 826/50 = 17 PEOPLE (8.5 M/F)

ROOF TOP PATIOS
LOWER PATIO 1,128/30 = 38 TOTAL PEOPLE (19 M/F)
UPPER PATIO 1,407/30 = 47 TOTAL PEOPLE (23.5M/F)
KITCHEN & BAR: 84/50 = 1 TOTAL PEOPLE (.5 M/F)

TOTAL MAIN FLOOR, LOWER LEVEL ROOF TOP PATIO FIXTURES REQUIRED
223 TOTAL PEOPLE (111.5 M/F)
MALE = 2 WATER CLOSETS, 1 URINAL, 1 SINK
FEMALE = 4 WATER CLOSETS, 1 SINKS
MISCELLANEOUS = 1 MOP SINK

TOTAL MAIN FLOOR, LOWER LEVEL ROOF TOP PATIO FIXTURES PROVIDED
UNISEX = 6 WATER CLOSETS, 6 SINK
MALE = 1 WATER CLOSET, 2 URINALS , 2 SINKS
FEMALE = 3 WATER CLOSETS, 2 SINKS
MISCELLANEOUS = 2 MOP SINK

*DRINKING FOUNTAINS ARE NOT REQUIRED PER SECTION 415.2 OF THE CPC. A DRINKING FOUNTAIN ALTERNATIVE IS PROVIDED AS EACH LEVEL HAS A BAR IN WHICH STAFF CAN SERVE WATER.

FIRE DEPARTMENT NOTES

1. APPROVED ADDRESS NUMBERS SHALL BE VISIBLE AND LEGIBLE FROM STREET FRONTAGE & SHALL CONTRAST W/ THEIR BACKGROUND
2. PROVIDE AN EMERGENCY TELEPHONE ON THE JOB PRIOR TO ANY CONSTRUCTION
3. A MINIMUM NUMBER SETS OF DRAWINGS APPROVED BY THE CITY FIRE DEPARTMENT SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK
4. A MINIMUM NUMBER SETS OF DRAWINGS APPROVED BY THE CITY FIRE DEPARTMENT SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF WORK
5. KNOX BOX IS RECOMMENDED FOR BUILDINGS & REQUIRED FOR ALL FIRE DEPARTMENT ACCESS GATES. CONTACT LOCAL FIRE DEPARTMENT FOR ADDITIONAL INFORMATION
6. FIRE DEPARTMENT ACCESS ROADWAYS SHALL BE MAINTAINED CLEAR & UNOBSTRUCTED. PROVIDE PROPER FIRE LANE SIGNAGE & CURB STRIPING PER THE VEHICLE CODE SECTION 22500.1. CONTACT THE FIRE DEPARTMENT FOR FIRE LANE PROGRAM GUIDELINES
7. NO HAZARDOUS MATERIALS WILL BE STORED AND/OR USED WITHIN THE BUILDING, WHICH WILL EXCEED THE QUANTITIES LISTED IN CBC TABLES 3-D & 3-E

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BUILDING ADDRESS

A. ALL COMMERCIAL BUILDINGS SHALL DISPLAY ADDRESS NUMERALS IN SUCH A POSITION THAT THE NUMERALS ARE EASILY VISIBLE TO APPROACHING EMERGENCY VEHICLES.
B. SUCH NUMERALS SHALL BE NO LESS THAN 6 INCHES IN HEIGHT, WITH A MINIMUM WIDTH OF 1 INCH, AND SHALL BE OF CONTRASTING COLOR TO THE BACKGROUND TO WHICH THEY ARE MOUNTED OR ATTACHED. DURING THE HOURS OF DARKNESS, THE NUMERALS SHALL BE ILLUMINATED WITH A MAINTAINED MINIMUM OF ONE FOOT-CANDLE OF LIGHT. IN LIEU OF EXTERIOR ILLUMINATION, THE NUMERALS MAY BE BACK LIGHTED WITH A FIXTURE WHICH IS RESISTANT TO TAMPERING AND BREAKAGE, HAVING AN OPAQUE BACKGROUND TO WHICH THE NUMERALS ARE MOUNTED.
C. THE BUILDING ADDRESS MUST BE DISPLAYED ON THE FRONT OF THE BUILDING AND SHALL BE MOUNTED ON A NON-MOVABLE SURFACE NEAREST TO THE STREET.
D. COMMERCIAL BUILDINGS HOUSING MORE THAN ONE ADDRESS MUST ALSO DISPLAY AND MAINTAIN THE ADDRESS NUMERALS ON ANY REAR OR SIDE EXTERIOR DOORS FACING DRIVEWAYS, PARKING LOTS OR OTHER VEHICLE ACCESS.

CODE ANALYSIS

PROPOSED CONSTRUCTION TYPE: V-B WITH FIRE SPRINKLERS

TABLE 504.4
ALLOWABLE NUMBER OF STORIES - ABOVE GRADE PLAN

MAXIMUM A2 OCCUPANCY: 2 STORIES
PROPOSED A2 OCCUPANCY: 1 STORY (PLUS 1 STORY BELOW GRADE & 1 ROOF TOP TERRACE)

SECTION 503.1.4 : OCCUPIED ROOFS - A ROOF LEVEL OR PORTION THEREOF SHALL BE PERMITTED TO BE USED AS AN OCCUPIED ROOF PROVIDED THE OCCUPANCY OF THE ROOF IS AN OCCUPANCY PERMITTED BY TABLE 504.4 FOR THE STORY IMMEDIATELY BELOW THE ROOF...

TABLE 506.2

AREA ALLOWABLE CIRCULATION FOR V-B BUILDING OF TWO OR MORE STORIES ABOVE GRADE PLAN EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM:

MAXIMUM A2 OCCUPANCY: 18,000 SQUARE FEET
PROPOSED A2 OCCUPANCY BLDG. MAIN FLOOR: 5,775 SQUARE FEET
PROPOSED A2 OCCUPANCY BLDG. ROOF TOP: 550 SQUARE FEET

SECTION 506.1.3 BASEMENTS: - BASEMENTS NEED NOT BE INCLUDED IN THE TOTAL ALLOWABLE FLOOR AREA OF A BUILDING PROVIDED THE TOTAL AREA OF SUCH BASEMENTS DOES NOT EXCEED THE AREA PERMITTED FOR A ONE STORY STORY ABOVE GRADE PLAN BUILDING.
MAXIMUM A2 ONE STORY BUILDING = 24,000 SF
PROPOSED A2 BASEMENT = 4,815 SQUARE FEET

SECTION 503.1.4 : OCCUPIED ROOFS - ...THE AREA OF THE OCCUPIED ROOF SHALL NOT BE INCLUDED IN THE BUILDING AREA AS REGULATED BY SECTION 506

TABLE 602
WHEN X<5 FOR ALL CONSTRUCTION TYPES
OCCUPANCY GROUP: A, B, E, F-2, I, R, S-2 & U = 1

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K-2B ROOF ELECTRICAL PLAN
K-3B ROOF PLUMBING PLAN

PROJECT DATA

APN :	097-110-013
LOT SIZE	0.29 ACRES (12,650 SF)
SPRINKLER	YES
NO. OF STORIES:	2 (PLUS 1 LEVEL BELOW GRAD & ROOF TOP TERRACE)
TYPE OF CONSTRUCTION:	TYPE V-B
TYPE OF OCCUPANCY	A2
PROJECT AREA	17,070 GROSS SF
BASEMENT AREA	5,597 SF - INCLUDING CRAWL SPACES UNDER BLDG.
MAIN FLOOR	6,998 SF - INCLUDING EXTERIOR PATIO
ROOF PATIO	4,475 SF - INCLUDING ENCLOSED ROOMS
PROVIDED SITE PARKING	1 (1 ACCESSIBLE) SPACES ON SITE
CODES USED	2022: C.B.C., C.P.C, C.M.C., C.E.C., C.F.C., CALIFORNIA ENERGY CODE, CAL GREEN BUILDING STANDARDS CODE, HANDICAPPED ACCESSIBILITY REGULATIONS, AND ADOPTED CODES

SCOPE OF WORK

THE PROPOSED IMPROVEMENTS FOR A RESTAURANT(S) USE INCLUDE:

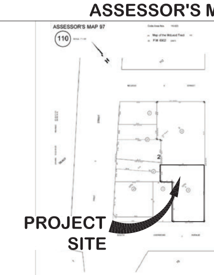
- IMPROVEMENTS TO THE BASEMENT MAIN FLOOR & ROOF TO INCLUDE:
  - KITCHEN ROOMS
  - RESTROOMS
  - DINING AREA
- ADDITION TO REAR OF BUILDING
- NEW EXTERIOR PATIO
- NEW ELEVATOR AND STAIR TOWER IN FRONT OF THE BULDING
- NEW TRASH & ELECTRICAL ENCLOSURE

DEFFERED SUBMITTALS

1. FIRE SPRINKLER
2. FIRE ALARM
3. EXTERIOR SIGNAGE
4. STORAGE RACKS

1. DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING.
2. DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THE BUILDING OFFICIAL HAS APPROVED THEIR DESIGN AND SUBMITTAL DOCUMENTS."
3. REVIEW THE CITY OF LIVERMORE'S "STORAGE RACKS, DISPLAY CASES, AND SHELVING" HANDOUT

ASSESSOR'S MAP



VICINITY MAP



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BLANCO
A MODERN VENUE

TENANT IMPROVEMENT
2324 2nd STREET
LIVERMORE, CA 94550

PUBLISHED SETS

REV.	DATE	DESCRIPTION
	12.05.22	BUILDING DEPARTMENT
	02.21.23	DEMO PERMIT
	04.10.23	DEMO PERMIT RESUBMITTAL
	08.06.23	BUILDING DEPARTMENT
	11.20.23	BUILDING RESUBMITTAL
	11.28.23	HEALTH RESUBMITTAL
	01.16.24	HEALTH RESUBMITTAL
	02.12.24	BUILDING RESUBMITTAL
	03.26.24	BUILDING RESUBMITTAL
	06.24.25	BUILDING REVISION SUBMITTAL
	09.22.25	BUILDING REVISION RESUBMITTAL

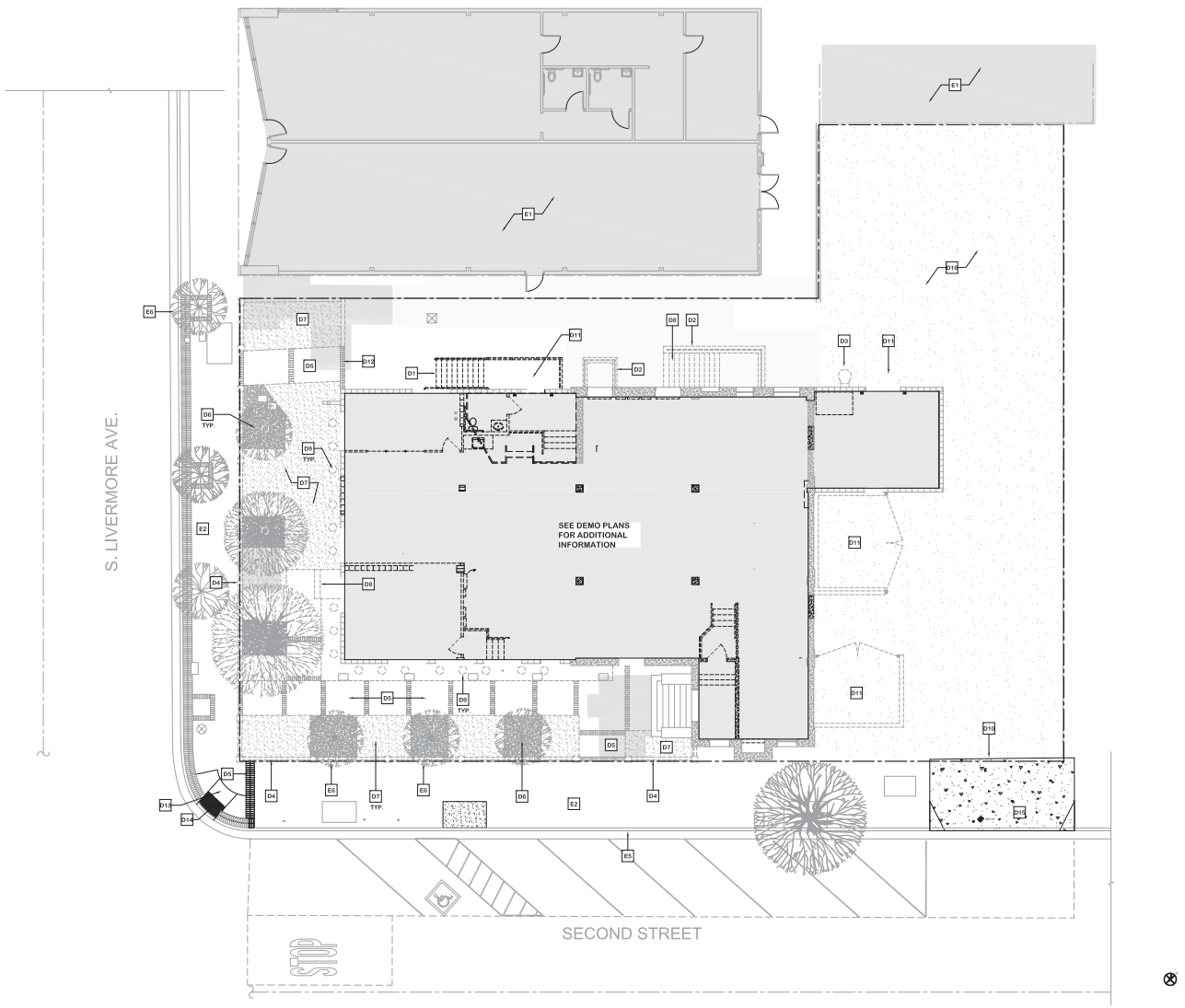
HEALTH DEPARTMENT: AR0346179
DEMO PERMIT: DEM23007
BUILDING PERMIT: T1220084

APPROVAL STAMP

COVER SHEET

DATE	SCALE
08.02.22	
DRAWN BY	PROJECT NUMBER
JTG	21022-1

A0.0



SCALE: 1/8" = 1'-0"

EXISTING / DEMOLITION SITE PLAN | 8

LEGEND

PROPERTY LINE

(E) AC PAVING — (E) AC PAVING TO BE REMOVED

(E) CONCRETE — (E) CONCRETE TO BE REMOVED

(E) LANDSCAPE — (E) LANDSCAPE TO BE REMOVED

KEY NOTES

- E1 (E) BUILDING TO REMAIN
- E2 (E) WALKWAY (LESS THAN OR EQUAL TO 5% SLOPE) TO REMAIN
- E3 NOT USED
- E4 NOT USED
- E5 (E) CONCRETE CURB TO REMAIN
- E6 (E) TREE
- D1 REMOVE (E) EXTERIOR STAIRS
- D2 REMOVE (E) EXTERIOR CONCRETE WINDOW/STAIR WELL
- D3 REMOVE (E) EXTERIOR METAL ROOF ACCESS LADDER
- D4 REMOVE (E) CONCRETE LOW WALL
- D5 REMOVE (E) WALKWAY
- D6 REMOVE (E) TREE
- D7 REMOVE (E) GRAVEL
- D8 REMOVE (E) CONCRETE EXTERIOR STAIRS
- D9 REMOVE (E) TRELLIS
- D10 REMOVE (E) METAL FENCE
- D11 REMOVE (E) EXTERIOR DOOR
- D11 REMOVE (E) TRASH ENCLOSURE
- D12 REMOVE (E) METAL GATE
- D13 REMOVE (E) ACCESSIBLE CURB RAMP (MAX 8.33% SLOPE)
- D14 REMOVE (E) WARNING TRUNCATED DOMES
- D15 REMOVE (E) DRIVEWAY
- D16 REMOVE (E) AC PAVING

SOME ITEMS MAY HAVE BEEN REMOVED PER DEMO PERMIT, REFER TO PERMIT DEM23007 FOR ADDITIONAL INFORMATION

GENERAL NOTES

1. WALKS AND SIDEWALKS SHALL BE CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2 INCH. AND SHALL BE A MINIMUM OF 48 INCHES IN WIDTH.
2. SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4 INCH PER FOOT.
3. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 1:20 IT SHALL COMPLY WITH THE PROVISIONS FOR PEDESTRIANS RAMPS.
4. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2 INCH. WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THEN 1:2 EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/2 INCH NOT BE VERTICAL. WHEN CHANGES IN LEVELS GREATER THAN 1/2 INCH ARE NECESSARY THEY SHALL COMPLY WITH THE REQUIREMENTS FOR RAMPS.
5. SURFACE SLOPES OF ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 1/4 INCH PER FOOT IN ANY DIRECTION.
6. ALL DAMAGED OR DETERIORATE FIRE LANE MARKING SHALL BE RE-STRIPED
7. ALL CURBS WHICH OUTLINE THE FIRE LANE SHALL BE PAINTED RED WITH WHITE LETTERING READING "NO PARKING - FIRE LANE". THE TEXT SHALL BE FOUR INCHES TALL AND SHALL BE PLACED EVERY 30 FEET OR PORTION THEREOF, ON TOP OF DESIGNATED CURBING.
8. ACCESSIBLE ROUTE SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 AND A MAXIMUM CROSS-SLOPE OF 1:48.
9. WALKS AND SIDEWALKS SHALL BE AT LEAST 48" WIDE PER CBC 11B-403

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HEALTH DEPARTMENT: AR0346179
DEMO PERMIT: DEM23007
BUILDING PERMIT: T1220084

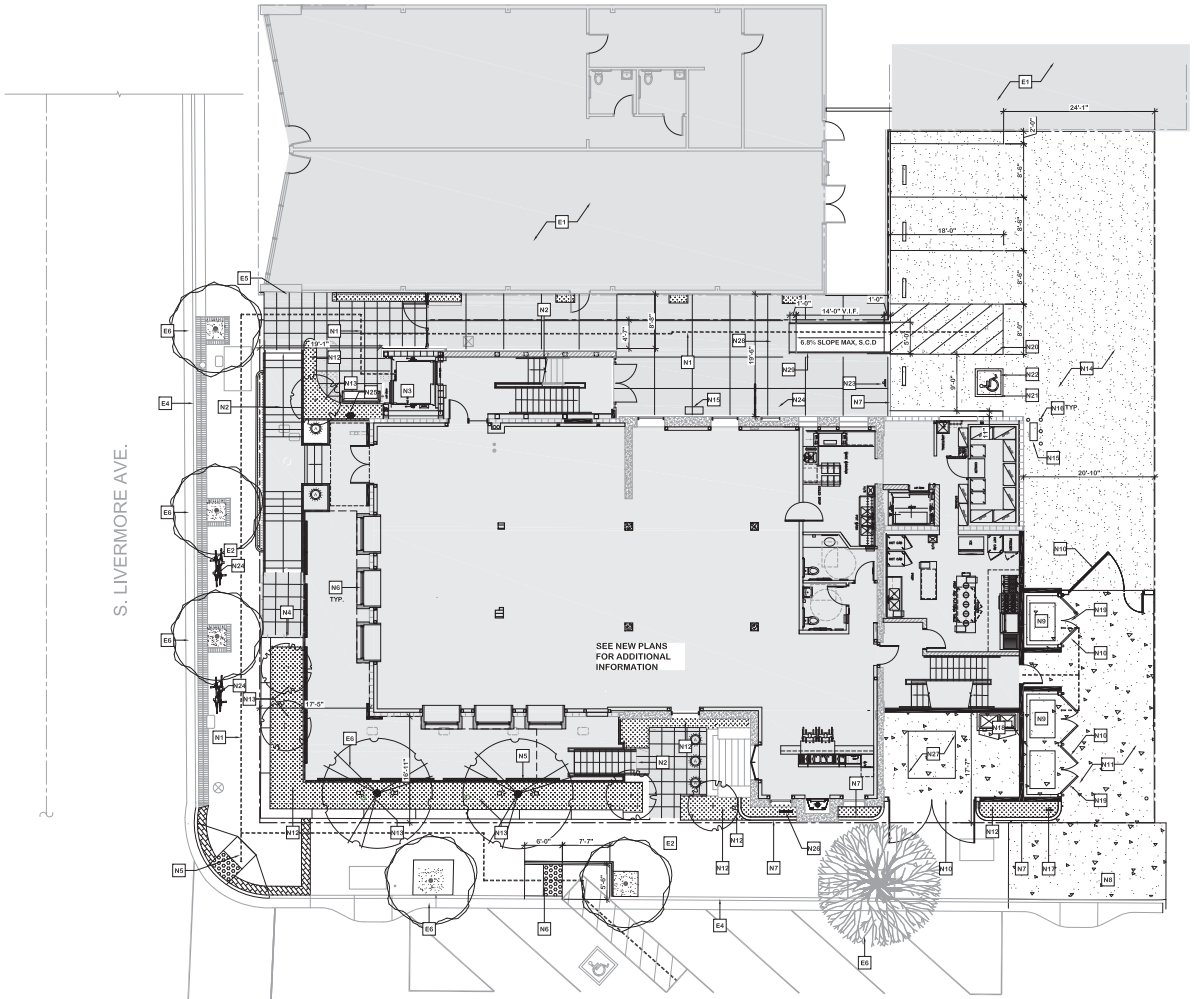
APPROVAL STAMP

LICENSED ARCHITECT — STATE OF CALIFORNIA

DEMOLITION SITE PLAN

DATE	SCALE
08.02.22	1/8" = 1'-0"
DRAWN BY	PROJECT NUMBER
JTG	21022-1

A1.1



SCALE: 1/8" = 1'-0"

NEW SITE PLAN | 8

LEGEND

- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL
- INDICATES AREA OF WORK, ALL OTHER AREAS TO REMAIN EXISTING
- (E) AC PAVING
- (N) AC PAVING
- (E) CONCRETE
- (N) CONCRETE
- (E) LANDSCAPE
- (N) LANDSCAPE

KEY NOTES

- E1 (E) BUILDING TO REMAIN
- E2 (E) WALKWAY (LESS THAN OR EQUAL TO 5% SLOPE) TO REMAIN
- E3 NOT USED
- E4 (E) CONCRETE CURB TO REMAIN
- E5 (E) WALL MOUNT SWITCH GEAR
- E6 (E) TREE TO REMAIN, SEE LANDSCAPE DRAWINGS FOR MORE INFORMATION
- N1 (N) ACCESSIBLE PATH OF TRAVEL
- N2 (N) EXTERIOR STAIRS, SEE SHEET A2.2 FOR ADDITIONAL INFORMATION
- N3 (N) ELEVATOR, SEE SHEET A2.2 FOR ADDITIONAL INFORMATION
- N4 (N) 2' TALL PLANTER BOX WALL, SEE SHEET A2.1 & A2.2 FOR ADDITIONAL INFORMATION
- N5 CONCRETE CURB RAMP, SEE DETAIL 15/A0.1 & CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
- N6 CONCRETE CURB RAMP, SEE DETAIL 11/A0.1 AND CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
- N7 (N) 6" CONCRETE CURB
- N8 CONCRETE DRIVE AISLE, SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
- N9 (N) TRASH ENCLOSURE WITH METAL ROOF, SEE SHEET A2.2, A8.2 AND P1.1 FOR ADDITIONAL INFORMATION
- N10 (N) FENCE AND GATE
- N11 (N) CONCRETE PAD
- N12 (N) LANDSCAPE AREA
- N13 (N) TREE
- N14 (N) AC PAVING
- N15 (N) CONDENSING UNIT, SEE MECHANICAL DRAWINGS
- N16 (N) REMOVABLE BOLLARD
- N17 PROVIDE TOW AWAY SIGN, SEE DETAIL 2/A0.1
- N18 PROVIDE HOT/COLD WATER HOSE BIB
- N19 (N) ACCESSIBLE TRASH ENCLOSURE DOOR, SEE DOOR SCHEDULE
- N20 (N) ACCESSIBLE AISLE STRIPING, SEE 8/A0.1
- N21 (N) VAN ACCESSIBLE PARKING, SEE 8/A01
- N22 (N) ACCESSIBLE PARKING LOGO, SEE 8/A0.1
- N23 (N) ACCESSIBLE PARKING SIGN, SEE 3//A0.1 & 7/A0.1
- N24 (N) BICYCLE RACK LOCATION, SEE LANDSCAPE DRAWINGS
- N25 RELOCATE (E) FDC, SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION
- N26 (N) BFP SURROUNDED BY GREEN TOWER BOXWOOD, SEE CIVIL & LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION
- N27 (N) TRANSFORMER, SEE CIVIL AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION
- N28 (N) CONCRETE RAMP, SEE DETAIL 12/A0.1 FOR ADDITIONAL ACCESSIBLE REQUIREMENTS
- N29 (N) HANRAIL, SEE DETAIL 14/A8.4

GENERAL NOTES

1. WALKS AND SIDEWALKS SHALL BE CONTINUOUS COMMON SURFACE, NOT INTERRUPTED BY STEPS OR BY ABRUPT CHANGES IN LEVEL EXCEEDING 1/2 INCH. AND SHALL BE A MINIMUM OF 48 INCHES IN WIDTH.
2. SURFACE CROSS SLOPES SHALL NOT EXCEED 1/4 INCH PER FOOT.
3. WHEN THE SLOPE IN THE DIRECTION OF TRAVEL OF ANY WALK EXCEEDS 1:20 IT SHALL COMPLY WITH THE PROVISIONS FOR PEDESTRIANS RAMPS.
4. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2 INCH. WHEN CHANGES IN LEVEL DO OCCUR, THEY SHALL BE BEVELED WITH A SLOPE NO GREATER THEN 1:2 EXCEPT THAT LEVEL CHANGES NOT EXCEEDING 1/2 INCH NOT BE VERTICAL. WHEN CHANGES IN LEVELS GREATER THAN 1/2 INCH ARE NECESSARY THEY SHALL COMPLY WITH THE REQUIREMENTS FOR RAMPS.
5. SURFACE SLOPES OF ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 1/4 INCH PER FOOT IN ANY DIRECTION.
6. ALL DAMAGED OR DETERIORATE FIRE LANE MARKING SHALL BE RE-STRIPED
7. ALL CURBS WHICH OUTLINE THE FIRE LANE SHALL BE PAINTED RED WITH WHITE LETTERING READING "NO PARKING - FIRE LANE". THE TEXT SHALL BE FOUR INCHES TALL AND SHALL BE PLACED EVERY 30 FEET OR PORTION THEREOF, ON TOP OF DESIGNATED CURBING.
8. ACCESSIBLE ROUTE SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 AND A MAXIMUM CROSS-SLOPE OF 1:48.
9. WALKS AND SIDEWALKS SHALL BE AT LEAST 48" WIDE PER CBC 11B-403

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	06.24.25	BUILDING REVISION SUBMITTAL
	09.22.25	BUILDING REVISION RESUBMITTAL
	11.20.25	BUILDING REVISION RESUBMITTAL
	05.11.26	BUILDING REVISION RESUBMITTAL

HEALTH DEPARTMENT: AR0346179
DEMO PERMIT: DEM23007
BUILDING PERMIT: T1220084

APPROVAL STAMP

LICENSED ARCHITECT — STATE OF CALIFORNIA

NEW SITE PLAN

DATE	SCALE
08.02.22	1/8" = 1'-0"
DRAWN BY	PROJECT NUMBER
JTG	21022-1

A1.2

EXTERIOR STAIR ANALYSIS

EXTERIOR STAIRS SHALL COMPLY WITH SECTION 1027

- SECTION 1027.3 - OPEN SIDE: EXTERIOR EXIT STAIRWAYS AND RAMPS SERVING AS AN ELEMENT OF A REQUIRED MEANS OF EGRESS SHALL BE OPEN ON NOT LESS THAN ONE SIDE...
  - EXTERIOR STAIR COMPLIANCE :
    - STAIR IS OPEN ALONG GRID LINES D.1 - D.4 - VARIES ON FLOOR LEVEL
    - TOTAL OPEN AREA = 265 SQUARE FEET (1ST FLOOR = 51 SQUARE FEET OF OPEN SPACE USING FENCING)
- SECTION 1027.4 - SIDE YARDS: THE OPEN AREAS ADJOINING EXTERIOR EXIT STAIRWAYS OR RAMPS SHALL BE EITHER YARDS, COURTS OR PUBLIC WAYS; THE REMAINING SIDES ARE PERMITTED TO BE ENCLOSED BY THE EXTERIOR WALLS OF THE BUILDING.
  - EXTERIOR STAIR COMPLIANCE:
    - OPEN SIDE IS OPEN TO SIDE YARD USED AS PATH TO PUBLIC WAY
- SECTION 1027.5 LOCATION: EXTERIOR EXIT STAIRWAYS AND RAMPS SHALL HAVE A MINIMUM FIRE SEPARATION DISTANCE OF 10 FEET...
  - EXTERIOR STAIR COMPLIANCE:
    - THE SIDE OF THE EXTERIOR SIDE THAT IS PARALLEL TO THE PROPERTY LINE IS LESS THAN 10' AND THEREFORE SHALL BE CONSTRUCTED OF 1 HOUR CONSTRUCTION.
- SECTION 1027.6 EXTERIOR EXIT STAIRWAY AND RAMP PROTECTION: EXTERIOR EXIT STAIRWAYS AND RAMPS SHALL BE SEPARATED FROM THE INTERIOR OF THE BUILDING AS REQUIRED IN SECTION 1023.2...
  - EXCEPTION 1: SEPARATION FROM THE INTERIOR OF THE BUILDING IS NOT REQUIRED FOR OCCUPANCIES, OTHER THAN THOSE IN GROUP R-1 OR R-2, IN BUILDINGS THAT ARE NOT MORE THAN TWO STORIES ABOVE GRADE PLANE WHERE A LEVEL OF EXIT DISCHARGE SERVING SUCH OCCUPANCIES IS THE FIRST STORY ABOVE GRADE PLANE.
    - EXTERIOR STAIR COMPLIANCE:
      - THE EXTERIOR IS NOT MORE THAN TWO STORES ABOVE THE GRADE PLAN AND THEREFORE THERE IS NO FIRE RATING REQUIREMENT BETWEEN THE EXTERIOR STAIR AND THE INTERIOR OF THE BUILDING PER EXCEPTION 1.

LEGEND

- ACCESSIBLE SEATING LOCATION
- EXIT SIGN W/ BATTERY BACK-UP
- OCCUPANT LOAD
- BUILDING ROOM NAME
- FUNCTION OF SPACE
- AREA
- OCCUPANT LOAD
- FIRE EXTINGUISHER SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH CFC 906. PROVIDE CLASS 2-A (MINIMUM 2-A:10-BC)
- 1 HOUR FIRE SEPARATION
- MAXIMUM EXIT ACCESS TRAVEL DISTANCE = SEE PLAN (SEE EGRESS NOTES BELOW)
- MAXIMUM COMMON PATH OF EGRESS TRAVEL = SEE PLAN (SEE EGRESS NOTES BELOW)

EGRESS NOTES:
* MAXIMUM EXIT ACCESS TRAVEL DISTANCE ALLOWABLE (PER CBC 1016), "B" OCCUPANCY, W/ SPRINKLERS = 300 FT. AND "A" & "S-1" OCCUPANCIES W/ SPRINKLERS = 250 FT.

* MAXIMUM COMMON PATH OF EGRESS TRAVEL ALLOWABLE (PER CBC 1006.2.1), "B" OCCUPANCY, W/ SPRINKLERS= 100 FT & "A" OCCUPANCY W/ SPRINKLERS = 75 FT

- ACCESSIBLE PATH OF TRAVEL

FUNCTION PER 2022 CBC TABLE 1004.5

FUNCTION OF SPACE	S.F. PER PERSON	FUNCTION S.F. TYPE
ACCESSORY - STORAGE - S	300	GROSS
BUSINESS AREA -B	200	GROSS
ASSEMBLY - A	15	NET
KITCHEN - K	200	GROSS

EXIT #1	61x0.2 = 12.2" REQUIRED | 32" CLEAR WIDTH PROVIDED
EXIT #2	84x0.2 = 16.8" REQUIRED | 68" CLEAR WIDTH PROVIDED
EXIT #4	84x0.2 = 16.8" REQUIRED | 68" CLEAR WIDTH PROVIDED
EXIT #5	54x0.2 = 10.8" REQUIRED | 32" CLEAR WIDTH PROVIDED
EXIT #6	45x0.2 = 9.0" REQUIRED | 32" CLEAR WIDTH PROVIDED
EXIT #7	45x0.2 = 9.0" REQUIRED | 32" CLEAR WIDTH PROVIDED
STAIR #1	61x0.3 = 18.3" REQUIRED | 48" CLEAR WIDTH PROVIDED
STAIR #2	56x0.3 = 16.8" REQUIRED | 76" CLEAR WIDTH PROVIDED
STAIR #3	56x0.3 = 16.8" REQUIRED | 48" CLEAR WIDTH PROVIDED
STAIR #5	55x0.3 = 16.5" REQUIRED | 48" CLEAR WIDTH PROVIDED
STAIR #6	24x0.3 = 7.2" REQUIRED | 52" CLEAR WIDTH PROVIDED
STAIR #7	24x0.3 = 7.2" REQUIRED | 52" CLEAR WIDTH PROVIDED
STAIR #8	55x0.3 = 16.5" REQUIRED | 52" CLEAR WIDTH PROVIDED

TOTAL OCCUPANCY TABLE
LOWER LEVEL TOTAL OCCUPANCY = 56
MAIN LEVEL TOTAL OCCUPANCY = 173
ROOF TOP TOTAL OCCUPANCY = 155
TOTAL BUILDING OCCUPANCY = 384

KEY NOTES

E1	(E) 1 HOUR FIRE RATED EXTERIOR CONCRETE WALL
N1	PROVIDE TACTILE SIGNAGE, SEE DETAIL 9/A0.2
N2	AREA OF REFUGE NOT REQUIRED PER SECTION 1009.3.3 EXCEPTION 2
N3	AREA OF REFUGE NOT REQUIRED PER SECTION 1009.4.2 EXCEPTION 2
N4	ACCESSIBLE SEATING - 5% OF SEATING SHALL BE ACCESSIBLE PER SECTION 11B-226.1 AND SECTION 226.2
N5	SECURITY GATE & FENCE WITH OPEN RAILS - NOT REQUIRED TO BE FIRE RATED AS IT PROVIDES THE REQUIRED OPENESS PER SECTION 1027.3

GENERAL NOTES

1. THE PATH OF TRAVEL TO & WITHIN EXITS IN A BUILDING SHALL BE IDENTIFIED BY EXIT SIGNS CONFORMING TO THE REQUIREMENTS OF 2013 CBC SECT. 1011.1 EXIT SIGNS SHALL BE READILY VISIBLE FROM THE DIRECTION OF APPROACH. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO INDICATE THE DIRECTION OF EGRESS TRAVEL. NO POINT SHALL BE MORE THAN 100 FT. FROM THE NEAREST VISIBLE SIGN.
2. FIRE BARRIERS AND REQUIRED OCCUPANCY SEPARATIONS SHALL COMPLY WITH SECTION 707.1 2013 CBC
3. PROVIDE EXIT SIGN WITH 6" LETTERS OVER REQUIRED EXITS, WHERE SHOWN ON DRAWINGS. CONNECT EXIT SIGNS TO EMERGENCY POWER CIRCUITS.
4. PROVIDE EMERGENCY LIGHTING OF ONE FOOT-CANDLE AT FLOOR LEVEL. COMPLY WITH BUILDING CODES.
5. MAINTAIN AISLES AT LEAST 44" WIDE AT PUBLIC AREAS.
6. EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING 50 OR MORE PERSONS AND IN ANY HAZARDOUS AREA.
7. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2A WITHIN 75 FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR AND ADDITIONAL EXTINGUISHERS AS REQUIRED BY THE FIRE DEPARTMENT FIELD INSPECTOR
8. FIRE EXTINGUISHERS SHALL BE PROVIDED AND LOCATED IN ACCORDANCE WITH FIRE DEPARTMENT REQUIREMENTS. SEE "F.E." ON "F.E.C." ON PLANS. EXTINGUISHER CABINET DOOR OPENING HARDWARE SHALL BE 45" MAX. ABOVE FINISHED FLOOR.
9. FIRE EXTINGUISHER CABINETS SHALL NOT BREACH RATED WALLS UNLESS RATED THEMSELVES
10. EXTINGUISHERS SHALL BE CONSPICUOUSLY LOCATED ALONG NORMAL PATHS OF EXITING
11. PROVIDE FIRE DAMPERS OR DOORS WHERE AIR DUCTS PENETRATE FIRE-RATED WALLS OR CEILINGS.
12. EXIT DOORS SHALL BE A MINIMUM OF 3'-0" X 6'-8" WITH A CLEAR WIDTH OF NOT LESS THAN 32" PER 2019 CBC
13. EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SECTION 1008.1.9, 2019 C.B.C. THE MAXIMUM ALLOWABLE EFFORT TO OPERATE THE DOOR SHALL BE: EXT. 5 POUNDS, INT. 5 POUNDS, FIRE RATED 15 POUNDS
14. EXIT DOORS SHALL BE SO MARKED THAT THEY ARE READILY DISTINGUISHABLE FROM THE ADJACENT CONSTRUCTION. SECTION 1015.2, 2019 C.B.C.
15. PRIMARY ENTRANCES & REQUIRED EXITS FROM BUILDINGS & FACILITIES SHALL BE MADE ACCESSIBLE TO THE DISABLED
16. PROVIDE SIGN ABOVE PRIMARY EXIT DOORS MOUNTED ON HORIZONTAL BULLION TO READ "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED", IN COMPLIANCE W/ SECTION 1008.1.9.3, 2019 C.B.C.
17. DOORS SHALL BE PROVIDED W/ LEVER TYPE HARDWARE IN COMPLIANCE W/ TITLE 24 & ADA STANDARDS, SECTION 1008.1.9.1, 2019 C.B.C.
18. ROOMS OR AREAS LARGER THAN 100 SQUARE FEET SHALL BE PROVIDED W/ BI-LEVEL SWITCHING TO ALLOW ILLUMINATION TO BE REDUCED BY ONE-HALF
19. PROVIDE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT MAIN ENTRANCE DOORS, COMPLY WITH TITLE 24 REQUIREMENTS
20. PER CBC SECTION 303.1.2 SMALL ASSEMBLY SPACES. THE FOLLOWING ROOMS AND SPACES SHALL NOT BE CLASSIFIED AS ASSEMBLY OCCUPANCIES:
    20.1. A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES WITH AN OCCUPANT LOAD OF LESS THAN 50 PERSONS AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY.
    20.2. A ROOM OR SPACE USED FOR ASSEMBLY PURPOSES THAT IS LESS THAN 750 SQUARE FEET (70 M2) IN AREA AND ACCESSORY TO ANOTHER OCCUPANCY SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY OR AS PART OF THAT OCCUPANCY.

MINIMUM FINISH FIRE CLASS

TABLE 803.11 - INTERIOR WALL AND CEILING FINISH REQUIREMENT

GROUP	INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS AND EXIT PASSAGEWAYS[A,B]	CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS	ROOMS AND ENCLOSED SPACES[C]	INTERIOR EXIT STAIRWAYS, INTERIOR EXIT RAMPS AND EXIT PASSAGEWAYS[A,B]	CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXIT ACCESS RAMPS	ROOMS AND ENCLOSED SPACES[C]
A-1 & A-2	B	B	C	A	A[C]	B[C]
A-3*, A-4 & A-5	B	B	C	A	A[C]	C
B, E, M, R-1	B	C	C	A	B	C
S	C	C	C	B	B	C

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	08.06.23	BUILDING DEPARTMENT
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	06.24.25	BUILDING REVISION SUBMITTAL
	09.22.25	BUILDING REVISION RESUBMITTAL
	11.20.25	BUILDING REVISION RESUBMITTAL

HEALTH DEPARTMENT: AR0346179
DEMO PERMIT: DEM23007
BUILDING PERMIT: T1220084

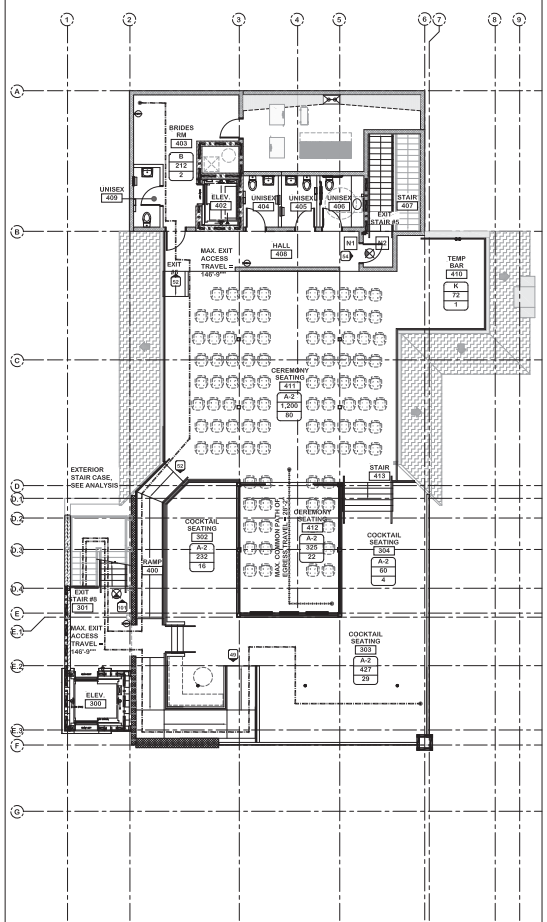
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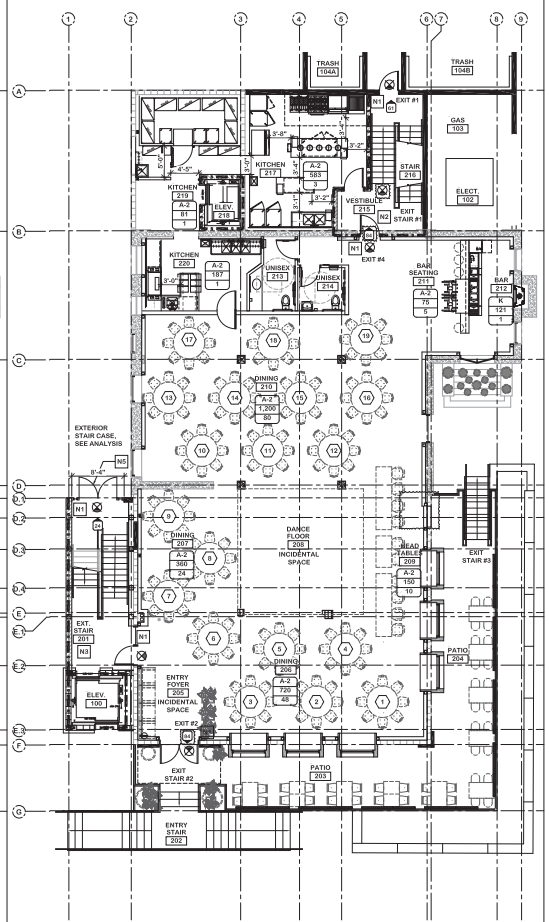
EGRESS PLANS

DATE	SCALE
08.02.22	1/8" = 1'-0"
DRAWN BY	PROJECT NUMBER
JTG	21022-1

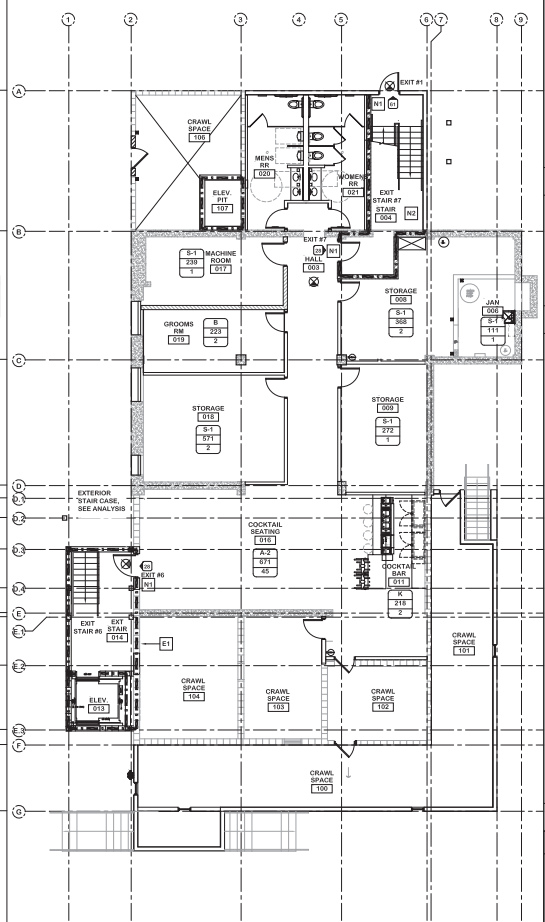
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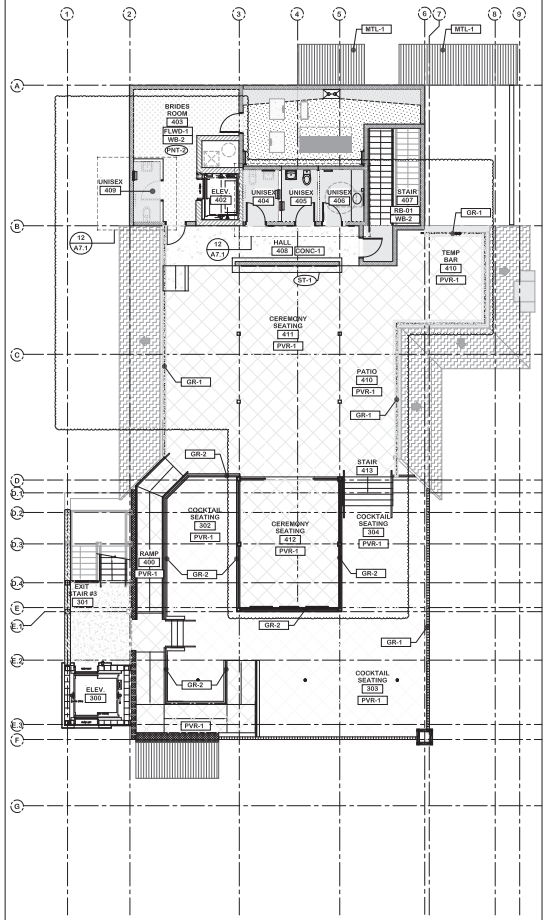
1/8" = 1'-0"
ROOF LEVEL CEREMONY & COCKTAIL EGRESS PLAN 16



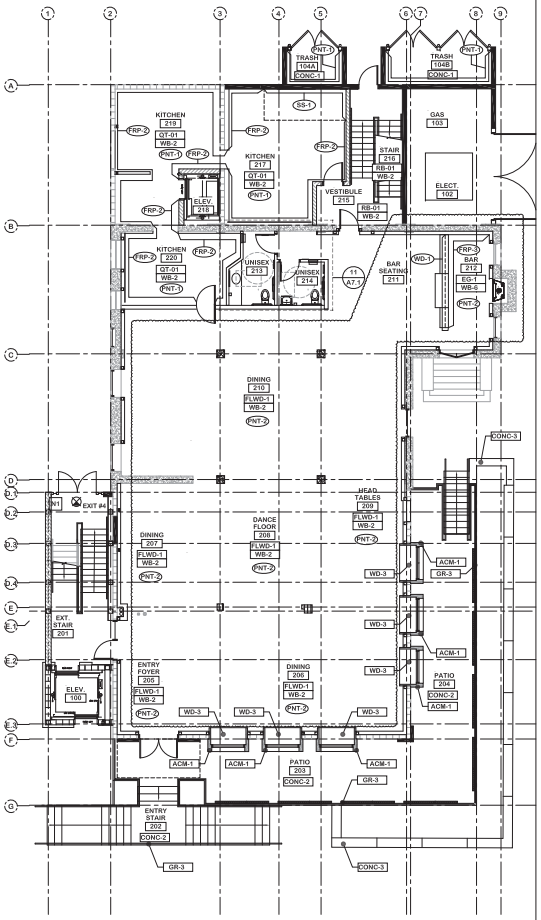
1/8" = 1'-0"
FIRST FLOOR MAIN DINNING EGRESS PLAN 12



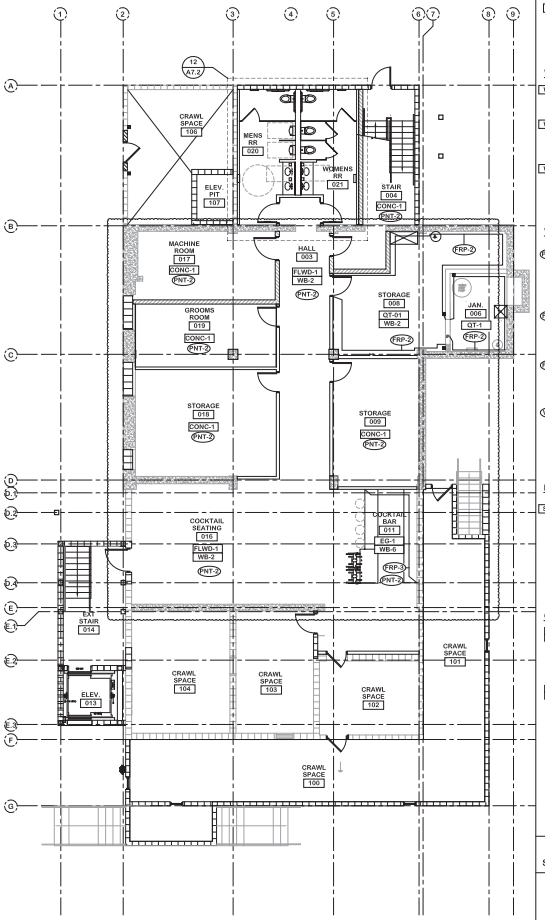
1/8" = 1'-0"
LOWER LEVEL COCKTAIL HOUR EGRESS PLAN 8



1/8" = 1'-0" ROOF LEVEL EGRESS PLAN 16



1/8" = 1'-0" FIRST FLOOR EGRESS PLAN 12



1/8" = 1'-0" LOWER LEVEL EGRESS PLAN 8

INTERIOR FINISH SCHEDULE

FLOORING

QT-01	QUARRY TILE DAL-TILE COLOR: TBD FINISH: MATTE/SIZE: 6"x6" BASE: WB-2 (6" COVE) GROUT: G-01 (1/8" WIDTH) LOCATION: KITCHEN AREAS	SHV-01 SHEET VINYL ARMSTRONG STYLE: STRAMAX PRO COLOR: PACIFIC STONE - PEARL FINISH: HOMOGENOUS 0.06" MIN WEAR THICKNESS SIZE: ROLL BASE: WB-3 (0" COVE) LOCATION: RESTROOMS
RB-01	RUBBER FLOORING NORA STYLE: NORAMENT 926 COLOR: TBD BASE: WB-4	EG-1 ECO GRIP SEE INTERIOR DESIGN DRAWINGS BASE: WB-6
CONC-1	SEALED CONCRETE TBD COLOR: CLEAR COAT BASE: WB-1	FLWD-1 WOOD FLOOR SEE INTERIOR DESIGN DRAWINGS BASE: WB-5
CONC-2	STAMPED CONCRETE TBD COLOR: TBD	PVR-1 PEDESTAL PAVER TILE TECH OR APPROVED EQUAL STYLE: ADJUSTABLE PEDESTALS COLOR: TBD
		PVR-2 GLASS PAVER GRA OR APPROVED EQUAL STYLE: GLASSWALK PAVER TYPE: PRISMA SIZE: 8X8

TRANSITION STRIP
CARPET TO TILE: SCHLUTER RENO SERIES
TILE COVE: SCHLUTER DILEX AHK

GRUT

G-01 PRE-MIXED GROUT
POWER GROUTS
STYLE: TRUCOLOR
COLOR: TBD
GROUT: G-01 (1/8" WIDTH)
USE: QT-01

WALL BASE

WB-1	RUBBER BASE JOHNSONITE COLOR: BLACK SIZE: 4"	WB-2 QUARRY TILE DAL-TILE STYLE: COVE BASE COLOR: ARID GRAY SIZE: 6"
WB-3	SHEET VINYL COVE JOHNSONITE COLOR: BLACK SIZE: 6" NOTE: INTEGRAL COVE	WB-4 RUBBER BASE NORA STYLE: NORAMENT 926 COLOR: TBD NOTES: USE NORA STAIR ACCESSORIES
WB-5	SHEET VINYL COVE JOHNSONITE COLOR: BLACK SIZE: 6" NOTES: INTEGRAL COVE	WB-6 ECO GRIP COVE ECO-GRIP COLOR:TBD SIZE: 6" NOTES: INTEGRAL COVE

WALL COVERING

PNT-1	PAINT SHERWIN WILLIAMS COLOR: TBD TYPE: SEMI-GLOSS ENAMEL OR EPOXY LOCATION: ALL KITCHEN AREA U.O.N.	PNT-2 PAINT - ALL WALL U.O.N. SHERWIN WILLIAMS COLOR: TBD TYPE: EGGSHELL NOTE: SEE INTERIOR DESIGN DRAWINGS
FRP-1	FIBERGLASS REINFORCED PLASTIC MARLITE STYLE: SUBWAY 6"X 3" CONFIG. COLOR: WHITE WITH WHITE GROUT TYPE: SS100-GS3 SIZE: 8' TALL	FRP-2 FIBERGLASS REINFORCED PLASTIC MARLITE COLOR: WHITE TYPE: P-100 SIZE: 8' TALL
FRP-3	FIBERGLASS REINFORCED PLASTIC MARLITE COLOR: WHITE TYPE: P-100 SIZE: COUNTER HEIGHT	SS-1 STAINLESS STEEL LOCATION: UNDER COOKING HOOD
WD-1	WOOD WALL PLANK SEE INTERIOR DESIGN DRAWINGS	ST-1 EXTERIOR TILE SEE INTERIOR DESIGN DRAWINGS NOTE: BACK BAR FEATURE WALL

MILLWORK

ST-01 COMPOSITE SOLID SERVICE SEE INTERIOR DESIGN DRAWINGS/CTOR ADDITIONAL INFORMATION

CEILING

SYP-1 HT.	PAINT GWB CEILING SHERWIN WILLIAMS COLOR: SEE INTERIOR DESIGN DRAWINGS TYPE: SEMI-GLOSS LOCATION: RESTROOMS, UTILITY RM & STAIRWAYS	SYP-2 HT. PAINT GWB CEILING SHERWIN WILLIAMS COLOR: SEE INTERIOR DESIGN DRAWINGS TYPE: EGGSHELL LOCATION: DINING AREAS
SYP-3 HT.	PAINT GWB CEILING SHERWIN WILLIAMS COLOR: TBD TYPE: SEMI-GLOSS ENAMEL OR EPOXY NOTE: ALL KITCHEN AREA U.O.N.	WD-1 HT. EXTERIOR WOOD CEILING SHIPLAP PATTERN SEE INTERIOR DESIGN DRAWINGS WITH MOISTURE RESISTANT MDF COLOR: SEE INTERIOR DESIGN DRAWINGS
WD-2 HT.	EXTERIOR WOOD PERGOLA PRESSURE TREATED WOOD SEE SHEET A3.3 FOR ADDITIONAL INFORMATION	WD-3 HT. WINDOW FRAME WOOD FINISH SEE INTERIOR DESIGN DRAWINGS FOR ADDITIONAL INFORMATION
ACT-1 HT.	KITCHEN LAY-IN PANEL USG STYLE: 2X4 KITCHEN LAY-IN PANEL #34150 COLOR: WHITE LOCATION: KITCHEN AREAS	OPEN ABV 2 PAINT EXISTING CONCRETE CEILING SHERWIN WILLIAMS COLOR: TBD TYPE: SEMI-GLOSS ENAMEL OR EPOXY NOTE: ALL KITCHEN AREA U.O.N.

EXTERIOR FINISH SCHEDULE

SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION

EXP-1	EXTERIOR PAINT, DUNN EDWARDS, POINTED ROCK, DE6363 (RAILINGS, CANOPY & STOREFRONT)
EXP-2	EXTERIOR PAINT, DUNN EDWARDS, POWDERED, DEW316, ALL EXTERIOR SURFACES U.O.N.
EXP-3	EXTERIOR PAINT, BENJAMIN MOORE, COLINGWOOD,OC-28
EXP-4	EXTERIOR PAINT, SHERWIN WILLIAMS, KING'S CANYON, SW3026
SF-1	STOREFRONT FRAMING, TO MATCH EXP-2
GL-1	INSULATING GLASS, PPG, SOLARBAN 90 CLEAR + CLEAR
GR-1	GUARDRAIL & WINDSCREEN, HANSEN ARCHITECTURAL SYSTEM, LADD SERIES PRIVACY SCREEN OR APPROVED EQUAL, SEE DETAIL 15/A8.4
GR-2	GUARDRAIL , AGS STAINLESS INC, GLACIER PANEL RAILING SYSTEM OR APPROVED EQUAL, SEE DETAIL 14/A8.4
GR-3	GUARDRAIL , AGS STAINLESS INC, RAINIER CABLE RAILING SYSTEM OR APPROVED EQUAL, SEE DETAIL 14/A8.4
FNC-1	STEEL FENCE PANEL, PAINTED EXP-2
CONC-3	BOARD-FORMED CONCRETE TO MATCH EXP-4
ACM-1	ALPOLIC, PE, TIMBER SERIES FINISH, SEE INTERIOR DESIGN DRAWING FOR ADDITIONAL INFORMATION
ACM-2	ALPOLIC, PE, SOLID COLOR FINISH, SEE INTERIOR DESIGN DRAWING FOR ADDITIONAL INFORMATION EXP-1
MTL-1	ATAS INTERNATIONAL, MONARCH PANEL, KYNAR FINISH, CONCORD CREAM TO MATCH EXP-2

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	09.22.25	BUILDING REVISION RESUBMITTAL
	11.20.25	BUILDING REVISION RESUBMITTAL

HEALTH DEPARTMENT: AR0346179
DEMO PERMIT: DEM23007
BUILDING PERMIT: T1220084

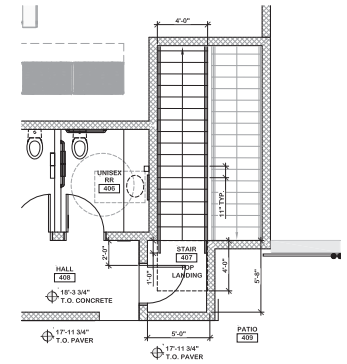
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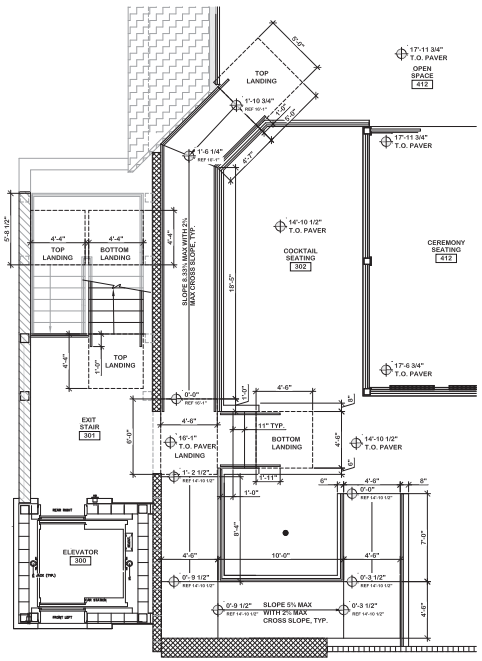
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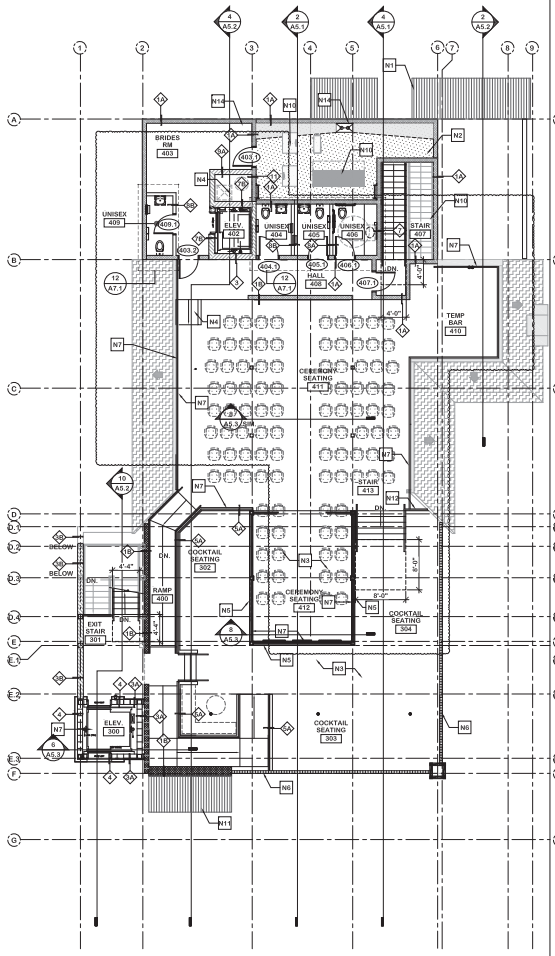
1/4"= 1'-0"

ENLARGED PLAN ACCESSIBLE STAIRS 14



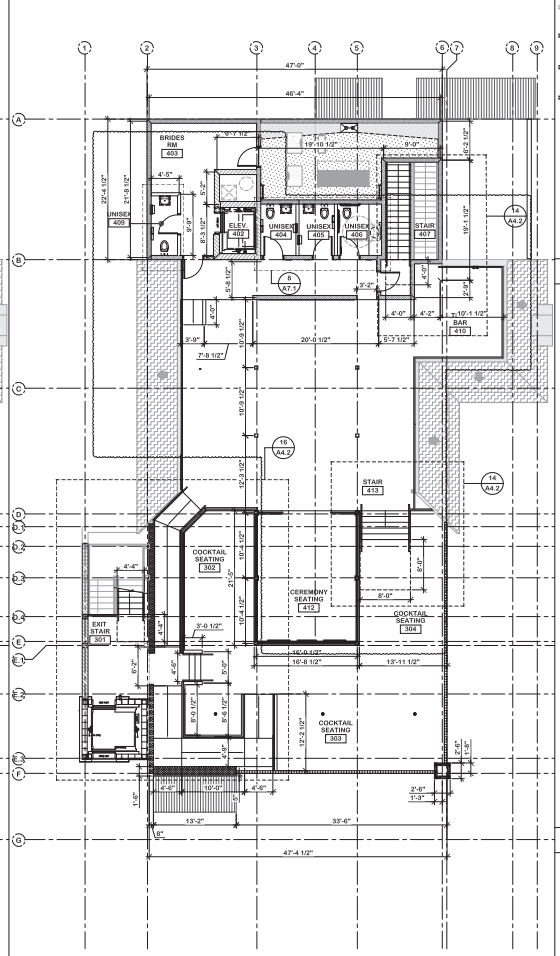
1/4"= 1'-0"

ENLARGED PLAN ACCESSIBLE RAMP, WALK WAY & STAIRS 16



1/8" = 1'-0"

PROPOSED NOTATIONAL ROOF PLAN 12



1/8" = 1'-0"

PROPOSED DIMENSIONAL ROOF PLAN 8

LEGEND

- (N) PVC ROOF
- NEW CONCRETE OVER METAL DECK
- (N) PAVER WITH PEDESTAL
- (N) STUCCO HORIZONTAL SURFACE
- (E) WALL TO REMAIN
- (E) WINDOW TO REMAIN
- (E) DOOR TO REMAIN
- WALL TAG - SEE WALL LEGEND FOR ADDITIONAL INFORMATION.
- (N) WINDOW, SEE WINDOW SCHEDULE.
- (N) DOOR, SEE DOOR SCHEDULE.
- ROOM TAG
- ALIGN FINISH FACES OF (E) AND (N) CONSTRUCTION
- (N) FIRE EXTINGUISHER.

KEY NOTES

N1	(N) METAL ROOF OVER TRASH ENCLOSURE
N2	(N) ROOF STRUCTURE W/ PVC ROOFING
N3	(N) ROOF STRUCTURE W/ PEDESTAL PAVERS
N4	(N) CURB RAMP
N5	NOT USED
N6	(N) PARAPET WALL WITH METAL CLADDING TRIM AND GLASS RAILINGS
N7	(N) GLASS GUARDRAIL
N8	NOT USED
N9	NOT USED
N10	(N) MECHANICAL ROOF TOP UNIT, SMD
N11	(N) ENTRY OVERHANG
N12	(N) MANSARD ROOF TO MATCH (E) CONDITION
N13	(N) AREA DRAIN UNDER PAVER SYSTEM
N14	(N) ROOF & OVERFLOW DRAIN
N15	(N) ROOF SCUPPER IN CONCRETE CURB/PARAPET WALL
N16	(N) COVERED SHADE STRUCTURE
N17	(N) WOOD TRELLIS

GENERAL NOTES

1. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION.
2. "ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
3. "SIMILAR" SHALL MEAN COMPARABLE CHARACTERISTICS FOR THE CONDITION NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
4. ADJUST PARTITION THICKNESS AND CAVITY FOR INCLUSION OF INTERNAL ELEMENTS, SUCH AS PLUMBING, AND FOR CORRECT INSTALLATION OF FIXTURES, PANELS, BOXES, ETC..
5. FINISH GYPSUM DRYWALL COMPLETELY TO WITHIN 1/4" OF FLOOR TO ENSURE A SOLID WALL BASE INSTALLATION.
6. GENERAL: AT ALTERED CONSTRUCTION, REPAIR CUT EDGES, REPLACE CONSTRUCTION AND FIT NEW TO EXISTING CONSTRUCTION AS REQUIRED TO MATCH EXISTING WORK, WHERE NEW PAINT OR OTHER NEW FINISHES ARE JOINED, CARRY TO NEAREST BREAK IN SURFACES, CORNER, OR OTHER BREAK IN CONSTRUCTION AS REQUIRED FOR NEW AND FINISHED APPEARANCE.
7. WHERE CONCRETE FLOORS REQUIRE LEVELING, PROVIDE SELF LEVELING CEMENTITIOUS FILLER FLOATED TO A FEATHER EDGE. MIX AND APPLY IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

MEP DESIGN GUIDELINES

INFORMATION (IF ANY) SHOWN ON JTG ARCHITECTURE DOCUMENTS FOR MEP SYSTEMS (HEATING, VENTILATING, AIR CONDITIONING, ELECTRICAL, COMMUNICATIONS, FIRE SPRINKLER, FIRE ALARM AND LIGHTING) DEPICTS ONLY SOME OF THE CLIENT'S MINIMUM REQUIREMENTS FOR THE PROJECT. THIS INFORMATION IS PROVIDED FOR THE SELECTED PROJECT LICENSED ENGINEERS TO USE A GUIDE FOR PREPARING THEIR DESIGNS. THE FINAL DESIGN AND ENGINEERING OF THE MEP SYSTEMS, AS PREPARED BY THESE LICENSED ENGINEERS, MUST BE COMPLETE, CODE COMPLIANT, BE COORDINATED WITH OTHER TRADES AND MEET ALL CLIENT REQUIREMENTS WHETHER OR NOT SHOWN ON THE JTG ARCHITECTURE PREPARED GUIDELINES. THE INFORMATION SHOWN ON JTG ARCHITECTURE DRAWINGS FOR MEP SYSTEMS IS NOT INTENDED TO SHOW COMPLETE SYSTEMS OR GUARANTEED TO BE CODE COMPLIANT.

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	02.21.23	DEMO PERMIT
	04.10.23	DEMO PERMIT RESUBMITTAL
	08.06.23	BUILDING DEPARTMENT
	11.20.23	BUILDING RESUBMITTAL
	11.28.23	HEALTH RESUBMITTAL
	01.16.24	HEALTH RESUBMITTAL
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	06.24.25	BUILDING REVISION SUBMITTAL
	09.22.25	BUILDING REVISION RESUBMITTAL

HEALTH DEPARTMENT: AR0346179
DEMO PERMIT: DEM23007
BUILDING PERMIT: T1220084

APPROVAL STAMP

LICENSED ARCHITECT STATE OF CALIFORNIA

ROOF FLOOR PLANS

DATE	SCALE
08.02.22	1/8" = 1'-0"
DRAWN BY	PROJECT NUMBER
JTG	21022-1

A4.2

HANDRAIL REQUIREMENTS

1011.11 HANDRAILS. FLIGHTS OF STAIRWAYS SHALL HAVE HANDRAILS ON EACH SIDE AND SHALL COMPLY WITH SECTION 1014. WHERE GLASS IS USED TO PROVIDE THE HANDRAIL, THE HANDRAIL SHALL COMPLY WITH SECTION 2407.

EXCEPTIONS:
2. DECKS, PATIOS AND WALKWAYS THAT HAVE A SINGLE CHANGE IN ELEVATION WHERE THE LANDING DEPTH ON EACH SIDE OF THE CHANGE OF ELEVATION IS GREATER THAN WHAT IS REQUIRED FOR A LANDING DO NOT REQUIRE HANDRAILS.

GENERAL NOTES

1. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO CONSTRUCTION.
2. "ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
3. "SIMILAR" SHALL MEAN COMPARABLE CHARACTERISTICS FOR THE CONDITION NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
4. ADJUST PARTITION THICKNESS AND CAVITY FOR INCLUSION OF INTERNAL ELEMENTS, SUCH AS PLUMBING, AND FOR CORRECT INSTALLATION OF FIXTURES, PANELS, BOXES, ETC.,
5. FINISH GYPSUM DRYWALL COMPLETELY TO WITHIN 1/4" OF FLOOR TO ENSURE A SOLID WALL BASE INSTALLATION.
6. GENERAL: AT ALTERED CONSTRUCTION, REPAIR CUT EDGES, REPLACE CONSTRUCTION AND FIT NEW TO EXISTING CONSTRUCTION AS REQUIRED TO MATCH EXISTING WORK. WHERE NEW PAINT OR OTHER NEW FINISHES ARE JOINED, CARRY TO NEAREST BREAK IN SURFACES, CORNER, OR OTHER BREAK IN CONSTRUCTION AS REQUIRED FOR NEW AND FINISHED APPEARANCE.
7. WHERE CONCRETE FLOORS REQUIRE LEVELING, PROVIDE SELF LEVELING CEMENTITIOUS FILLER FLOATED TO A FEATHER EDGE. MIX AND APPLY IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

MEP DESIGN GUIDELINES

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LEGEND

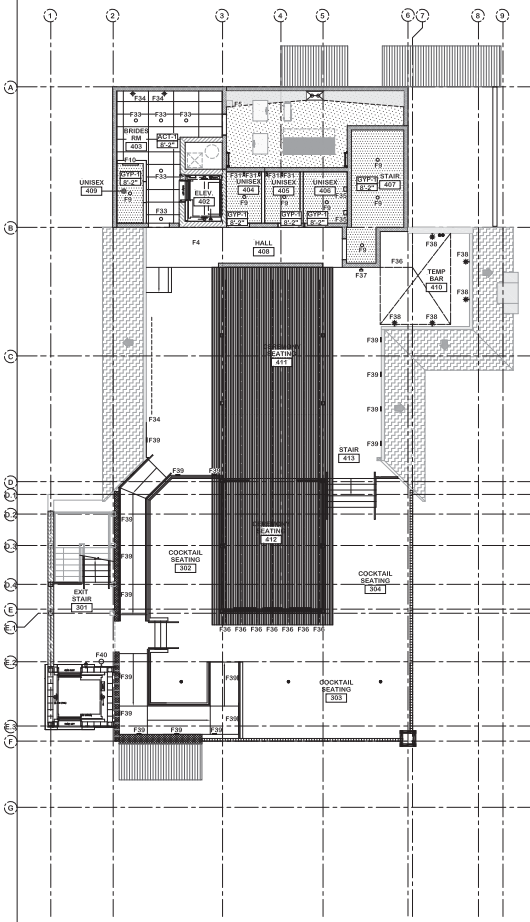
- (IN) PVC ROOF
- NEW CONCRETE OVER METAL DECK
- (IN) PAVER WITH PEDESTAL
- (IN) STUCCO HORIZONTAL SURFACE
- ROOM TAG
- ALIGN FINISH FACES OF (E) AND (N) CONSTRUCTION
- (IN) FIRE EXTINGUISHER.
- (E) WALL TO REMAIN
- (E) WINDOW TO REMAIN
- (E) DOOR TO REMAIN
- WALL TAG - SEE WALL LEGEND FOR ADDITIONAL INFORMATION.
- (N) WINDOW, SEE WINDOW SCHEDULE.
- (N) DOOR, SEE DOOR SCHEDULE.

LIGHTING LEGEND

- (N) 2x4 SUSPENDED CEILING SYSTEM, SEE SHEET A5.1 FOR DETAILS. USG CEILING KITCHEN LAY-IN PANEL OR APPROVED EQUAL
- (N) SOFFIT FRAMED WITH METAL STUD AND FINISHED WITH PAINTED GYPSUM BOARD. PNT-01 SEE SHEET A5.1 FOR DETAILS AND SPAN TABLES.
- (E) OPEN CEILING, EXPOSED STRUCTURE, PAINT PNT-01
- (N) FAUX WOOD TILE OR EXTERIOR GRADE WOOD
- F1 (N) 1" MINIATURE LED FIXED ROUND OUTDOOR LIGHT BY ALCON OR APPROVED EQUAL
- F2 (N) 3 EQUALLY SPACED ALDER LED OUTDOOR RECESSED STEP LIGHT BY ALCON OR APPROVED EQUAL
- F3 (N) 6" ADJUSTABLE IN-GROUND LED WELL LIGHT BY ALCON OR APPROVED EQUAL
- F4 (N) ARCHITECTURAL EXTERIOR WALL SCONCE
- F5 (N) EXTERIOR WALL PACK
- F6 (N) 10" ROUND EXTERIOR LED WALLPACK BY ALCON OR APPROVED EQUAL
- F7 (N) 6" EXTERIOR RECESSED LED LIGHT BY ALCON OR APPROVED EQUAL
- F8 (N) TRELLIS MOUNT STATIC FLOODLIGHT, SAF1 BY HYDREL OR APPROVED EQUAL
- F9 (N) 4" RECESSED LED FLANGED LIGHT BY ALCON OR APPROVED EQUAL
- F10 (N) 24" RECTANGULAR VANITY LIGHT BY ALCON OR APPROVED EQUAL
- F11 (N) LED LINEAR WALL LIGHT 11113 BY ALCON OR APPROVED EQUAL
- F12 (N) 4' CONTRACTOR SELECT CSS LED STRIP LIGHT BY LITHONIA OR APPROVED EQUAL
- F13 (N) 2X4 CONTRACTOR SELECT CPX LED FLAT PANEL BY LITHONIA OR APPROVED EQUAL
- F14 (N) 12" INDUSTRIAL DOME LED PENDANT LIGHT BY ALCON OR APPROVED EQUAL
- F15 (N) COMMERCIAL GRADE RECTANGULAR LED PENDANT BY ALCON OR APPROVED EQUAL
- F16 (N) REDONDO LED 3 TIER RING CHANDELIER BY ALCON OR APPROVED EQUAL
- F17 (N) 2X4 EPANL LED FLAT PANEL BY LITHONIA OR APPROVED EQUAL
- F18 (N) SURFACE MOUNT LIGHT, ALABAX LARGE, BLACK
- F33 (N) 5" RECESSED SPOT LIGHT FIXTURE PROGRESS LIGHTING CYLINDER OUTDOOR FLUSH MOUNT OR APPROVED EQUAL
- F34 (N) LOW VOLTAGE LANDSCAPE LIGHTING OR APPROVED EQUAL
- F35 (N) SCONCE LIGHT FIXTURE RH LATTICE CLEAR GLASS SCONCE OR APPROVED EQUAL
- F36 (N) OVERHEAD STRING LIGHTS FIXTURE REJUVENATION BRIGHTECH GLOW HEAVY DUTY STRING LIGHTS OR APPROVED EQUAL
- F37 (N) SCONCE OUTDOOR WALL LIGHT FIXTURE LUMENS SILO OUTDOOR WALL SCONCE OR APPROVED EQUAL
- F38 (N) LIGHT ON POST - TBD
- F39 (N) RECESSED STEP LIGHT FIXTURE DAZUMA STEP LIGHT OR APPROVED EQUAL
- F40 (N) SCONCE LIGHT FIXTURE LUMENS SILO OUTDOOR WALL SCONCE OR APPROVED EQUAL

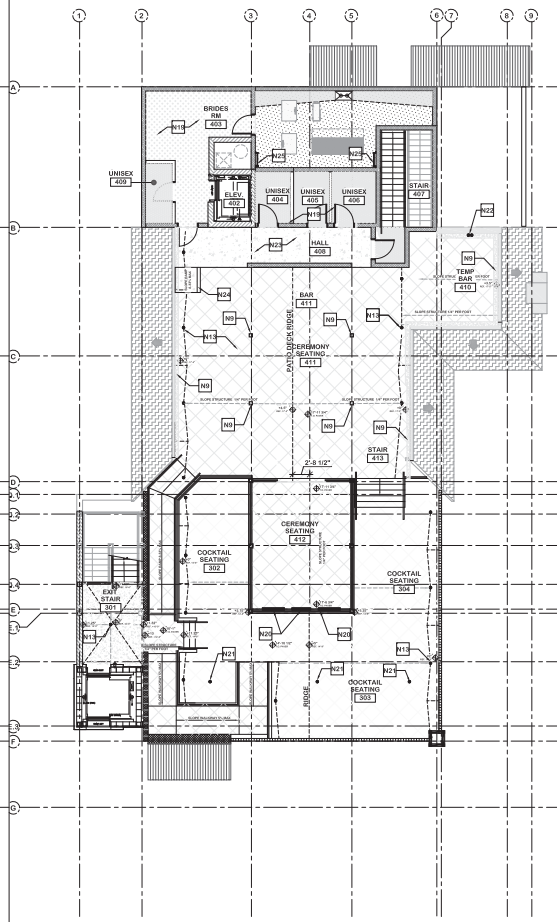
KEY NOTES

- N1 (N) METAL ROOF OVER TRASH ENCLOSURE
- N2 (N) ROOF STRUCTURE W/ PVC ROOFING
- N3 (N) ROOF STRUCTURE W/ PEDESTAL PAVERS
- N4 (N) MECHANICAL DUCT SHAFT
- N5 (N) WINDOWS BELOW RAISED ROOF TOP PATIO
- N6 (N) PARAPET WALL WITH METAL CLADDING TRIM AND GLASS RAILINGS
- N7 (N) GLASS GUARDRAIL
- N8 (N) 42" BUILT IN DRINK RAIL
- N9 (N) CONCRETE CURB UNDER COLUMN
- N10 (N) MECHANICAL ROOF TOP UNIT, SMD
- N11 (N) ENTRY OVERHANG
- N12 (N) MANSARD ROOF TO MATCH (E) CONDITION
- N13 (N) AREA DRAIN UNDER PAVER SYSTEM
- N14 (N) ROOF & OVERFLOW DRAIN
- N15 (N) ROOF SCUPPER IN CONCRETE CURB/PARAPET WALL
- N16 (N) COVERED SHADE STRUCTURE
- N17 (N) WOOD TRELLIS
- N18 (N) 4X8 TS ROOF FRAMING, S.S.D
- N19 (N) 2X4 RAISED FLOOR, SEE SHEET A5.1 & A5.2
- N20 (N)TRENCH DRAIN
- N21 (N) GAS LINE FOR FUTURE FIRE PIT
- N22 (N) HOT & COLD WATER HOSE BIB
- N23 (N) 4" TALL RAISED LANDING
- N24 (N) CURB RAMP
- N25 (N) ROOF ACCESS LADDER



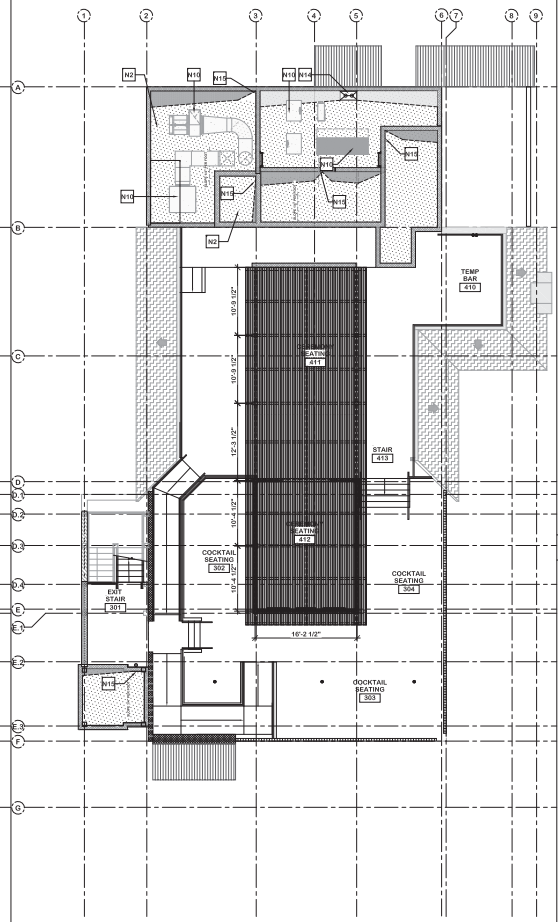
1/8" = 1'-0"

ROOF REFLECTED CEILING PLAN 16



1/8" = 1'-0"

ROOF DRAINAGE & FLOORING PLAN 12



1/8" = 1'-0"

ROOF COVERING PLAN 8

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HEALTH DEPARTMENT: AR0346179
DEMO PERMIT: DEM23007
BUILDING PERMIT: T1220084

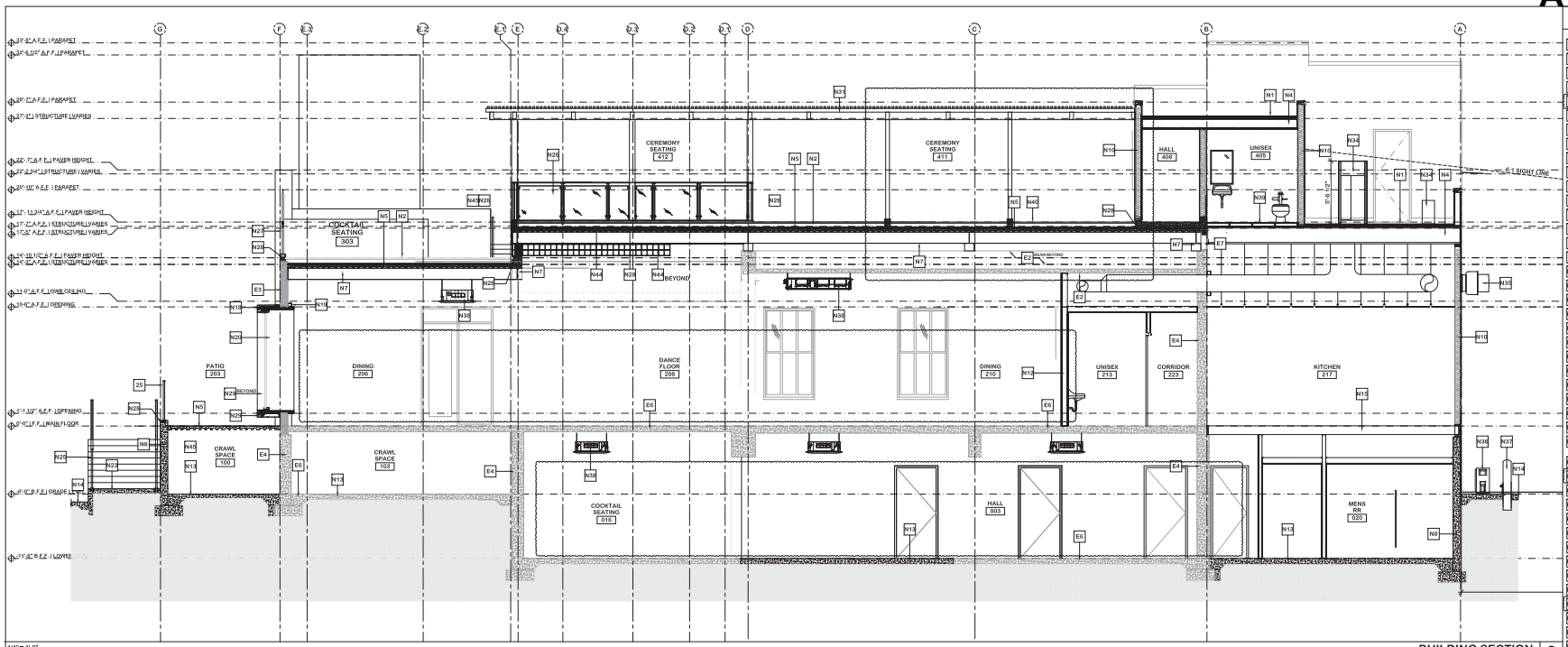
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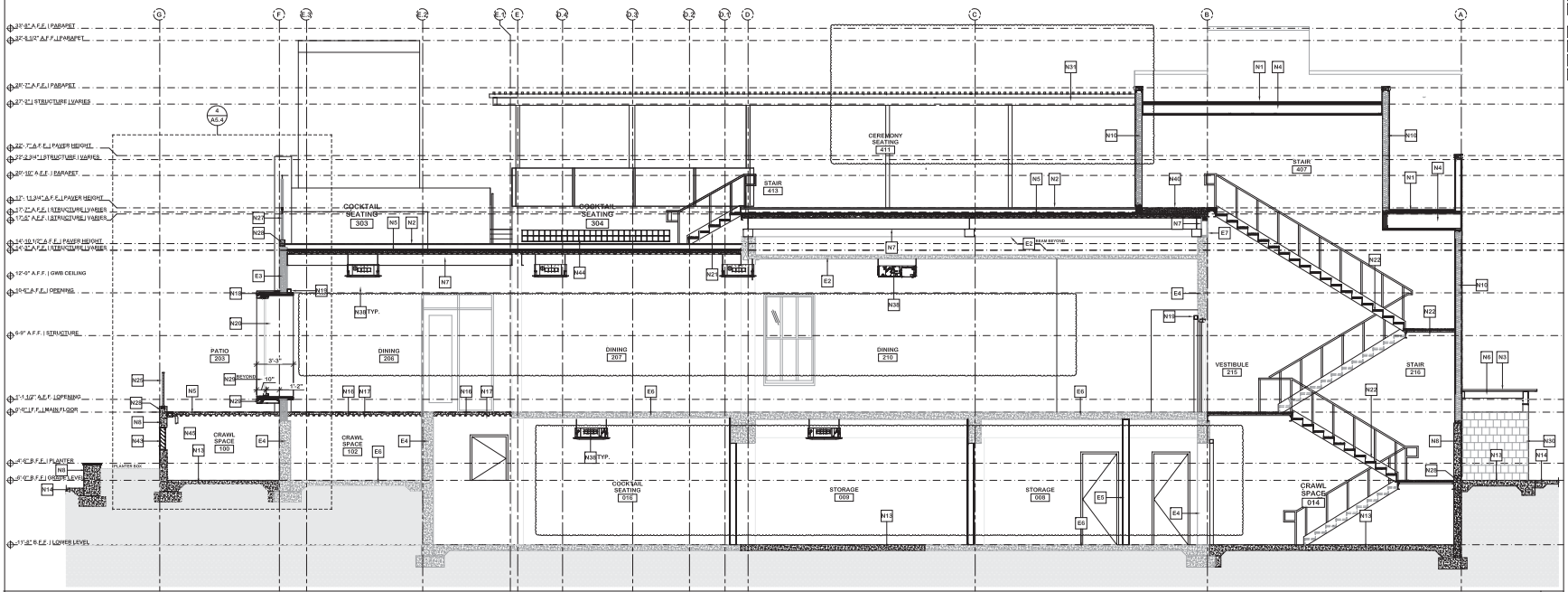
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ROOF FLOOR PLANS

DATE	SCALE
08.02.22	1/8" = 1'-0"
DRAWN BY	PROJECT NUMBER
JTG	21022-1

A4.3





KEY NOTES

E1	(E) WOOD FRAMED ROOF TO REMAIN
E2	(E) CONCRETE FRAMED ROOF TO REMAIN
E3	(E) CMU WALL TO REMAIN
E4	(E) CONCRETE WALL TO REMAIN
E5	NOT USED
E6	(E) CONCRETE FLOOR TO REMAIN
E7	(E) WOOD FRAMED TO REMAIN
N1	(N) PVC ROOF MEMBRANE
N2	(N) PAVER PEDESTAL SYSTEM PVR-1
N3	(N) METAL PANEL ROOF
N4	(N) WOOD FRAMED ROOF STRUCTURE, S.S.D
N5	(N) CONCRETE METAL DECK ROOF/PATIO STRUCTURE, S.S.D
N6	(N) TUBE STEEL ROOF STRUCTURE, S.S.D
N7	(N) STEEL WIDE FLANGE ROOF STRUCTURE, S.S.D
N8	(N) POURED IN PLACE CONCRETE WALL, S.S.D CONC-3
N9	(N) CMU WALL, S.S.D
N10	(N) WOOD FRAMED WALL, S.S.D.
N11	(N) TUBE STEEL AWNING FRAMING, S.S.D.
N12	(N) INTERIOR WALL
N13	(N) CONCRETE FLOOR SLAB
N14	(N) CONCRETE WALKWAY
N15	(N) WOOD FRAMED FLOOR, S.S.D.
N16	(N) CONCRETE METAL DECK FLOOR, S.S.D.
N17	(N) STEEL FLOOR STRUCTURE, S.S.D.
N18	(N) TUBE STEEL WINDOW FRAMING, S.S.D.
N19	(N) TUBE STEEL SUPPORTING (N) OPENING, S.S.D.
N20	(N) STOREFRONT WINDOW/DOOR
N21	(N) STAIR & HANDRAIL
N22	(N) PRE-FAB STAIR & HANDRAIL, SEE DETAIL 6/A0.2 FOR ACCESSIBLE REQUIREMENTS
N23	(N) CONCRETE STAIR
N24	NOT USED
N25	(N) CABLE GUARDRAIL/HANDRAIL GR-3
N26	(N) GLASS GUARDRAIL/HANDRAIL GR-2
N27	(N) WIND SCREEN BARRIER WITH METAL & GLASS PANELS GR-1
N28	(N) CONCRETE CURB
N29	(N) MTL PANEL EXTERIOR FINISH
N30	(N) FENCE/GATE
N31	(N) TUBE STEEL SHADE STRUCTURE WITH WOOD TRELLIS ABOVE
N32	NOT USED
N33	NOT USED
N34	(N) ROOF TOP UNIT, SMD
N35	(N) WALL MOUNTED UNIT, SMD & SSD
N36	(N) GROUND MOUNTED UNIT, SMD
N37	(N) REMOVABLE BOLLARD
N38	(N) FAN COIL UNITS, SMD
N39	(N) 2X4 RAISED FLOORING
N40	(N) CONCRETE FLOOR INFILL TO MATCH PEDESTAL PAVE HEIGHT
N41	(N) HARD LID CEILING, FRAME MTL STUDS PARALLEL WITH (E) FIRE SPRINKLER PIPE
N42	(N) BEAM - SEE DEMO PERMIT DEM23007
N43	(N) CRAWL SPACE VENT, SEE FLOOR PLAN
N44	(N) 6" X 6" GLASS BLOCK
N45	(N) 4" TRENCH DRAIN

JTG ARCHITECTURE
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HEALTH DEPARTMENT: AR0346179
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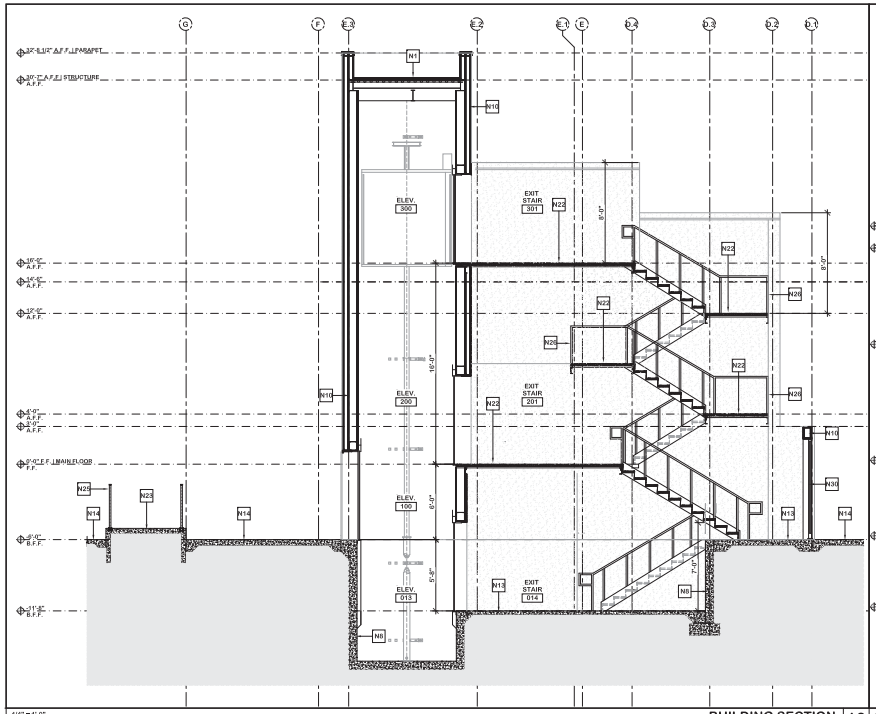
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LICENSED ARCHITECT — STATE OF CALIFORNIA

BUILDING SECTIONS

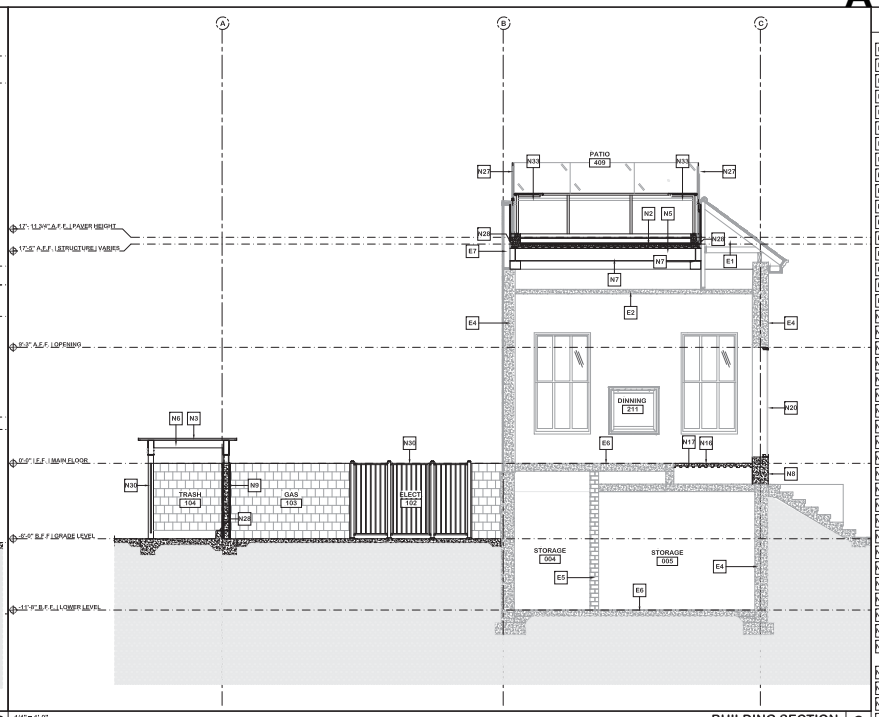
DATE	SCALE
08.02.22	1/4" = 1'-0"
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JTG	21022-1

A5.1



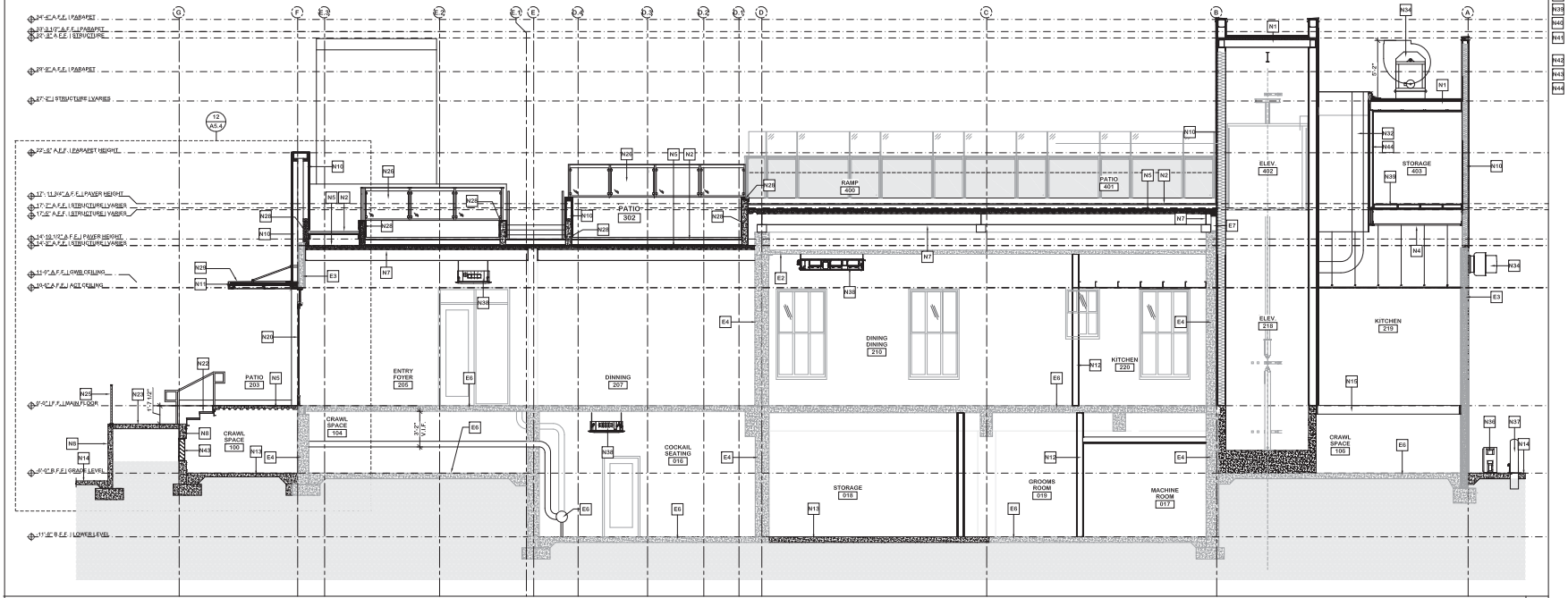
1/4" = 1'-0"

BUILDING SECTION 10



1/4" = 1'-0"

BUILDING SECTION 2



1/4" = 1'-0"

BUILDING SECTION 4

KEY NOTES

E1	(E) WOOD FRAMED ROOF TO REMAIN
E2	(E) CONCRETE FRAMED ROOF TO REMAIN
E3	(E) CMU WALL TO REMAIN
E4	(E) CONCRETE WALL TO REMAIN
E5	(E) BRICK WALL TO REMAIN
E6	(E) CONCRETE FLOOR TO REMAIN
E7	(E) WOOD FRAMED WALL TO REMAIN
E8	(E)FIRE RISER TO REMAIN
N1	(N) PVC ROOF MEMBRANE
N2	(N) PAVER PEDESTAL SYSTEM PVR-1
N3	(N) METAL PANEL ROOF
N4	(N) WOOD FRAMED ROOF STRUCTURE, S.S.D.
N5	(N) CONCRETE METAL DECK ROOF/PATIO STRUCTURE, S.S.D
N6	(N) TUBE STEEL ROOF STRUCTURE, S.S.D
N7	(N) STEEL WIDE FLANGE ROOF STRUCTURE, S.S.D
N8	(N) POURED IN PLACE CONCRETE WALL, S.S.D
N9	(N) CMU WALL, S.S.D
N10	(N) WOOD FRAMED WALL, S.S.D.
N11	(N) TUBE STEEL AWNING FRAMING, S.S.D.
N12	(N) INTERIOR WALL
N13	(N) CONCRETE FLOOR SLAB
N14	(N) CONCRETE WALKWAY
N15	(N) WOOD FRAMED FLOOR, S.S.D.
N16	(N) CONCRETE METAL DECK FLOOR, S.S.D.
N17	(N) STEEL FLOOR STRUCTURE, S.S.D.
N18	(N) TUBE STEEL WINDOW FRAMING, S.S.D.
N19	(N) TUBE STEEL SUPPORTING (N) OPENING, S.S.D.
N20	(N) STOREFRONT WINDOW/DOOR
N21	(N) STAIR & HANDRAIL
N22	(N) PRE-FAB STAIR & HANDRAIL
N23	(N) CONCRETE STAIR
N24	(N) BAR
N25	(N) CABLE GUARDRAIL/HANDRAIL GR-3
N26	(N) GLASS GUARDRAIL/HANDRAIL GR-2
N27	(N) WIND SCREEN BARRIER WITH METAL & GLASS PANELS GR-1
N28	(N) CONCRETE CURB
N29	(N) MTL PANEL EXTERIOR FINISH ACM-1
N30	(N) FENCE/GATE
N31	(N) SHADE STRUCTURE & ENCLOSURE, STRUCTURE AND CANOPY PROVIDED BY OTHERS
N32	(N) 1 HOUR RATED DUCT SHAFT
N33	(N) 42" HIGH SEATING COUNTER ST-01
N34	(N)KITCHEN EXHAUST FAN, SMD
N35	(N) WALL MOUNTED UNIT, SMD & SSD
N36	(N) GROUND MOUNTED UNIT, SMD
N37	(N) REMOVABLE BOLLARD
N38	(N) FAN COIL UNITS, SMD
N39	(N) 2X4 RAISED FLOORING
N40	(N) CONCRETE FLOOR INFILL TO MATCH PEDESTAL PAVE HEIGHT
N41	(N) HARD LID CEILING, FRAME MTL STUDS PARALLEL WITH (E) FIRE SPRINKLER PIPE
N42	(N) BEAM - SEE DEMO PERMIT DEM23007
N43	(N) CRAWL SPACE VENT, SEE FLOOR PLAN
N44	(N) FIRE RATED SHAFT WALL, SEE WALL LEGEND

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	02.12.24	BUILDING RESUBMITTAL
	03.26.24	BUILDING RESUBMITTAL
	06.24.25	BUILDING REVISION SUBMITTAL
	09.22.25	BUILDING REVISION RESUBMITTAL

HEALTH DEPARTMENT: AR0346179
DEMO PERMIT: DEM23007
BUILDING PERMIT: T1220084

APPROVAL STAMP

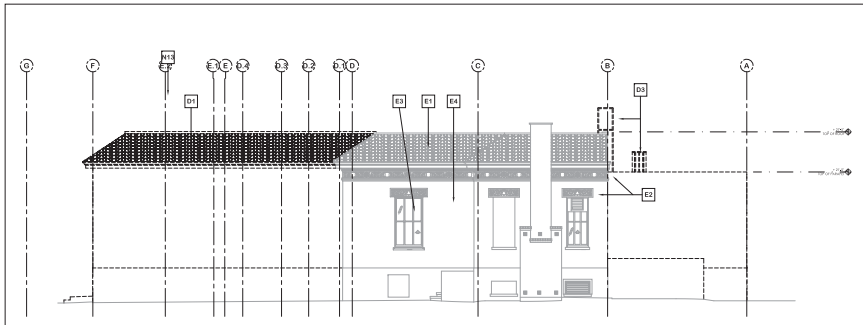
LICENSED ARCHITECT — STATE OF CALIFORNIA

BUILDING SECTIONS

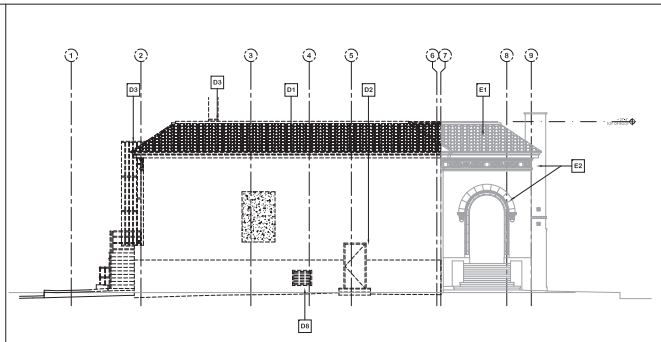
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08.02.22	1/4" = 1'-0"
DRAWN BY	PROJECT NUMBER
JTG	21022-1

A5.2

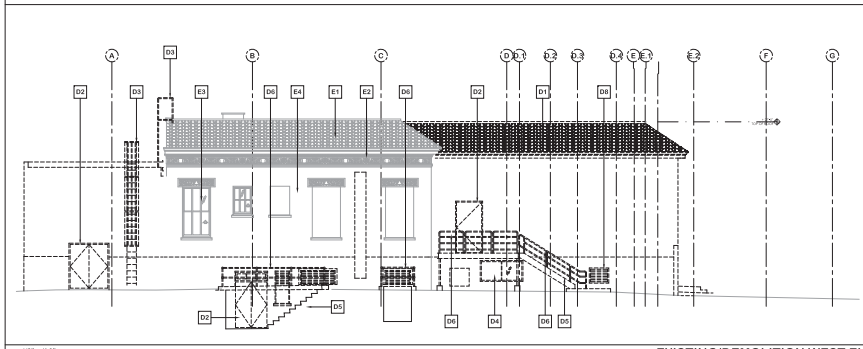
ATTACHMENT 2



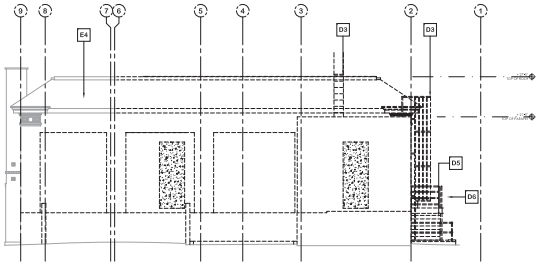
1/8" = 1'-0" EXISTING/DEMOLITION EAST ELEVATION 1



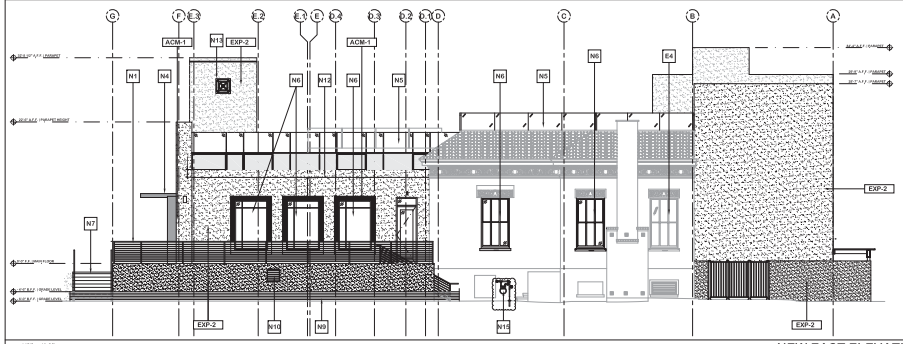
1/8" = 1'-0" EXISTING/DEMOLITION SOUHT ELEVATION 2



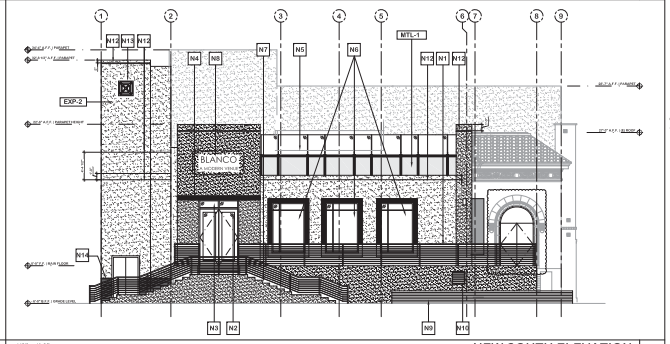
1/8" = 1'-0" EXISTING/DEMOLITION WEST ELEVATION 3



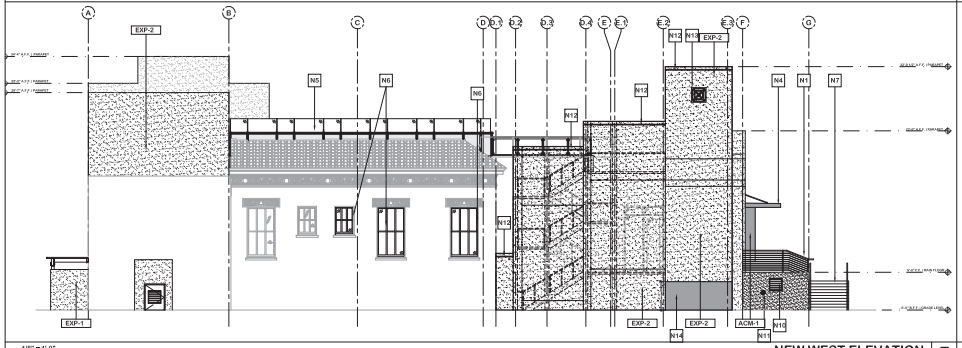
1/8" = 1'-0" EXISTING/DEMOLITION NORTH ELEVATION 4



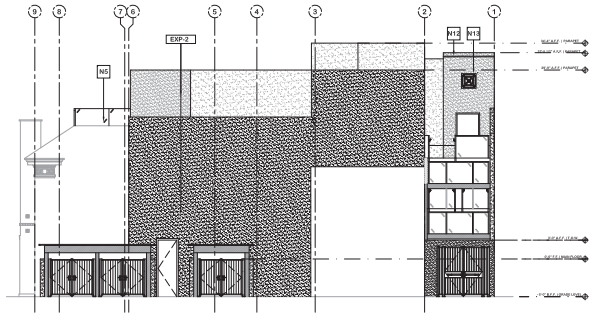
1/8" = 1'-0" NEW EAST ELEVATION 5



1/8" = 1'-0" NEW SOUTH ELEVATION 6



1/8" = 1'-0" NEW WEST ELEVATION 7



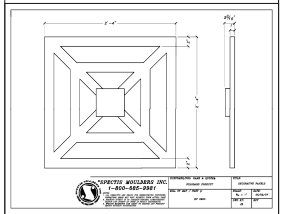
1/8" = 1'-0" NEW NORTH ELEVATION 8

FINISH SCHEDULE

EXP-1	EXTERIOR PAINT, DUNN EDWARDS, POINTED ROCK, DE6363 (RAILINGS, CANOPY & STOREFRONT)
EXP-2	EXTERIOR PAINT, DUNN EDWARDS, POWDERED, DEW316, ALL EXTERIOR SURFACES U.O.N.
EXP-3	EXTERIOR PAINT, BENJAMIN MOORE, COLINGWOOD,OC-28
EXP-4	EXTERIOR PAINT, SHERWIN WILLIAMS, KING'S CANYON, SW3026
SF-1	STOREFRONT FRAMING, TO MATCH EXP-2
GL-1	INSULATING GLASS, PPG, SOLARBAN 90 CLEAR + CLEAR
GR-1	GUARDRAIL & WINDSCREEN, HANSEN ARCHITECTURAL SYSTEM, LADD SERIES PRIVACY SCREEN OR APPROVED EQUAL, SEE DETAIL 15/A8.4
GR-2	GUARDRAIL, AGS STAINLESS INC, GLACIER PANEL RAILING SYSTEM OR APPROVED EQUAL, SEE DETAIL 14/A8.4
GR-3	GUARDRAIL, AGS STAINLESS INC, RAINIER CABLE RAILING SYSTEM OR APPROVED EQUAL, SEE DETAIL 14/A8.4
FNC-1	STEEL FENCE PANEL, PAINTED EXP-2
CONC-3	BOARD-FORMED CONCRETE
ACM-1	ALPOLIC, PE, TIMBER SERIES FINISH, SEE INTERIOR DESIGN DRAWING FOR ADDITIONAL INFORMATION
ACM-2	ALPOLIC, PE, SOLID COLOR FINISH, SEE INTERIOR DESIGN DRAWING FOR ADDITIONAL INFORMATION EXP-1
MTL-1	ATAS INTERNATIONAL, MONARCH PANEL, KYNAR FINISH, CONCORD CREAM TO MATCH EXP-2

KEY NOTES

D1	(E) CLAY TILE ROOF TO BE REMOVED
D2	(E) DOOR TO BE REMOVED
D3	(E) METAL LADDER TO B E REMOVED
D4	(E) WINDOW TO BE REMOVED
D5	(E) STAIRS TO BE REMOVED
D6	(E) HANDRAIL TO BE REMOVED
D7	(E) TERRA COTTA TRIM TO BE REMOVED
D8	(E) VENT TO BE REMOVED
E1	(E) CLAY TILE ROOF
E2	(E) TERRA COTTA TRIM
E3	(E) WINDOW
E4	(E) STUCCO FINISH
N1	(N) METAL HANDRAIL GR-3
N2	(N) WOOD ENTRY DOOR
N3	(N) METAL STOREFRONT
N4	(N) METAL CANOPY ACM-2
N5	(N) GLASS RAILING GR-1
N6	(N) WINDOW
N7	(N) CONCRETE STAIRS
N8	(N) WALL SIGN
N9	(N) CONCRETE SEAT WALL CONC-3
N10	(N) WALL VENT, SEE FLOOR PLAN FOR ADDITIONAL INFORMATION
N11	(N) FDC
N12	(N) REVEAL, SEE DETAIL 20/A8.2
N13	(N) WALL MOUNTED MEDALLION, SEE DETAIL 4/A6.1
N14	EXTERIOR WAINSCOT TO MATCH CONC-3
N15	(N) GAS METER, SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION



WALL MEDALLION 4

JTG ARCHITECTURE
JOHN GUTKNECHT

SAN FRANCISCO, CA
PHONE: 612.481.2293
EMAIL: JOHN@JTGARCHITECTURE.COM

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Written dimensions on this drawing shall have precedence over any scaled dimension. Do not scale this drawing for accurate dimensions, and notify JTG Architecture of any discrepancies.

BLANCO
A MODERN VENUE

TENANT IMPROVEMENT
2324 2nd STREET
LIVERMORE, CA 94550

PUBLISHED SETS

REV.	DATE	DESCRIPTION
	12.05.22	BUILDING DEPARTMENT
	02.21.23	DEMO PERMIT
	04.10.23	DEMO PERMIT RESUBMITTAL
	08.06.23	BUILDING DEPARTMENT
	11.20.23	BUILDING RESUBMITTAL
	11.28.23	HEALTH RESUBMITTAL
	01.16.24	HEALTH RESUBMITTAL
	02.12.24	BUILDING RESUBMITTAL
	03.26.24	BUILDING RESUBMITTAL
	06.24.25	BUILDING REVISION SUBMITTAL
	09.22.25	BUILDING REVISION RESUBMITTAL

HEALTH DEPARTMENT: AR0346179
DEMO PERMIT: DEM23007
BUILDING PERMIT: T1220084

APPROVAL STAMP



EXTERIOR ELEVATIONS

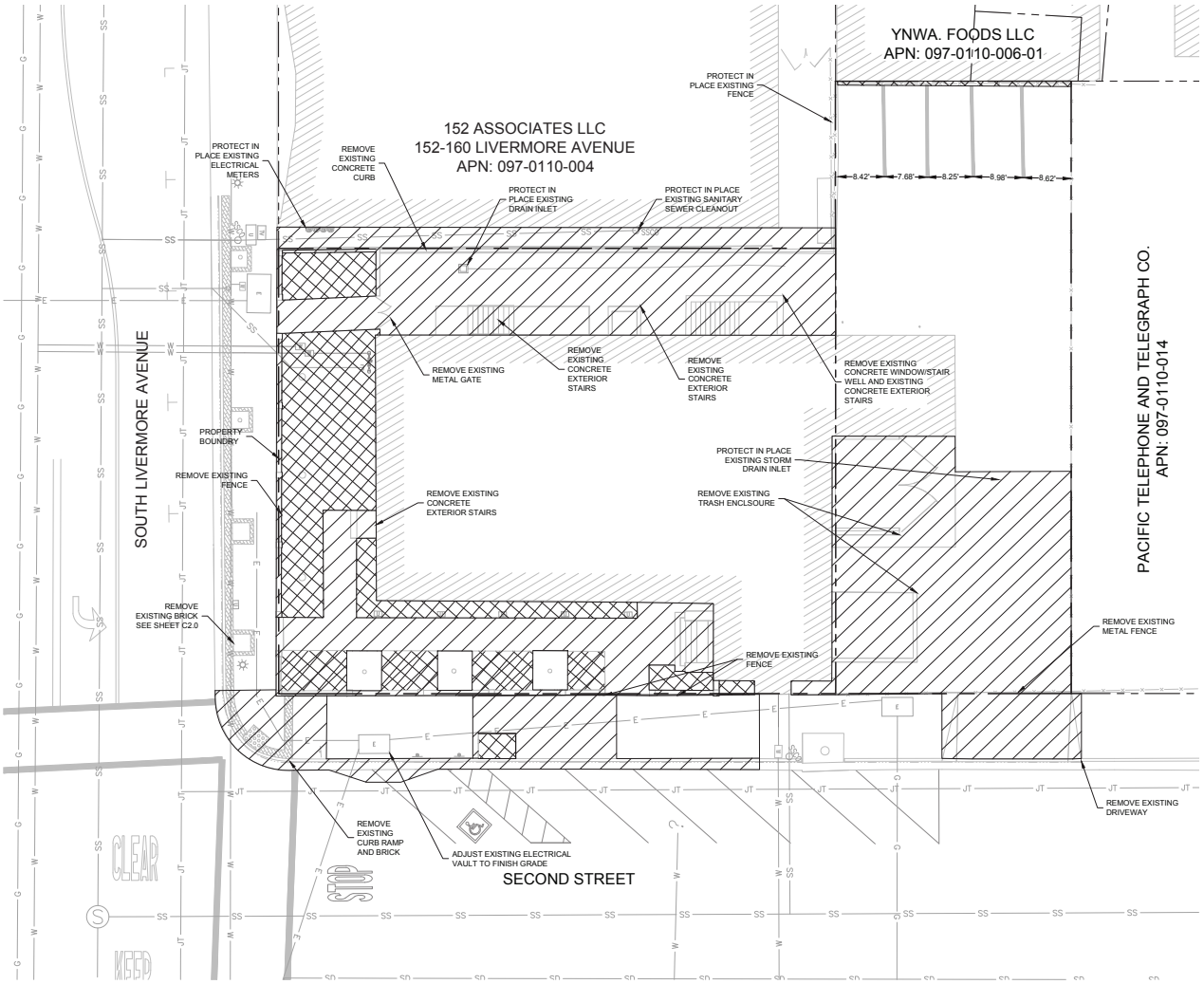
DATE	SCALE
08.02.22	1/8" = 1'-0"
DRAWN BY	PROJECT NUMBER
JTG	21022-1

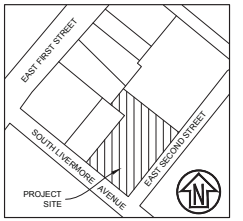
A6.1

CITY OF LIVERMORE

2324 SECOND STREET
BUILDING PLANS

APN: 097-0110-013
LIVERMORE, ALAMEDA COUNTY, CALIFORNIA
MAY, 2026





VICINITY MAP
NOT TO SCALE

SHEET INDEX	
SHEET NO.	DESCRIPTION
C1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
C2.0	IMPROVEMENT PLAN
C3.0	GRADING AND DRAINAGE PLAN
C4.0	STORMWATER CONTROL PLAN
C5.0	UTILITY PLAN
C6.0	EROSION CONTROL PLAN
C7.0	CONSTRUCTION DETAILS
C7.1	CONSTRUCTION DETAILS
C7.2	CONSTRUCTION DETAILS
C8.0	PATH OF TRAVEL PLAN
C9.0	STRIPING AND SIGNAGE PLAN
C10.0	VEHICULAR TURN ANALYSIS
C11.0	PHOTOMETRIC PLAN

PROJECT INFORMATION:

ADDRESS: 2324 SECOND STREET, LIVERMORE, CA 94550
PROJECT AREA: 13,150 SF
OCCUPANCY TYPE: EVENT CENTER
EXISTING PARKING: 5 REGULAR STALLS
PROPOSED PARKING: 2 STANDARD STALLS, 2 ACCESSIBLE STALL

LEGEND:

PROPERTY BOUNDARY
494 CONTOUR LINE
REMOVE HARDSCAPE, SEE SHEET A1.1
CLEAR AND GRUB, SEE SHEET A1.1

ABBREVIATIONS:

EG	EXISTING GROUND
FG	FINISH GRADE
INV	INVERT
GR	GRATE
PR	PROPOSED
SD	STORM DRAIN
SDDI	STORM DRAIN INLET
SS	SANITARY SEWER
SSAD	SANITARY SEWER AREA DRAIN
SSMH	SANITARY SEWER MAINTENANCE HOLE
SSCO	SANITARY SEWER CLEANOUT
W	WATER

Graphic Scale (in feet)
1 inch = 10 ft.

CIVIL ENGINEER:
CSW | ST2
5870 Stoneridge Mall Rd, Suite 203
Pleasanton, California, 94588
http://www.cswst2.com
925.523.4001

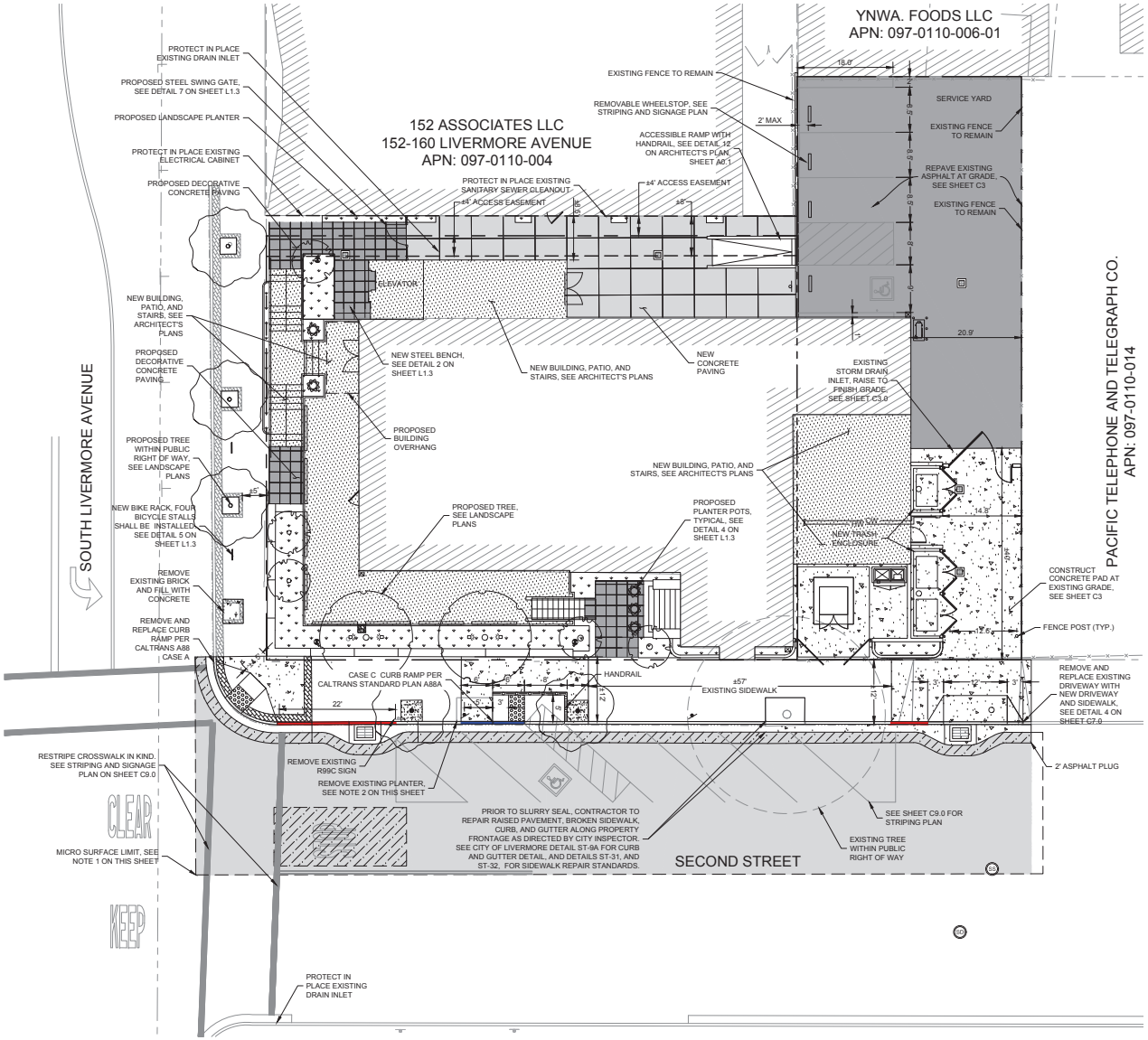
Seal & Signature:
REGISTERED PROFESSIONAL ENGINEER
MARK VALLEY
C 076690
CIVIL
STATE OF CALIFORNIA

Rev | Date | Revision

Sheet Description:
2324 2ND STREET LIVERMORE
EXISTING CONDITIONS AND DEMOLITION PLAN
LIVERMORE ALAMEDA COUNTY CALIFORNIA

Scale	AS SHOWN
Drawn	CSE
Checked	MV
Date	05/19/26
Project#	2130097

Sheet Number:
####



LEGEND:

- PROJECT BOUNDARY
- ACCESS EASEMENT
- SLURRY LIMIT
- RED CURB
- BLUE CURB
- HANDRAIL
- PROPOSED PAVEMENT GRIND & OVERLAY
- PROPOSED MICRO SURFACE
- PROPOSED FULL DEPTH REPLACEMENT
- PROPOSED CONCRETE
- PROPOSED DECOMPOSED GRANITE
- NEW BUILDING, PATIO, AND STAIRS, SEE ARCHITECT'S PLANS
- PROPOSED LANDSCAPE, SEE LANDSCAPE PLANS
- PROPOSED DECORATIVE CONCRETE PAVING
- PROPOSED CONCRETE PAVING

NOTES

1) CONTRACTOR SHALL REMOVE EXISTING STRIPING VIA GRINDING, PRIOR TO APPLYING MICROSEAL SEAL.
2) CONTRACTOR TO REPAIR/REPLACE BROKEN SIDEWALK ALONG PROPERTY FRONTAGE AS DIRECTED BY CITY INSPECTOR
3) CONTRACTOR TO REMOVE EXISTING 2 HOUR PARKING SIGN PRIOR TO COMMENCING CURB RAMP WORK

CASP Statement for Public Improvement Plans
The design for all pedestrian improvements within the public right-of-way and public easements as shown on these approved plans have been reviewed by the undersigned and found to comply with the following applicable regulations: Americans with Disabilities Act (ADA) requirements, the Public Rights-of-Way Accessibility Guidelines (PROWAG), the requirements found in Chapter 11B of the 2019 California Building Code. In addition, all design exceptions shown on these approved plans that cannot meet the above listed applicable standards have been reviewed by the undersigned and are recommended for approval.

Name: MIKE MIYAKI

Signature:

CASP Certification Number: 622

Graphic Scale (in feet)

1 inch = 10 ft.

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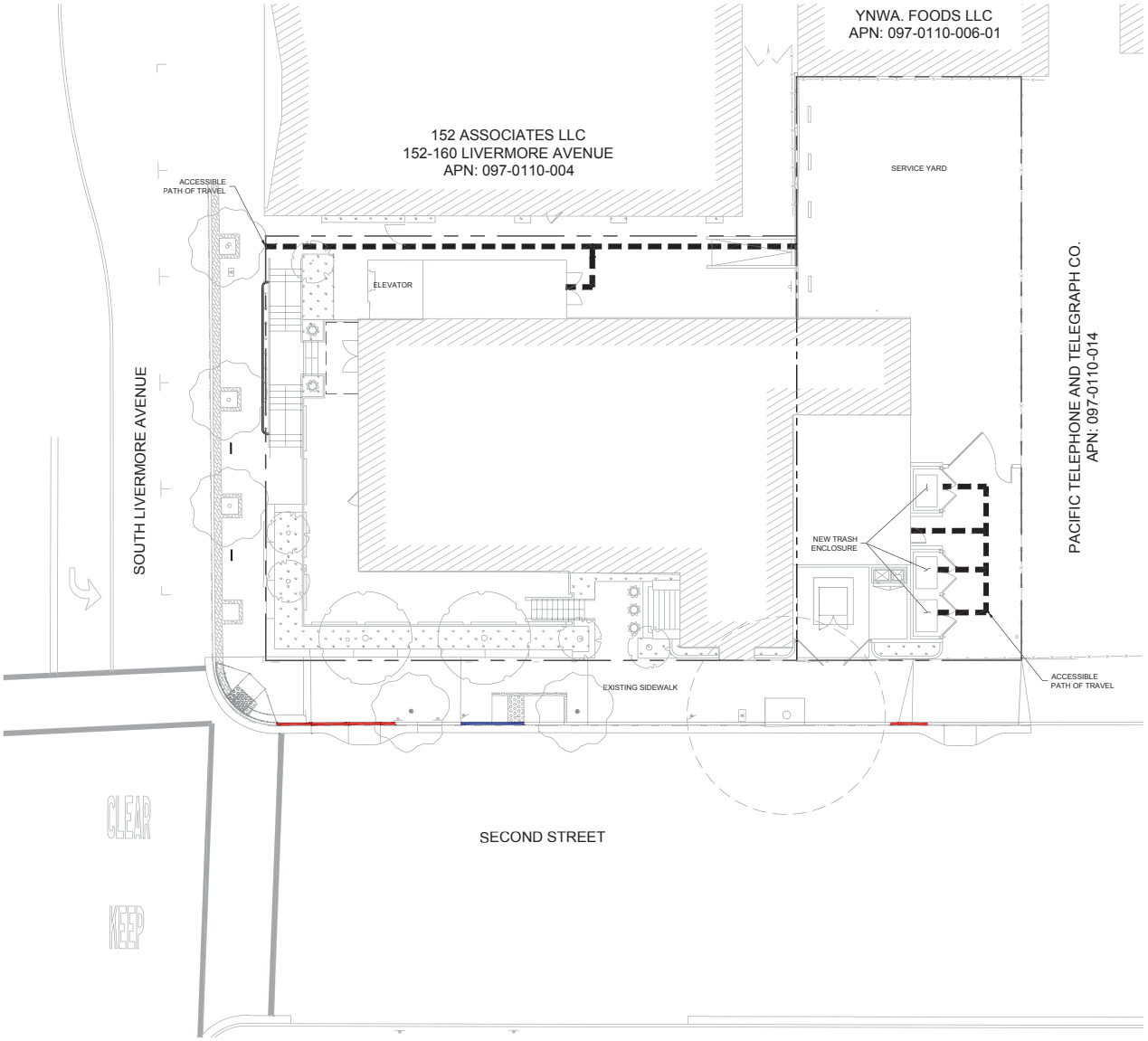
2324 2ND STREET LIVERMORE IMPROVEMENT PLAN

LIVERMORE ALAMEDA COUNTY CALIFORNIA

Scale	AS SHOWN
Drawn	CSE
Checked	MV
Date	05/19/26
Project#	2130097

Sheet Number:

C2.0



LEGEND:

- PROJECT BOUNDARY
- ACCESSIBLE PATH OF TRAVEL
- PROPOSED LANDSCAPE, SEE LANDSCAPE PLANS

Graphic Scale (in feet)

1 inch = 10 ft.

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Sheet Description:

2324 2ND STREET LIVERMORE
PATH OF TRAVEL PLAN

LIVERMORE ALAMEDA COUNTY CALIFORNIA

Scale AS SHOWN
Drawn CSE
Checked MV
Date 05/19/26
Project# 2130097

Sheet Number:

C8.0

NOTES

1) PARKED VEHICLES ON SECOND STREET MAY REVERSE OUT OF PARKING SPACES AND INTO THE TRAVEL LANE

EXISTING ON STREET PARKING COUNT

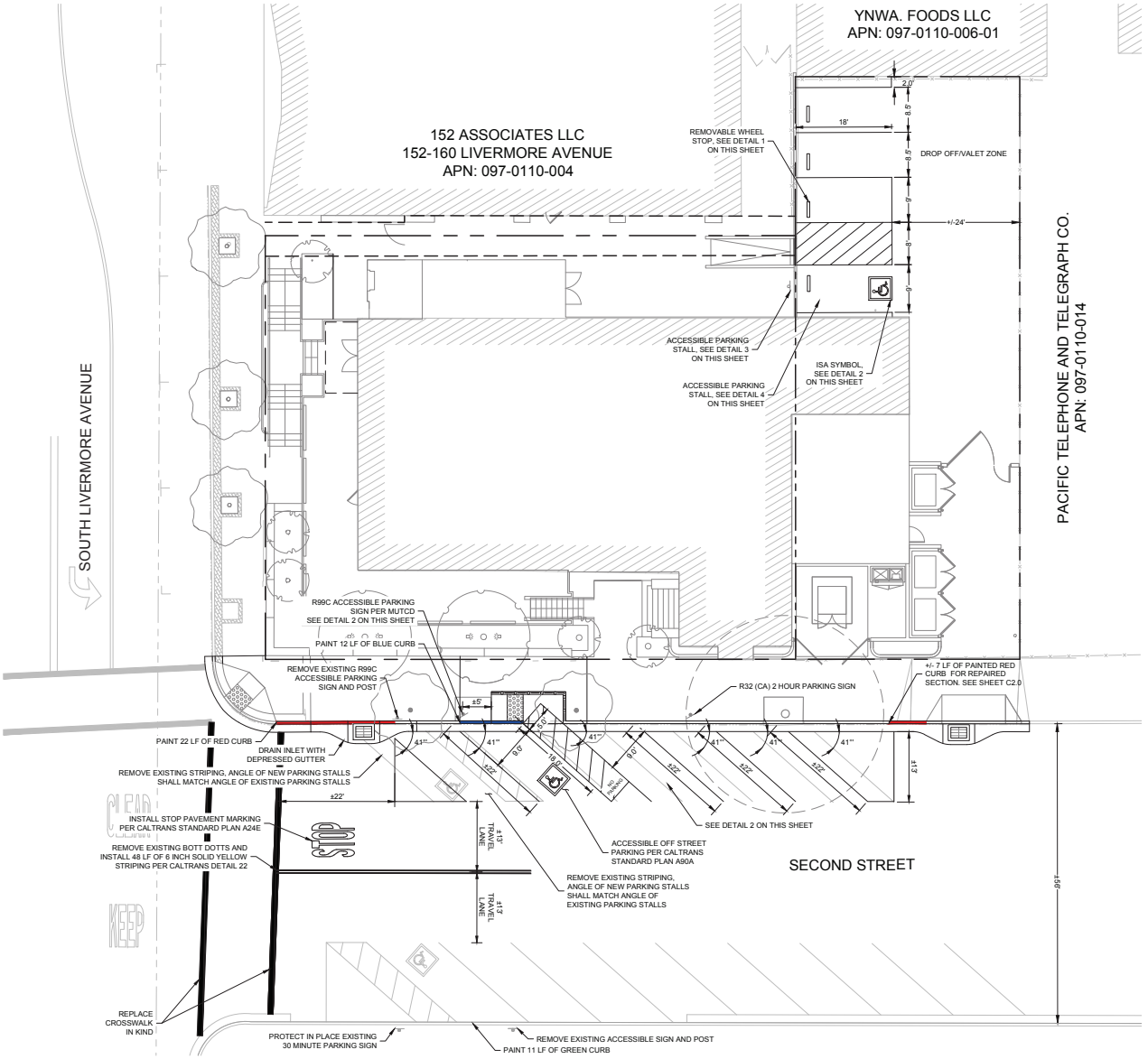
TOTAL EXISTING STANDARD STALLS = 12
TOTAL EXISTING ACCESSIBLE STALLS = 2
TOTAL EXISTING STALLS = 14

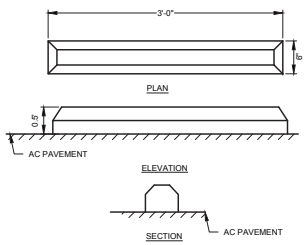
ON STREETPROPOSED PARKING COUNT

TOTAL PROPOSED STANDARD STALLS = 16
TOTAL PROPOSED ACCESSIBLE STALLS = 1
TOTAL PROPOSED STALLS = 17 STALLS

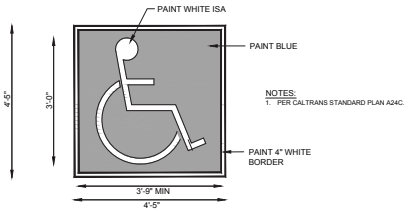
LEGEND:
RED CURB
BLUE CURB

Graphic Scale (in feet)
1 inch = 10 ft.

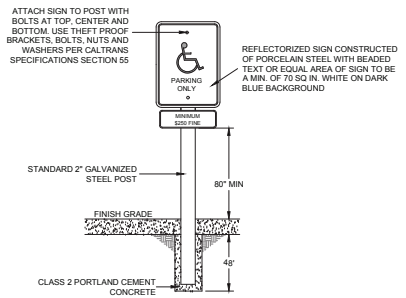




1 REMOVABLE WHEELSTOP



2 INTERNATIONAL SYMBOL OF ACCESSIBILITY



3 ACCESSIBILITY SIGN

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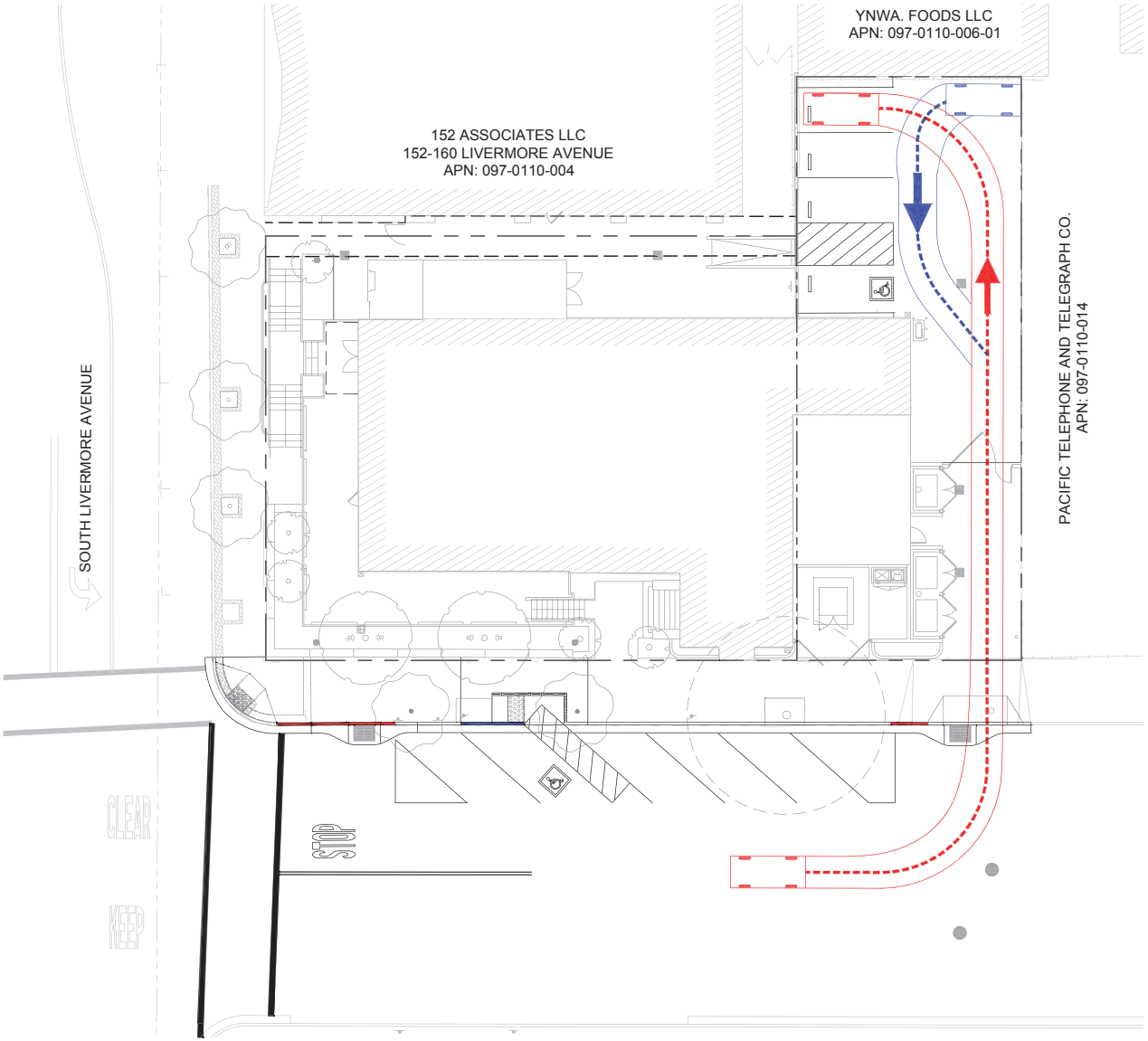
STRIPING AND SIGNAGE PLAN

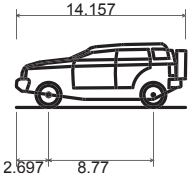
2324 2ND STREET LIVERMORE
LIVERMORE ALAMEDA COUNTY CALIFORNIA

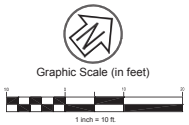
Scale	AS SHOWN
Drawn	CSE
Checked	MV
Date	05/19/26
Project#	2130097

Sheet Number:

C9.0







Passenger Car	
Overall Length	14.157ft
Overall Width	5.978ft
Overall Body Height	5.331ft
Min Body Ground Clearance	0.673ft
Track Width	5.978ft
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	17.552ft

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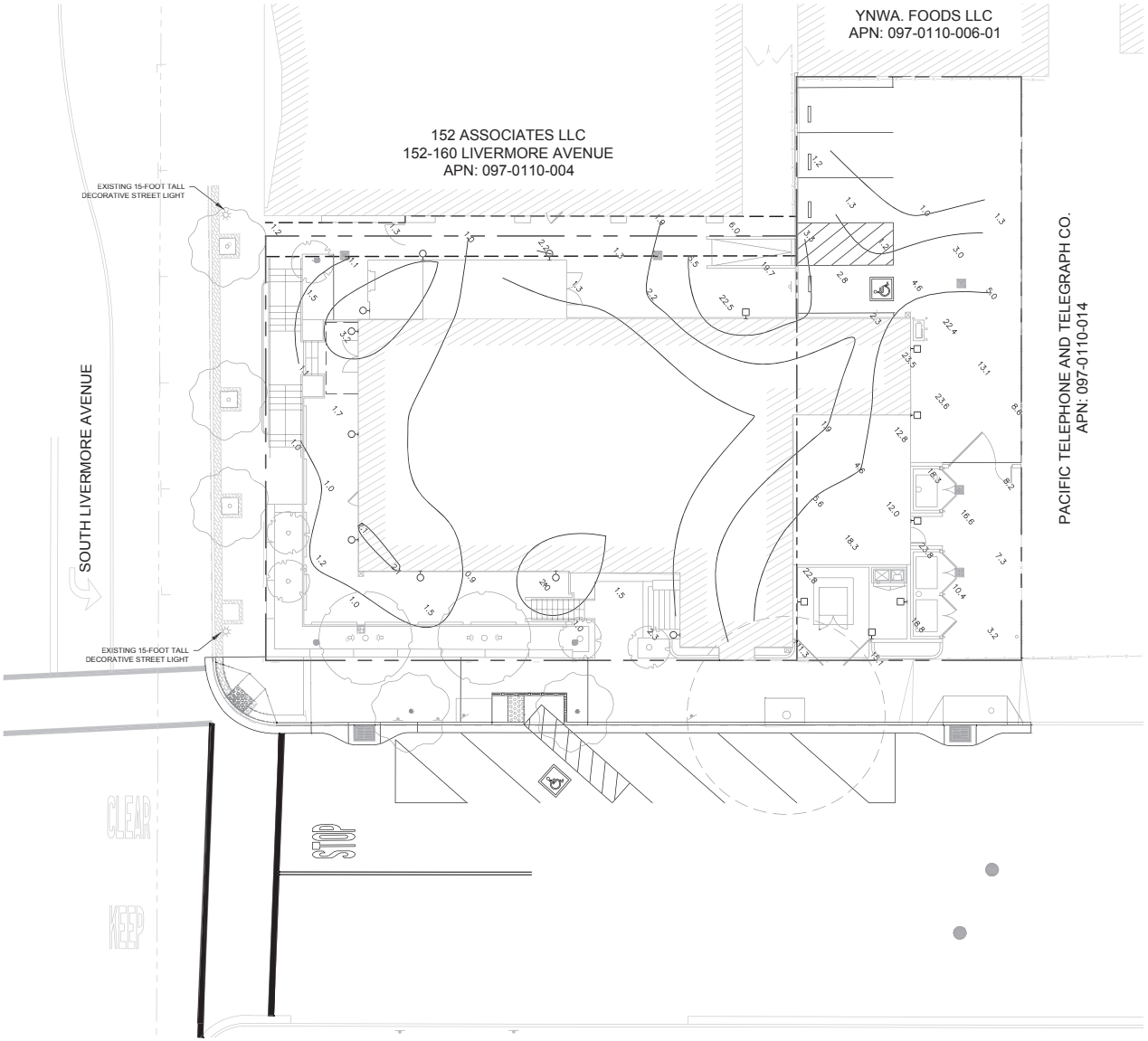
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Sheet Description:

2324 2ND STREET LIVERMORE
VEHICLE TURN ANALYSIS
LIVERMORE ALAMEDA COUNTY CALIFORNIA

Scale	AS SHOWN
Drawn	CSE
Checked	MV
Date	05/19/26
Project#	2130097

Sheet Number:
C10.0



LEGEND

- EXTERIOR WALL SCONCE, SEE ELECTRICAL PLANS
- EXTERIOR WALL PACK, SEE ELECTRICAL PLANS

GENERAL PHOTOMETRIC SCHEDULE	
AVERAGE FOOT-CANDLES	4.65
MAXIMUM FOOT-CANDLES	23.6
MINIMUM FOOT-CANDLES	1.0
MINIMUM TO MAXIMUM FC RATIO	.04
MAXIMUM TO MINIMUM FC RATIO	23.6
AVERAGE TO MINIMUM FC RATIO	4.65

NOTES

1) EXTERIOR BUILDING LIGHTING SHOULD BE SHIELDED AND LOCATED AS LOW TO THE GROUND AS POSSIBLE

Graphic Scale (in feet)

1 inch = 10 ft.

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Sheet Description:

VEHICLE TURN ANALYSIS

2324 2ND STREET LIVERMORE

LIVERMORE ALAMEDA COUNTY CALIFORNIA

Scale	AS SHOWN
Drawn	CSE
Checked	MV
Date	05/19/26
Project#	2130097

Sheet Number:

C11.0

The Event Center Name: Blanco Modern Venue

Event Venue Business Plan 6/11/26

1. Executive Summary

Business Name: Blanco Modern Venue
Location: 180 S Livermore Avenue, Livermore, CA 94550

Mission Statement:
At event center, our mission is to craft unforgettable experiences by offering a refined, fully customizable venue space paired with exceptional service and meticulous attention to detail.

Vision Statement:
We aspire to become the premier event venue in the Tri-Valley area, attracting new clientele to downtown Livermore while fostering partnerships with surrounding hotels, local wineries, and neighboring businesses.

2. Business Description

Concept:
This is a modern, elegant indoor/outdoor event venue featuring a rooftop bar. Our target clientele includes weddings, corporate events, private parties, and social gatherings. Additionally, we will host community-centered events such as rooftop summer movie nights and sunset wine dinners, collaborating closely with local wineries to enhance the experience.

Capacity:
The venue accommodates up to 250 guests, with an estimated average attendance ranging from 75 to 250 guests.

Sunday, Monday, Tuesday, and Wednesday: 10 a.m. to midnight. Thursday, Friday, Saturday: 10 a.m. to 2 a.m.

Amenities and Services:

- A commercial kitchen supporting both dining and private events.
- Full bar service featuring premium spirits, craft beers, and regional wines.

3. Site Layout & Use of Space

Design Considerations:

- Efficient circulation flow to enhance guest movement.
- Full compliance with ADA accessibility standards for access and exits.
- Clearly marked safety and emergency pathways.

Facility Layout:

- **Basement Level:** Bar and lounge area, storage rooms, restrooms.
- **Main Floor:** Commercial kitchen, reception and dining and entertainment area with bar, restrooms.
- **Rooftop Level:** Ceremony and dining spaces, rooftop bar and entertainment area, rooftop restrooms.

4. Parking & Traffic Management

Parking:

- 4 on-site parking spaces
- Valet parking may be provided with staging area on Second Street at the venue's driveway approach and adjacent curb zone. Valet staffing numbers will be according to the number of guests, weather, and type of event.

- Pre-arranged shared-use parking lot at 286 S Livermore Avenue (gas station), with an estimated capacity of approximately 18–20 vehicles when operated by valet

Logistics:

- Dedicated loading and unloading zones situated at the rear of the building to facilitate vendor access and event setup.
- Guest arrivals and departures will be structured to occur outside of peak congestion periods (7:00 AM – 9:00 AM and 4:00 PM – 6:00 PM)

5. Entertainment & Music

Sound Policy:

- Amplified music permitted on the main floor to enhance atmosphere.
- Rooftop entertainment will conclude by 11:00 PM on most occasions to respect neighborhood quiet hours.
- Noise levels shall be confined to the subject business and the associated outdoor dining areas and shall not intrude over and above the existing ambient noise (wind, water, birds, crowds, traffic, etc.) Background (acoustic or amplified) music is permitted, provided that our exterior noise levels do not exceed 70 dBA between 7 a.m. and 11 p.m. No outdoor music is permitted after 11 p.m.

6. Staffing Plan

Key Roles:

- Venue & Event Manager
- Event Coordinators
- Part time Bar Staff
- Setup and Cleanup Crew
- Security Personnel (as needed)
- Video surveillance system
- Monthly event reporting

- **Security Plan:**
    - *The event center will provide professional security staffing for all events. For events with an attendance of 150 guests or fewer, a minimum of one (1) security guard will be stationed at the main entrance. For events with more than 150 guests, a minimum of two (2) security guards will be provided. Security staffing levels will be continuously monitored and adjusted as necessary based on attendance levels, event type, alcohol service, and coordination with the Livermore Police Department as operations commence at this location.*
    - *The project will incorporate a comprehensive closed-circuit television (CCTV) system in accordance with the requirements and*

recommendations of the Livermore Police Department, providing continuous monitoring of key areas including building entrances and exits, outdoor patio spaces, parking interfaces, and other publicly accessible areas; cameras will be positioned to ensure clear visibility for security purposes while maintaining compliance with applicable privacy standards, and the system will be operational during all business hours with recording and storage capabilities consistent with Police Department guidelines, with final camera placement, coverage, and system functionality to be coordinated with the Livermore Police Department prior to installation to ensure full compliance with safety and security expectations.

- A photometric lighting plan will be implemented to ensure a minimum of 1.0 foot-candle illumination at entryways, alleys, and pedestrian areas. Lighting will be shielded and designed to minimize spillover

Estimated Staffing Levels: Under 20 employees.

7. Additional Information

Regulatory Compliance:

- Strict adherence to local zoning laws, fire codes, and health department regulations.

Sustainability Initiatives:

- On-site dumpsters dedicated to organized waste disposal and recycling.
- Implementation of eco-conscious practices in daily operations consistent with approved development plans.

8. Dual Use and Community Access

Blanco Modern Venue is designed not only as a premier private event venue but also as a vibrant, accessible community space that integrates seamlessly with Livermore's active downtown event scene. Our flexible indoor and outdoor spaces, including the rooftop bar and ceremony areas, enable us to host a wide variety of gatherings—ranging from private occasions like weddings and corporate functions to public and community-oriented events.

Integration with Downtown Livermore Events

Livermore is a community rich with cultural and seasonal events that draw residents and visitors throughout the year. Examples include:

- The Livermore Downtown Street Fest in May, a celebration filled with artisan vendors, live music, and family activities.
- Witches Night Out in October, offering themed entertainment and shopping experiences.
- The Holiday Village at Carnegie Park and the Annual Holiday Sights & Sounds Parade & Tree Lighting in December, which bring festive spirit and community engagement.
- The Livermore Valley Half Marathon in March and the Livermore Rodeo Parade in June, both marquee events attracting thousands of participants and spectators.
- Weekly Farmers' Markets and numerous other community events hosted by Livermore Downtown Inc. and the City of Livermore.

Blanco seeks to complement and amplify these festivities by offering event space that can support overflow events, public and private receptions following public happenings, or specialized offerings such as rooftop summer movie nights and sunset wine dinners in collaboration with local wineries. This positions Blanco not just as a venue, but as a community hub for Livermore residents and visitors.

Public Accessibility & Programming

- **Open Community Events:** Blanco will host community-centered programming designed to engage the general public. These may include seasonal celebrations, collaborative events with local organizations, pop-up markets, wine tastings, and casual social gatherings that invite walk-in participation.
- **Flexible Space Rentals:** With adaptable spaces ranging from intimate lounges to larger reception and ceremony areas, Blanco is well-suited to accommodate public events of varying size and scope, supporting Livermore’s goal of fostering active, inclusive public programming downtown.

Benefits to the Local Community

By offering a high-quality, versatile venue that is accessible both for private functions and public events, Blanco Modern Venue aims to:

- Enrich the cultural fabric of Livermore’s downtown area.
- Drive foot traffic and business to neighboring hotels, restaurants, and retailers.

- Provide a safe, welcoming venue that encourages community participation and fosters long-term relationships with local restaurants, businesses and local organizations and residents.

IN THE PLANNING COMMISSION OF THE CITY OF LIVERMORE, CALIFORNIA

A RESOLUTION FINDING THE USE OF 180 SOUTH LIVERMORE AVENUE AS AN INDOOR-OUTDOOR EVENT SPACE IS EXEMPT FROM THE PROVISIONS OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

CONDITIONAL USE PERMIT (CUP) 25-005

The City received an application for Conditional Use Permit (CUP) 25-005, to authorize the use of 180 South Livermore Avenue as an indoor-outdoor event space featuring a rooftop bar and flexible event areas designed for weddings, corporate events, private gatherings, and community-oriented programming ("Project"). The CUP is required for the event center use.

On September 2, 2022, staff approved a Certificate of Appropriateness (COA) 22-001 for the conversion of the vacant building into a restaurant, and on September 20, 2022, the Planning Commission approved Downtown Design Review (DDR) 22-001. The DDR was found to be exempt from CEQA under sections 15301(e), 15303(c), 15331, and 15332.

On June 16, 2026, the Planning Commission held a duly noticed public hearing to consider the Project and staff recommendations, all public comments and testimony, and findings.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Livermore that prior to taking action on the Project, and at a properly noticed public meeting, the Planning Commission reviewed written and oral staff reports, conducted a public hearing on the project, took testimony, and received into the record all pertinent documents related to the Project (collectively, the "Record Evidence"). The Planning Commission's determination is based on the Record Evidence, which is incorporated into this Resolution by reference.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Livermore, based upon its own independent review of the Record Evidence and considerations, hereby finds the Project is categorically exempt from CEQA in accordance with CEQA Guidelines Section 15301, Existing Facilities.

Section 15301 of the CEQA Guidelines exempts projects involving the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities, where the project involves negligible or no expansion of existing or former use. CUP 25-005 authorizes the use of an existing structure as an as an indoor-outdoor event space, with no expansion of the facility.

<u>Exemptions – CEQA Guidelines Section 15300.2:</u>

1. None of the exceptions to the categorical exemption listed in CEQA Guidelines Section 15300.2 apply, as described below.

a) Location. The Project site is not located within a sensitive area. The Project site has a General Plan land use designation of Downtown Area that applies to the area traditionally known as Downtown Livermore. The Project is surrounded by commercial uses. Although there are residential uses nearby, the Project is consistent with the Downtown Specific Plan and there will be traffic, security, and noise standards applied to the Project. This site is not located in a designated wetland; it is not located on any faults or within the Alquist-Priolo earthquake fault zone; it is not located in a California Department of Forestry and Fire Protection "Very High Fire Hazard Severity Zone" in a state responsibility area, and it is not located within a Flood Hazard Area identified by the Federal Emergency Management Agency.

b) Cumulative Impact. The Project will be located within an existing building with negligible effects on the environment. The Project would not result in any significant impacts, and its contribution to regional growth is not cumulatively considerable. Therefore, the Project will not result in any cumulative impacts.

c) Significant Effects Resulting from Unusual Circumstances. There is no reasonable possibility that the Project will have a significant effect on the environment due to unusual circumstances. There is no evidence that any unusual circumstances exist. The Project, permitted pursuant to a conditional use permit, is consistent with the level of development contemplated by the existing General Plan and zoning, and there is no evidence that the use would result in significant environmental effects.

d) Scenic Highways. The Project site does not impact the scenic routes identified in Livermore's General Plan. The Project site is not designated as a Scenic Highway by the California Department of Transportation.

e) Hazardous Waste Sites. The Project is not included on the list of hazardous waste facilities compiled pursuant to California Government Code Section 65962.5 9, which comprises the following five parts: the list of Hazardous Waste and Substances sites from the Department of Toxic Substances Control (DTSC) EnviroStor database; the list of Leaking Underground Storage Tank (LUST) sites from the State Water Resource Control Board (SWRCB) Geotracker database; the list of solid waste disposal sites identified by the SWRCB with waste constituents above hazardous waste levels outside the waste management list; the list of active Cease and Desist Orders or Cleanup and Abatement Orders that concern the discharge of wastes that are hazardous materials; or the list of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC.

f) Historical Resources. No substantial adverse change will occur to the significance of any historical resource. The proposed Project meets the conditions of the Secretary of the Interior's Standards for Rehabilitation, and the character defining features of the historical portion of the building will not undergo any substantial adverse changes. Furthermore, the historical portion

of the building will not be altered from its historical condition.

BE IT FURTHER RESOLVED that the Livermore Planning Commission directs the Planning Manager to file a Notice of Exemption with the Alameda County Clerk, if the Project is approved.

The documents that constitute the record of proceedings upon which this decision is based can be found in the Community Development Department, 1052 S. Livermore Avenue, in Livermore, California.

The Planning Commission's decision is subject to a 15-day appeal period in accordance with Livermore Development Code Chapter 9.15.

On the motion by Commissioner _____, seconded by Commissioner _____, the foregoing Resolution was passed and adopted at the Planning Commission meeting of June 16, 2026, by the following vote:

AYES:
NOES:
ABSENT:

Tracy Kronzak, Chairperson

by Stephen Riley, Planning Manager,
Secretary to the Planning Commission

IN THE PLANNING COMMISSION OF THE CITY OF LIVERMORE, CALIFORNIA

A RESOLUTION APPROVING CONDITIONAL USE PERMIT (CUP) 25-005, AUTHORIZING THE USE OF 180 SOUTH LIVERMORE AVENUE AS AN INDOOR-OUTDOOR EVENT SPACE FOR THE BLANCO MODERN VENUE EVENT CENTER PROJECT

The City received an application for Conditional Use Permit (CUP) 25-005, to authorize the use of 180 South Livermore Avenue as an indoor-outdoor event space featuring a rooftop bar and flexible event areas designed for weddings, corporate events, private gatherings, and community-oriented programming ("Project"). The CUP is required for the event center use.

On September 2, 2022, staff approved a Certificate of Appropriateness (COA) 22-001 for the conversion of the vacant building into a restaurant, and on September 20, 2022, the Planning Commission approved Downtown Design Review (DDR) 22-001. The DDR was found to be exempt from CEQA under sections 15301(e), 15303(c), 15331, and 15332.

On June 16, 2026, the Planning Commission held a duly noticed public hearing to consider the Project and staff recommendations, all public comments and testimony, and findings.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Livermore that prior to taking action on the Project, and at a properly noticed public meeting, the Planning Commission reviewed written and oral staff reports, conducted a public hearing on the Project, took testimony, and received into the record all pertinent documents related to the Project (collectively, the "Record Evidence"). The Planning Commission's determination is based on the Record Evidence, which is incorporated into this Resolution by reference.

BE IT FURTHER RESOLVED, with respect to Conditional Use Permit (CUP) 25-005, the Planning Commission of the City of Livermore finds:

1. The proposed use is consistent with the General Plan and any applicable Specific Plan.

Response: The proposed use provides a unique event center experience consistent with the intent of the General Plan designation of Downtown Area, a district supporting a variety of uses including commercial, office, entertainment, cultural arts, lodging, and residential. Project specific conditions regarding traffic, parking, security, and noise have been applied to ensure compatibility with the General Plan and Specific Plan.

2. The proposed use is allowed within the subject zone and complies with all other applicable provisions of the Development Code and the Municipal Code.

Response: The proposed use is located within the Core, Subarea 3 of the Downtown Specific Plan, which permits or conditionally permits uses such as dining, meeting, club, and dancing experiences. The Project is subject to the approval of a Conditional Use Permit. The exterior modifications to the Project site were previously approved by Downtown Design Review (DDR) 22-001 and the historical integrity of the site was addressed by the approval of Certificate of Appropriateness (COA) 22-001. The proposed use provides a unique event center experience that is consistent with the intent of the Core of the Downtown Specific Plan. Project specific conditions have been applied to ensure compatibility with the General Plan, Specific Plan, the Development Code, the Municipal Code and surrounding uses.

3. The design, location, size and operating characteristics of the proposed activity will be compatible with the existing and future land uses in the vicinity.

Response: The Project site is fully developed with existing buildings adequate in size and shape to accommodate the proposed use. Project specific conditions have been applied to ensure compatibility with existing and future land uses in the vicinity. No adverse effects to abutting or neighboring properties are anticipated with the Conditions of Approval applied. The Project site is an appropriate location for the type of use proposed and is consistent with the intent and standards of the Downtown Specific Plan.

4. The subject site is:

   a. Physically suitable in terms of design, location, operating characteristics, shape, size, topography, and the provision of public and emergency vehicle (e.g., fire and medical) access and public services and utilities; and

   b. Served by highways and streets adequate in width and improvement to carry the kind and quantity of traffic the proposed use would likely generate.

Response: The site can be accessed from South Livermore Avenue and Second Street. The site is suitable in design, location, and operating characteristics for public and emergency vehicle access and is served by adequate streets to carry the traffic generated by the proposed use.

5. The site's suitability ensures that the type, density, and intensity of use being proposed will not endanger, jeopardize, or otherwise constitute a hazard to the public interest, health, safety, convenience, or welfare, or be materially detrimental to the improvements, persons, property, or uses in the vicinity and zone in which the property is located.

Response: The Project site is fully developed with existing buildings adequate in size and shape to accommodate the proposed use. Project specific conditions have been applied to ensure compatibility with existing abutting and nearby uses. No adverse effects to abutting or neighboring properties are anticipated. The Project site is an appropriate location for the type of use proposed and is consistent with the intent and standards of

the Downtown Specific Plan. Two public parking garages that are located within 0.2 miles of the Project will supply ample parking for the use. The proposed use will not endanger, jeopardize, or otherwise constitute a hazard to the public interest, health, safety, convenience, or welfare, or be materially detrimental to the improvements, persons, property, or uses in the vicinity and zone in which the property is located.

6. The applicant has agreed in writing to comply with all of the conditions of approval of the Conditional Use Permit.

Response: The Conditions of Approval are necessary to protect the health, safety, and general welfare of the City in an orderly and efficient manner and in conformity with the intent and purposes set forth in the Development Code and in the General Plan. The applicant has agreed to comply with all of the conditions of approval of the Conditional Use Permit.

7. That any other findings prerequisite to approval of a Conditional Use Permit or Zoning Use Permit stated elsewhere in the Development Code can be made.

Response: No other findings are required to be made for approval of the Conditional Use Permit.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Livermore has considered the Record Evidence and adopted a resolution finding the project to be exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301, Existing Facilities, which exempts the permitting of existing private structures involving negligible or no expansion of existing or former use.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Livermore has considered the findings set forth above and adopts these findings as part of this resolution. Based upon the Planning Commission's independent review of the Record Evidence and considerations, the Planning Commission approves Conditional Use Permit (CUP) 25-005 subject to the Conditions of Approval, attached as Exhibit A, for the Project.

BE IT FURTHER RESOLVED that the Planning Commission of the City of Livermore directs the Planning Manager to file a Notice of Exemption with the Alameda County Clerk.

The documents that constitute the record of proceedings upon which this decision is based can be found in the Community Development Department, 1052 S. Livermore Avenue, in Livermore, California. The Planning Commission's decision is subject to a 15-day appeal period.

On the motion by Commissioner _____, seconded by Commissioner _____, the foregoing Resolution was passed and adopted at the Planning Commission meeting of June 16, 2026, by the following vote:

AYES:
NOES:
ABSENT:

Tracy Kronzak, Chairperson

by Stephen Riley, Planning Manager,
Secretary to the Planning Commission

Attachments:

Exhibit A – Conditions of Approval

EXHIBIT A

CONDITIONS OF APPROVAL

Conditional Use Permit (CUP) 25-005

Blanco Modern Venue Event Center

Request to approve a Conditional Use Permit authorizing the use of 180 South Livermore Avenue as an indoor-outdoor event space featuring a rooftop bar and flexible event areas designed for weddings, corporate events, private gatherings, and community-oriented programming.

APN: 97-110-13

Approved by Planning Commission on June 16, 2026

A. PROJECT AUTHORIZATION

1. The project shall be in conformance with all City Ordinances, rules, regulations, and policies. The conditions listed below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

2. Use of the property shall be limited to those permitted by the Downtown Specific Plan and Livermore Development Code as it exists now or may be amended in the future.

3. This Conditional Use Permit approval is not an authorization to commence construction. Building construction, alterations, repairs, sign erection, or final sign off for inspections shall not be permitted without prior approval of the Building Division through issuance of any required permits.

4. Architecture and Landscaping shall be as approved by staff on September 2, 2022 for Certificate of Appropriateness (COA) 22-001 and as approved by the Planning Commission on September 20, 2022 for Downtown Design Review (DDR) 22-001.

B. PROJECT SPECIFIC CONDITIONS

The project shall be in conformance with the following conditions of approval to the satisfaction of the Community Development Department:

1. Approved operating hours:

    a. Sunday, Monday, Tuesday, and Wednesday: 10 a.m. to midnight. Thursday, Friday, Saturday: 10 a.m. to 2 a.m.

Operating hours may begin earlier on Saturday and Sunday without modifications to this Conditional Use Permit. However, in no case shall an event be allowed to begin before 8 a.m.

Special closing time permissions: The applicant may operate until 2 a.m. up to 10 days per calendar year on Sundays through Wednesdays. Each late-night operation requires prior written approval from the Planning Division, submitted at least 30 days before the requested date(s).

b. Alcoholic beverage service shall be limited to wine and beer only after 1 a.m., i.e., no sale of spirits after 1 a.m. All alcoholic beverage service ending no later than 1:30 a.m.

c. Interior lighting levels shall be increased to full power at 1:30 a.m.

2. The applicant shall obtain a Business License and necessary permits from the Alameda County Department of Environmental Health.

3. Exterior noise levels shall not exceed 70 dBA at the property line between 7 a.m. and 11 p.m. No outdoor music is permitted after 11 p.m. Exterior noise levels shall not exceed 65 dBA at the property line between 11 p.m. and 7 a.m.

4. Loading, deliveries, and vendor access shall occur via the driveway on Second Street or the designated rear loading area.

5. The applicant may provide valet parking with a staging area established on Second Street at the venue's driveway approach and adjacent curb zone. The applicant shall staff the valet parking attendants to meet anticipated valet demand according to the number of guests, weather, and type of event. At no time shall valet queueing exceed two vehicles, and drive lanes on Second Street shall always remain clear.

6. Applicant shall include the following notice on the Venue's website and all facility rental agreements:

   Parking at and near the Blanco Modern Venue is extremely limited and employees and guests of the venue are encouraged to utilize the free parking in the nearby I Street parking garage, allowing enough time to arrive at the venue. Parking in nearby residential neighborhoods may have time posted limits and is discouraged.

   A map of the venue and route to the I Street and L Street parking garages shall be included with the notice on the website and in the rental agreements.

7. Valet parking services are prohibited at the I Street and L Street garages unless expressly authorized through a written agreement with the City.

8. The venue shall make the facility available for booking community-oriented events, such as seasonal programming, public-access rooftop events, collaborations with local wineries, and overflow events associated with Downtown Livermore festivals, subject to standard facility rental agreements, licensing, and commercially negotiated rates.
9. Subject to staff approval, the applicant may apply for up to four Temporary Use Permits (TUP) per year, subject to said TUP Conditions of Approval, with at least 60 days' notice for events to begin and/or end during the peak hours.
10. Waste collection shall continue to occur from Second Street due to limited space at the rear of the building, consistent with the previously approved operations plan (Downtown Design Review (DDR) 22-001).
11. Exterior lighting shall be down-shielded and not spillover onto adjacent properties.
12. Installation of signage will require a separate Planning approval and Building Permit.
13. Applicant shall acknowledge Livermore's established Notice of Right to Downtown Operations and shall include the following notice on all facility rental agreements:

NOTICE OF RIGHT TO DOWNTOWN OPERATIONS

The City of Livermore permits the operation of a variety of residential, business, cultural, civic and other activities within the downtown specific plan area.

You are hereby notified that the property you own, are renting, leasing, using, occupying or acquiring an interest in is located within the downtown specific plan area. You may be subject to impacts, including inconvenience and discomfort, from lawful activities occurring within the downtown specific plan area. Impacts may include, but are not limited to: Noise from music, dancing and voices associated with permitted downtown uses and activities, odors associated with restaurants, business operations and special events, traffic congestion, street closures and traffic rerouting, exclusion of vehicle access to certain areas during special events, increased pedestrian activity, trash and recycling collection, including trash and recycling collection before 6 a.m., railroad operations, including rail activity associated with passenger rail operations, outdoor sales of merchandise and outdoor restaurant seating, festivals, parades and other civic and cultural activities, generally high activity levels occurring on a 24-hour basis, including impacts during late night and early morning hours, high levels of lighting and illumination, and noise and other impacts associated with the operation of any permitted use located in the downtown specific plan area.

One or more of the inconveniences described above may occur as a result of downtown operations and activities which are in compliance with existing laws and regulations and accepted customs and standards. If you own, lease, rent or otherwise utilize property within the downtown specific plan area, you should be prepared to accept such inconveniences or discomfort as a normal and necessary aspect of owning, living in, operating a business in, or otherwise utilizing an area with a vibrant downtown character.

The City of Livermore's Right to Downtown Operations Ordinance does not exempt downtown businesses or other participants in downtown activities from compliance with the law. Should any business or person not comply with appropriate state, federal or local laws, legal recourse may be possible by, among other ways, contacting the appropriate agency.

This notification is given in compliance with Livermore Municipal Code, Chapter 8.19.

C. GENERAL CONDITIONS OF APPROVAL

1. Development shall conform to the plans that are reviewed and approved by the Planning Commission for Conditional Use Permit (CUP) 25-005.

2. The Community Development Director may approve minor amendments to the permit, provided that the permit is still in substantial conformance with the original approval.

3. Approval of the Conditional Use Permit entitlement does not authorize construction or operations. Building construction, alterations, repairs, sign erection, or occupancy shall not be permitted without prior approval of the Building Division through issuance of required Building permits.

4. To the extent permitted by law, the project applicant shall defend, indemnify and hold harmless the City, its City Council, its officers, boards, commissions, employees, and agents from and against any claim, 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 attorney's 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.

D. ENGINEERING (TRAFFIC)

1. Guest arrivals and departures shall be structured to occur outside of peak congestion periods (7 a.m. to 9 a.m., and 4 p.m. to 6 p.m., Monday through Friday).

E. ENGINEERING (DEVELOPMENT)

See City of Livermore Engineering Considerations dated June 2, 2026, below.

F. POLICE DEPARTMENT

1. The event center will incorporate a web-based surveillance system providing continuous monitoring of key areas including exterior pedestrian walkways/alleyways, points of entry, outdoor patio spaces, parking interfaces, and interior cash handling/bar areas. The system shall be maintained in good working order, comply with applicable privacy standards, and remain operational during business/event hours. Recordings shall be retained for at least 90 days and furnished to local law enforcement upon request. Minimum camera resolution shall be 1080p with a visible timestamp that does not obstruct identification.
2. Minimum security staffing shall be provided as follows:
    a. One security guard for events with up to 149 guests.
    b. Two security guards for events with 150 guests or more.
    c. Security levels shall be increased as necessary in coordination with the Livermore Police Department.
3. A dance permit is required before hosting any event with dancing; the dance permit may be obtained in person in the lobby of the Police Department (Monday to Friday, 8 a.m. to 5 p.m.).
4. An ABC license is required prior to serving ANY alcoholic beverages. Please see ABC Daily Use Permits | City of Livermore website for more information.
5. Please note that a monthly agenda with all events shall be emailed to the Livermore Police Department Downtown Officer, John Lowden at jlowden@livermoreca.gov.

G. NEIGHBOROOD PRESERVATION

1. Provide a monthly agenda 30 days in advance with all events to np@livermoreca.gov.

2. Provide a business plan to np@livermoreca.gov each calendar year and any changes that may affect peak hours and note that there would be traffic impact fees if events occur during peak hours.

3. Noncompliance with any applicable City code or condition of approval shall constitute a violation and may result in the issuance of a citation. Each violation is subject to an administrative penalty of $100 per occurrence.

CITY OF LIVERMORE
ENGINEERING CONSIDERATIONS

Date: June 2, 2026

LOCATION: **180 South Livermore Ave.**
DEVELOPER: Mike Messinger (Blanco – A Modern Venue)
PLANNING REFERRAL: CUP25-005

Note: Specific conditions are shown in large type. *Standard conditions that apply to this project are shown in italic type.*

1. DEFINITIONS:

For the purpose of this agreement, the following words shall have the meanings respectively ascribed to them by this section:

Developer:	*Person(s) or Corporation(s) that will obtain permits for construction*
Improvement Plans:	*Construction drawings for required public and private improvements*
Services:	*Utility lateral, or any portions of a conduit cable or duct, between a utility distribution line and the site it serves*
Project:	*The work to be performed by Developer*

2. DOWNTOWN DESIGN REVIEW APPROVAL

A. The project shall be in conformance with all City Ordinances, rules, regulations, and policies. The conditions listed below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

B. Approval or conditional approval of this DDR shall not supersede these Engineering Considerations and any applicable City Standards nor limit the City's Engineer's ability to require workable designs on future grading and improvement plans based upon these Engineering considerations and the City's Standard engineering specifications and details.

3. SPECIFIC CONDITIONS:

The Developer shall comply with the following conditions:

A. The fire service and fire sprinklers shall be connected to the potable water system.

B. The Developer shall have a certified CASp Specialist review and certify that the design for all pedestrian improvements within the public right-of-way or a public easement complies with the following applicable regulations: American with Disabilities Act (ADA) requirements, the Public Rights-of-Way Accessibility Guidelines (PROWAG), and the requirements found in Chapter 11B of the 2019 California Building Code. If an accessibility design cannot meet the above listed applicable standards, the Developer shall propose and the CASp Specialist shall concur with a design exception request for approval by the City Engineer or their designee. In addition, the Developer shall have the certified CASp Specialist inspect and certify that pedestrian improvements are installed per the CASp certified design. Pedestrian improvements include new trails, walkways, sidewalks, accessible ramps, connections between existing and new pedestrian improvements, and modifications to existing pedestrian improvements within or adjacent to the project site, as shown on the approved plans.

C. The Developer proposed to have on-site improvements that encroach onto the adjacent property. These improvements are required to provide the minimum of 4 feet clear for accessible access along the west side of the proposed development. Therefore, the Developer shall acquire and record a mutual access and utility easement with the adjacent property owner prior to issuance of a building permit.

D. Along Second Street there is an existing ADA parking space that currently does not have an access ramp in the sidewalk to provide access to the walkway from the parking space. The Developer shall install a new access ramp per Caltrans Standards and have the design of the ramp and inspection of the ramp reviewed and certified by a CASP Specialist.

E. The Developer proposes to remove and replace an existing driveway approach at the southeast corner of the project site to provide better access to their proposed trash enclosure. This driveway shall be installed per City Standard Detail ST-7B and have the design of the driveway approach and inspection of the driveway approach reviewed and certified by a CASP Specialist.

F. The Developer proposes to remove and replace the existing tree wells across the entire project frontage along South Livermore Avenue and Second Street and install new street tree wells. The Developer shall install the new tree wells per City Standard Detail L-3B. As part of this work any damaged sidewalk shall be repaired per City Standard Detail ST-31. Any new sidewalk installed along the frontage shall be installed Per City Standard Detail ST-5.

4. STORM WATER SITE DRAINAGE AND TREATMENT REQUIREMENTS:

A. General

B. Stormwater Drainage Maintenance Funding

The cost to maintain all private storm drainage infrastructure installed with this project shall be funded by the Developer.

C. Stormwater Treatment, Detention and Trash Capture Requirements

1. *The Developer shall treat the storm water runoff from this site prior to having the storm water enter the City's storm water distribution system. Stormwater Treatment, Low Impact Development, and Trash Capture, is required by the Regional Water Quality Control Board. The Developer shall complete and or update the required Stormwater Quality Checklist. The Developer shall provide a storm water treatment plan with calculations indicating treatment that meets the latest requirements indicated in Section C.3 of the City's NPDES Permit with the Regional Water Quality Control Board. Approval of this plan and calculations by the City is required prior to the approval of the building permit.*

2. *Prior to building permit approval, the applicant shall enter into a maintenance agreement with the City of Livermore for all storm water treatment devices deemed necessary on this site. If the stormwater treatment devices will be maintained by more than one property owner a cleanout will be necessary at the property lines to allow the property owners to maintain their portion of the private stormwater treatment system. If the stormwater treatment device will be maintained by a Business Association then the cleanouts or manholes at each of the property lines may not be needed. The stormdrain treatment devices shall be shown on an exhibit and included in the Operations and Maintenance Agreement. The Operations and Maintenance Agreement shall be recorded prior to occupancy.*

3. **This development is greater than 10,000 square feet. However, the proposed development improvements remove and replace less than 50% of the existing impervious surface and does not add additional impervious surface to the project. Therefore, no formal C3 storm water treatment is required. However, the Developer shall provide stormwater treatment to the maximum extent practical including but not limited to having roof leaders drain to proposed landscape area and any grade level hardscape drain towards any proposed new landscape areas prior to discharging into the City's Storm drain system.**

D. Stormwater Treatment Infrastructure Maintenance Funding

The cost to maintain all storm water treatment, detention and low impact development infrastructure installed with this project shall be funded by the Developer.

5. REQUIRED ON-SITE SOURCE CONTROL STORMWATER MEASURES:

The Regional Water Quality Control Board adopted Order R2-2015-0049 issuing the Alameda Countywide NPDES municipal storm water permit for the Alameda Countywide Clean Water Program. The 17 member agencies, including Livermore, are subject to this permit and all its requirements including the following:

> *"The Permittees shall, as part of their continuous improvement process, submit enhanced new development and significant redevelopment Performance Standards that summarize source control requirements for such projects to limit pollutant generation, discharge, and runoff, to the maximum extent practicable…"*

In accordance with this requirement, the following source control measures are included as part of these Conditions of Approval shall be implemented as a part of this project.

A. Structural Control Measures

1. Illegal Dumping to Storm Drain Inlets and Waterways

   On-site storm drain inlets shall be clearly marked with the words "No Dumping! Flows to Bay" on a stainless steel marker. The stainless steel markers are available for purchase from the Water Resources Division. For ordering information, please call 925-960-8100. For projects with newly-developed, privately-maintained streets, agency staff will verify that storm drain inlets have been marked before the final sign-off on the project's building permit or encroachment permit.

2. Interior Floor Drains

   Approved interior floor drains shall be plumbed to the sanitary sewer system and shall not be connected to storm drain system. The applicant shall contact the Water Resources Division for specific connection and discharge requirements.

3. Parking Garages (Not Applicable)

4. Pesticide/Fertilizer Application and Irrigation

   a. Landscaping shall be designed to minimize irrigation and runoff, promote surface infiltration where possible, minimize the use of fertilizers and pesticides that can contribute to storm water pollution, and incorporate appropriate Bay-Friendly Landscaping principles.

   b. If a landscaping plan is required as part of a development project application, the plan shall meet the following conditions related to reduction of pesticide use on the project site:

      I. Where feasible, landscaping shall be designed and operated to treat storm water runoff by incorporating elements that collect, detain, and infiltrate

runoff. In areas that provide detention of water, plants that are tolerant of saturated soil conditions and prolonged exposure to water shall be specified.

II. Plant materials selected shall be appropriate to site specific characteristics such as soil type, topography, climate, amount and timing of sunlight, prevailing winds, rainfall, air movement, patterns of land use, ecological consistency and plant interactions to ensure successful establishment.

III. Existing native trees, shrubs, and ground cover shall be retained and incorporated into the landscape plan to the maximum extent practicable.

IV. Unless otherwise specified, proper maintenance of landscaping shall be the responsibility of the property owner.

V. Integrated pest management (IPM) principles and techniques shall be encouraged as part of the landscaping design. Some examples of IPM principles and techniques include the following:

i. Select plants that are well adapted to soil conditions at the site.
ii. Select plants that are well adapted to sun and shade conditions at the site. Consider future conditions when plants reach maturity. Consider seasonal changes and time of day.
iii. Provide irrigation appropriate to the water requirements of the selected plants.
iv. Select pest and disease resistant plants.
v. Plant a diversity of species to prevent a potential pest infestation from affecting the entire landscaping plan.
vi. Use "insectary" plants in the landscaping to attract and keep beneficial insects.

VI. Landscaping shall also comply with City of Livermore's "Water Efficient Landscape Ordinance". However, areas of a site used for bio-swales or other landscaped areas that function as a storm water treatment measure shall be exempt from the Water Efficient Landscaping requirements.

VII. An efficient irrigation system shall be installed in areas requiring irrigation. An example of an efficient irrigation system is one that includes a weather-based (automatic, self-adjusting) irrigation controller with a moisture and/or rain sensor shutoff, and in which sprinkler and spray heads are not permitted in areas less than 8 feet wide.

5. Pool, Spa, and Fountain Discharges (Not Applicable)

6. Food Service Equipment Cleaning

a. Food service facilities (including grocery stores) shall have a sink or other container for cleaning floor mats, equipment, and hood filters, which is connected to a grease interceptor prior to discharging to the sanitary sewer system. The cleaning

area shall be large enough to allow for the largest type of equipment that must be cleaned at the facility. The cleaning area shall be indoors or in a roofed area outdoors and must be plumbed to the sanitary sewer. The discharge of wastewater from these washing activities to the storm drain system is prohibited. Outdoor cleaning areas shall be designed to prevent storm water run-on from entering the sanitary sewer and to prevent wastewater runoff to the storm drain from washing activities. Signs shall be posted indicating that all food service equipment washing activities shall be conducted in this area.

b. An oil and grease interceptor with a minimum size of 750 gallons is required for all food service facilities (including restaurants and grocery stores). Facilities that do not have any cooking or any other grease generating processes may request an exemption from this requirement.

7. Refuse Areas

a. New or redevelopment projects shall provide a roofed and enclosed area for dumpsters, recycling containers, compactors, and food waste containers. The area shall be designed to prevent water run-on to the area, to prevent runoff from the refuse area and to properly contain litter and trash. Dumpster leakage from covered food/trash compactor enclosures shall drain to the sanitary sewer via connection to an approved oil and grease interceptor device.

b. Runoff from trash enclosures, recycling areas, and/or food compactor enclosures or similar facilities shall not discharge directly to the storm drain system. Trash enclosure areas shall be designed to avoid run-on to the trash enclosure area. In most cases, drains are not permitted within trash enclosure areas. A drain, however, must be provided for compactors. If a drain is required in or beneath dumpsters, compactors, and tallow bin areas, it shall be connected to a grease removal device prior to discharging to the sanitary sewer.

8. Outdoor Process Activities/Equipment (Not Applicable)

9. Outdoor Equipment/Materials Storage

a. All outdoor equipment and materials storage areas shall be covered and/or bermed, or shall be designed with Best Management Practices (BMP) that effectively minimize the potential runoff and contact of storm water to pollutants.

b. Storage areas containing non-hazardous liquids shall be covered by a roof and be contained by berms, dikes, liners, vaults or similar spill containment devices.

c. All on-site hazardous materials and wastes, as defined and/or regulated by the California Public Health Code must be used, managed, and stored in compliance with the applicable Livermore Pleasanton Fire Department's requirements and regulations.

10. Vehicle/Equipment and Commercial/Industrial Cleaning (Not Applicable)

11. Vehicle/Equipment Repair and Maintenance (Not Applicable)

12. Fuel Dispensing Areas (Not Applicable)

13. Loading Docks (Not Applicable)

14. Fire Sprinkler Test Water

    Provisions shall be made in the project design and construction to allow for the discharge of fire sprinkler test water to an onsite vegetated area. If this is not feasible, provide for discharge to the sanitary sewer in accordance with current plumbing codes.

15. Miscellaneous Drain or Wash Water

    a. Boiler drain lines shall be connected to the sanitary sewer system and may not discharge to the storm drain system.

    b. For small air conditioning units, air conditioning condensate shall be directed to landscaped areas as a minimum BMP. For large air conditioning units, in new developments or significant redevelopments, condensation lines shall be connected to the sanitary sewer system, wherever feasible.

    c. Roof drains shall discharge and drain away from the building foundation to landscaped areas wherever feasible.

16. Architectural Copper Installation (Not Applicable)

B. OPERATIONAL BMPS

This section details Best Management Practices (BMP) that private property owners and/or the occupants of private property must implement following the construction of projects. Ultimately, the responsibility for implementation of these BMPs rests with the property owners. The City of Livermore's Source Control Program routinely performs inspections of industrial and commercial sites to verify BMP implementation and effectiveness.

1. Paved Sidewalks and Parking Lots

    Sidewalks and parking lots shall be swept regularly to minimize the accumulation of litter and debris. Wash water resulting from the pressure washing of parking lots must be captured, pretreated (if necessary) to meet local discharge limits, and discharged to the sanitary sewer. Wash water resulting from the pressure washing of sidewalks may be allowed to drain to the storm drain system provided that (a) no soap or other cleaning agents are used, and (b) all debris are trapped and collected to prevent entry into the storm drain system. Under no circumstances shall wash water containing any soap or other cleaning agents be discharged to the storm drain system.

2. Private Streets, Utilities and Common Areas

    a. The owner of private paved parking and storm drains shall prepare and implement a plan for street sweeping of paved private roads and cleaning of all storm drain inlets.

3. Vehicle/Equipment Repair and Maintenance (Not Applicable)

4. Fueling Areas (Not Applicable)

5. Loading Docks (Not Applicable)

6. On-site Storm Drains

    All on-site storm drains must be inspected and, if necessary, cleaned at least once a year immediately prior to the rainy season.

7. Architectural Copper Cleaning, Treating or Washing (Not Applicable)

6. STREETS:

The developer is installing new utilities across Second Street to serve this proposed development. The Developer shall remove/grind all existing striping along Second Street and Micro surface the entire width of the roadway along the entire project frontage of Second Street then apply new striping meeting current City Standards.

7. STANDARD CONDITIONS:

A. The Developer shall field verify the locations of all existing utility systems (water, sewer, drainage, electric, gas, etc.) that are necessary for this project.

B. The Developer shall extend necessary utilities to this site so that this project can be connected to them.

C. Submit plans of all existing and proposed public improvements, sanitary sewer and water services, and on-site storm drainage, for review and approval prior to building permit issuance.

D. Construct underground utility services (electric, phone, etc.) to the site. These services are typically from the utility mains that are located along a site's street frontage(s). The Developer shall note this work on the approved site plans.

E. Construct functional systems for on-site and off-site storm drainage, sanitary sewerage, and water.

F. Intercept and dispose of existing drainage upgrade from the site by an approved storm drainage system to avoid off-site ponding or the concentration of the natural run-off along the periphery of the site. Complete sufficient off-site investigation to insure that the plans clearly delineate existing conditions.

G. (Not Used)

H. Install a one-way cleanout behind the curb on all new sewer laterals to provide for cleaning the laterals from the cleanout to the sewer main.

I. Install fire hydrants per Fire Marshal's recommendation.

J. (Not used)

K. (Not Used)

L. (Not Used)

M. (Not Used)

N. A separate water meter(s) shall be provided for the irrigation of the landscaping.

O. Contact the California Water Service Company (the provider of water to this part of the City) at (925) 447-4900 regarding water service requirements, requests, or questions. Water service installations and removals shall be coordinated with both the California Water Service Company and the City's public works inspector. All water system designs, including water service laterals, shall be approved by Cal Water prior to building permit approval.

P. The fire service backflow preventer(s) shall be effectively screened from the public right-of-way while at the same time preserving ease of maintenance access to the backflow preventer(s). Screening shall be as specified on City Standard Detail W-10A, B and C. The fire service backflow preventer(s) shall meet the performance standards of the backflow preventer shown in City Standard Detail W-10A, B and C. The fire service(s) shall be located so that the fire service backflow preventer(s) can be screened without blocking sight distance at driveways and intersections.

Q. Provide adequate sight distance at all driveways and intersections. Monument signs and landscaping at driveways shall be located so that they don't restrict the sight distance of exiting drivers. Landscaping and mounding in the sight distance area along the street shall be kept to a maximum height of 2.5 feet above the top of street curb. Tree branches in the area shall be trimmed to be a minimum of 8 feet above the top of the street curb.

R. (Not Used)

S. (Not Used)

T. (Not Used)

U. (Not Used)

V. Utility cuts in the frontage street along this project will require a micro seal across the entire length of the affected street frontage(s) to water seal the street surface, to restore the ride quality of the street surface, and to restore the appearance of the street surface. ***(See Section 6 "Streets" for specific details)***

W. Modify signing and striping as necessary. ***(See Section 6 "Streets" for specific details)***

X. (Not Used)

Y. (Not used)

Z. If the project is on a corner lot and the sidewalk does not already have a standard access ramp then the applicant shall construct a City standard access ramp.

AA. Begin pavement widening where a City standard pavement section exists. Perform tests prior to improvement plan preparation to determine where an adequate street section exists.

BB. Install streetlights. Include a street light conduit plan in the plan for proposed public improvements.

CC. Install a mailbox for each unit at a location and of a design approved by the Livermore Post Office and the City. The Developer shall submit a mailbox plan (locations and sizes) that has been approved by the Livermore Post Office with the first submittal of the improvement plans. The first submittal of the improvement plans shall show the mailboxes in the Livermore Post Office approved locations.

DD. Show all necessary erosion control measures on the improvement plans. In addition, the following notes shall be included on the improvement plans:

1. *Construction Operations - Dust shall be controlled. Wastewater generated during construction shall not be discharged to the storm drain system. This includes waste from painting, sawcutting, concrete work, etc. The contractor shall make arrangements to eliminate discharges to the storm drain system and, if necessary, provide an area for on-site washing activities during construction. Materials that could contaminate storm runoff shall be stored in areas that are designed to prevent exposure to rainfall and to not allow storm water to run onto the area.*
2. *Pavement Cleaning - Flushing of streets/parking lots to remove dirt and construction debris is prohibited unless proper sediment controls are used. Preferably, areas requiring cleaning should be swept.*

EE. Prepare all public improvement plans in conformance with the latest edition of the following City of Livermore documents:

1. *Standard Specifications and Details*
2. *Development Plan Check and Procedures Manual*

FF. Submit for approval a cost estimate for the public improvements.

GG. (Not Applicable)

HH. Submit a certificate of insurance in the form and with the coverages required by the City.

II. Obtain an Encroachment Permit from the City's Permit Center at (925) 960-4440, prior to starting any public improvements. Construct all public improvements per City standard details and specifications.

JJ. (Not Applicable)

KK. Replace any broken or displaced curbs, gutters, sidewalks and driveways. The Engineering Division at (925) 960-4500 will mark the location of these defective facilities upon request by the Developer.

LL. Complete all public improvements prior to occupancy, except that the Developer may formally request to defer items that are not related to public safety. Any request to receive occupancy prior to the completion of all public improvements shall be submitted in writing to the City Engineer and shall include the reasons that justify the request, and the number of weeks after occupancy that are needed to complete the improvements. If the request is approved by the City Engineer, the Developer may submit a cash bond in the amount of 200% of the cost of the deferred improvements with a letter that states that if the Developer has not completed the improvements by the date established by the City Engineer, the Developer will forfeit the entire cash bond to the City. The Developer's letter shall also state that the Developer understands that the City will use the forfeited funds to complete the improvements, and that the Developer also understands that the City will retain any unspent portion of the funds for administrative expenses.

MM. (Not Applicable)

8. DEVELOPMENT FEES:

A. Pay current development fee rates as adopted by the City Council. (They may be adjusted from time to time to reflect the cost of providing a facility.) The fees shall be those that are in effect on the date the City receives a complete application for a building permit. The City's "Development Fees" information sheet has the following fees that apply to this project:

City Storm Drainage
County Storm Drainage – Building
County Storm Drainage - Public Improvements
Sanitary Sewer Connection
Encroachment Permit

Inspection for Public Improvements
Building Permit
Park Facilities Fee
City Water Connection
Alameda County Water Connection, Zone 7
Tax on Construction
Low Income Housing Impact (Commercial and Industrial)
Traffic Impact Fee
Improvement Plan Check Fee
Tri-Valley Transportation
Art in Public Places
General Plan Cost Recovery
Social and Human Services
School Impact Fees

9. INFORMATION FOR THE DEVELOPER:

There are City Municipal Code requirements regarding the quality of water that is discharged to the sanitary sewer and the storm drainage systems. The Developer should contact the City's Water Resources Division at (925) 960-8100.

JT: DES

LIVERMORE
CALIFORNIA

PLANNING COMMISSION STAFF REPORT **ITEM NO. 8.1**

DATE: June 16, 2026

TO: Chairperson and Members of the Planning Commission

FROM: Steve Riley, Planning Manager

SUBJECT: Supplemental materials received prior to the meeting.

RECOMMENDED ACTION

SUMMARY

5.1	Hearing to consider a request for Conditional Use Permit (CUP) 26-004 to establish an indoor pickleball facility operated under the brand of Pickleball Kingdom in an existing, vacant commercial building located at 4650 Arroyo Vista. Items received: Revised Conditions of Approval; Environmental Noise Analysis
5.2	Hearing to consider a request for Conditional Use Permit (CUP) 25-005 authorizing the use of 180 South Livermore Avenue as an indoor-outdoor event space featuring a rooftop bar and flexible event areas designed for weddings, corporate events, private gatherings, and community-oriented programming. Items received: Public Comments

DISCUSSION

ATTACHMENTS

1. Supplemental Materials

Prepared by: Michele Donley
Division Clerk

CONDITIONS OF APPROVAL

Conditional Use Permit (CUP) 26-004

Pickleball Kingdom

Request for Conditional Use Permit to establish an indoor pickleball facility with ancillary retail operated under the brand of Pickleball Kingdom in an existing commercial building located at 4650 Arroyo Vista.

Approved by Planning Commission on June 16, 2026

A. PROJECT AUTHORIZATION

1. The project shall be in conformance with all City Ordinances, rules, regulations, and policies. The conditions listed below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

2. Approval is limited to the conformance of the land use and Livermore Development Code requirements. Use of the property shall be limited to those permitted by the General Plan, Planned Unit Development #138, and Livermore Development Code as it exists now or may be amended in the future.

3. This Conditional Use Permit approval is not an authorization to commence construction. Building construction, alterations, repairs, sign erection, or final sign off for inspections shall not be permitted without prior approval of the Building Division through issuance of any required permits.

B. PROJECT SPECIFIC CONDITIONS

The project shall be in conformance with the following conditions of approval to the satisfaction of the Community Development Department:

1. The applicant shall respond in writing to all conditions contained herein and in attachments to this document. Responses shall clearly describe how each condition has been met. When the response references construction drawings, the page number and detail reference, if applicable, shall be noted.
2. Operating hours shall be from 6:00 a.m. to 10:00 p.m., daily.
3. No outdoor activities or events are permitted by this Conditional Use Permit.
4. Noise:
    a. All exterior doors shall remain closed during court play.

b. Pickleball operations during peak usage shall not cause exterior noise levels measured at the nearest residential property lines to exceed 55 dBA L50 (7 a.m. to 10 p.m.) and 45 dBA L50 (10 p.m. to 7 a.m.).

c. Prior to building permit issuance, the applicant shall provide a letter from a qualified acoustical engineer finding that the project will not cause exterior noise levels measured at the nearest residential property lines to exceed 55 dBA L50 (7:00 a.m. to 10:00 p.m.) and 45 dBA L50 (10 p.m. to 7 a.m.)

C. GENERAL CONDITIONS OF APPROVAL

1. Development shall conform to the plans that are reviewed and approved by the Planning Commission, attached hereto as “approved plans”.

2. The Community Development Director may approve minor amendments to the permit, provided that the permit is still in substantial conformance with the original approval.

3. Approval of the Conditional Use Permit entitlement does not authorize construction or operations. Building construction, alterations, repairs, sign erection, or occupancy shall not be permitted without prior approval of the Building Division through issuance of required Building permits.

4. To the extent permitted by law, the project applicant shall defend, indemnify and hold harmless the City, its City Council, its officers, boards, commissions, employees, and agents from and against any claim, 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 attorney’s 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.

E. BUILDING

1. The project shall comply with all applicable California Building Codes and regulations in effect at the time of building permit submittal.

2. Construction documents submitted for building plan review shall be prepared, signed, and stamped by a California-licensed architect.
3. The project shall provide all required accessibility upgrades in accordance with California Building Code (CBC) Chapter 11B, including but not limited to

accessible parking, path of travel, restroom facilities, access to the public way, accessible egress. etc.

F. ENGINEERING (DEVELOPMENT)

1. Development Fees:

The applicant shall pay all applicable development fees at the rates in effect at the time the City receives a complete building permit application. Fees may be adjusted periodically by the City Council to reflect the cost of providing facilities and services.

Applicable fees for this project include, but are not limited to:

- Building Permit Fees
- Plan Check Fees
- Traffic Impact Fee
- Tri-Valley Transportation Fee
- Low Income Housing Impact Fee
- Social and Human Services Fee
- Art in Public Places (if valuation threshold is met)
- General Plan Cost Recovery Fee
- Tax on Construction
- School Impact Fees (paid directly to the Livermore School District)

Use Classification for Fee Assessment:

The proposed indoor pickleball facility will be assessed development fees consistent with a **gym/recreational facility use**. Should the use of the building change in the future, additional Traffic Impact Fees, Tri-Valley Transportation Fees, or Low-Income Housing Impact Fees may be required based on the new use.

Environmental Noise Assessment

Pickleball Kingdom Project

Livermore, California

BAC Job # 2026-068

Prepared For:

Pickleball Kingdom

Abhimanyu Dhariwal
4650 Arroyo Vista
Livermore, CA 94551

Prepared By:

Bollard Acoustical Consultants, Inc.

Paul Bollard, President

June 15, 2026

BOLLARD
Acoustical Consultants

Introduction

The proposed Pickleball Kingdom project (project) is located at 4650 Arroyo Vista in Livermore, California. The project proposes the construction of 8 pickleball courts within an existing concrete building. The project site is located within an existing commercial area with existing and future residential uses (townhomes) located opposite the project site on the south side of Arroyo Vista.

Figure 1 shows an aerial view of the project location relative to the existing residential area. Figure 2 shows the project site plan, building access locations, building construction, and orientation relative to the existing and proposed townhomes on the south side of Arroyo Vista.

Because pickleball utilizes hard paddles and plastic balls similar to wiffleballs, the noise generation of outdoor pickleball play is frequently cited as a source of concern to nearby residential uses. Although pickleball play associated with this project will be located inside of a building, the City of Livermore has requested a noise study to ensure that pickleball noise does not exceed local noise standards are the nearby residential area. In response to this request, Bollard Acoustical Consultants, Inc. (BAC) was retained by the project applicant to prepare this noise analysis.

Noise Fundamentals and Terminology

Noise is often described as unwanted sound. Sound is defined as any pressure variation in air that human hearing can detect. If the pressure variations occur frequently enough (i.e., at least 20 times per second) they can be identified as sound. The number of pressure variations per second is called the frequency of sound and is expressed as cycles per second or Hertz (Hz). Please see Appendix A for definitions of acoustical terminology used in this report.

Measuring sound directly in terms of pressure would require a very large and awkward range of numbers. To avoid this, the decibel scale was devised. The decibel scale utilizes the hearing threshold (20 Micropascals of pressure) as a point of reference, defined as 0 dB. Other sound pressures are then compared to the reference pressure, and the logarithm is taken to keep the numbers within a practical range. The decibel scale allows a million-fold increase in pressure to be expressed as 120 dB. Another useful aspect of the decibel scale is that changes in decibel levels correspond closely to human perception of relative loudness. Figure 3 illustrates common noise levels associated with various sources.

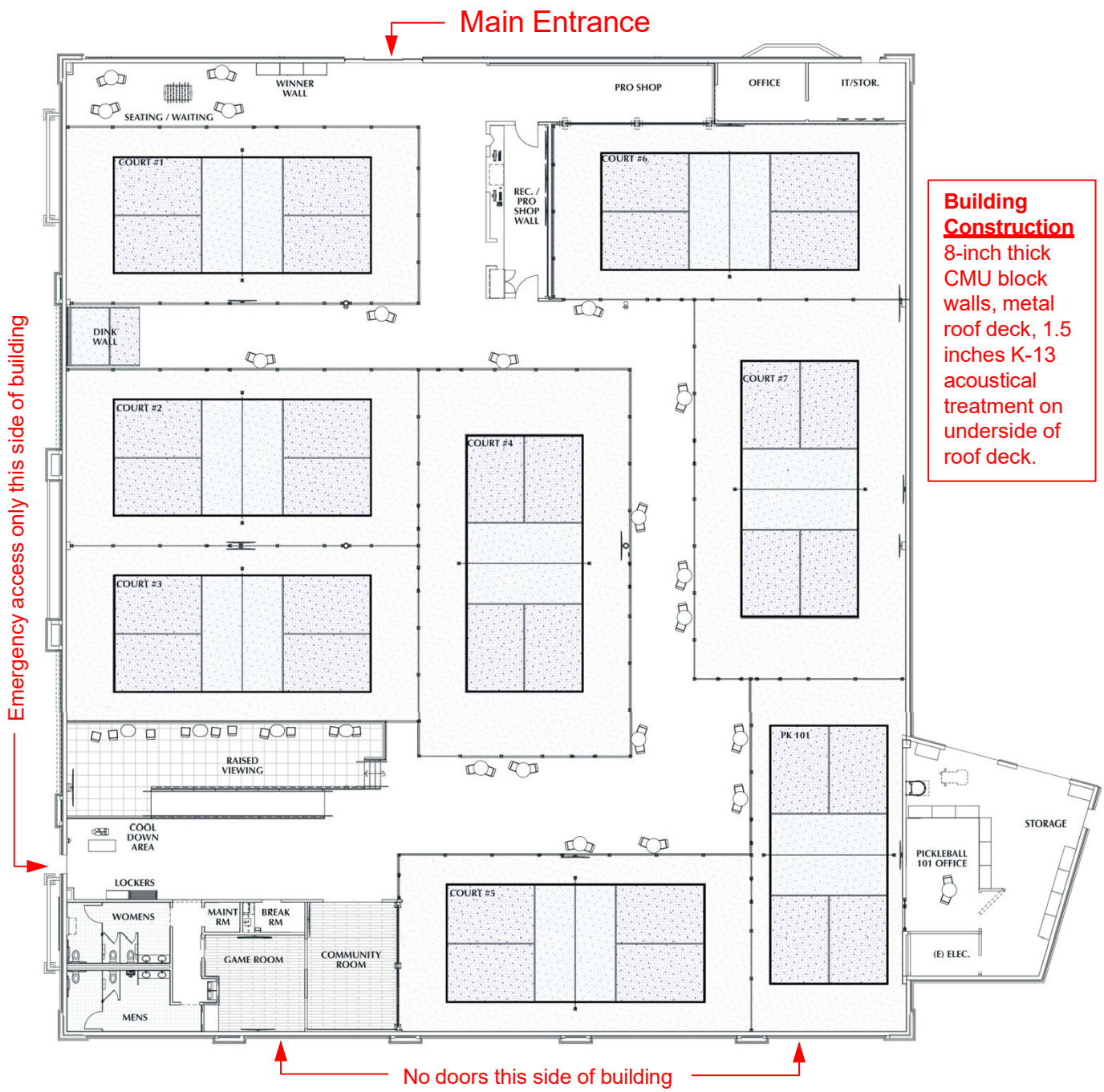
Figure 1 - Project Location
Pickleball Kingdom Livermore, California



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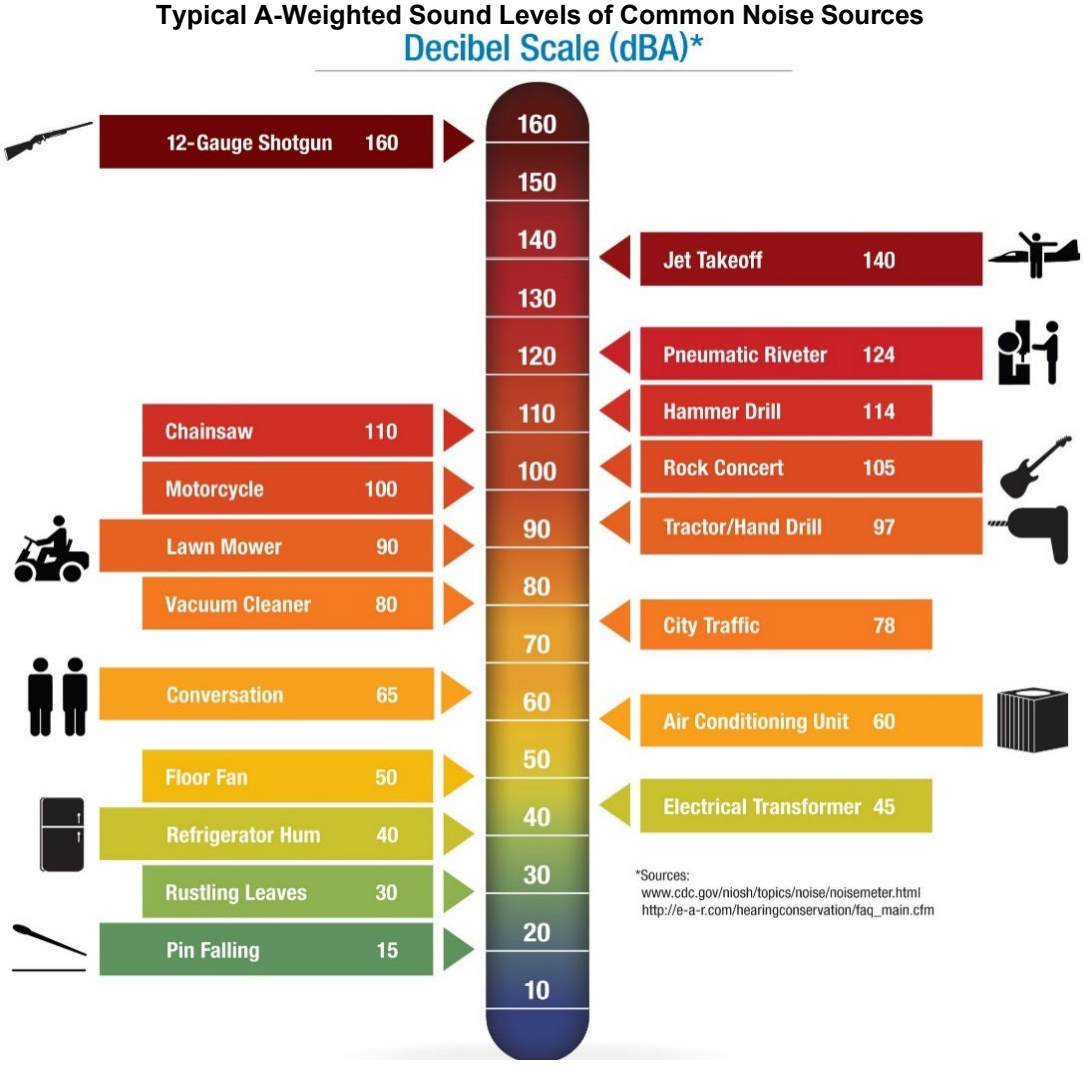
Figure 2 - Project Site Plan

Pickleball Kingdom Livermore, California



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Figure 3
Typical A-Weighted Sound Levels of Common Noise Sources



Community noise is commonly described in terms of the ambient noise level, which is defined as the all-encompassing noise level associated with a given noise environment. A common statistical tool to measure the ambient noise level is the average, or equivalent, sound level (L_{eq}) over a given time period (usually one hour). The L_{eq} is the foundation of the Day-Night Average Level noise descriptor, L_{dn}, and shows very good correlation with community response to noise.

The Day-Night Average Level (L_{dn}) is based upon the average noise level over a 24-hour day, with a +10-decibel weighing applied to noise occurring during nighttime (10:00 p.m. to 7:00 a.m.) hours. The nighttime penalty is based upon the assumption that people react to nighttime noise exposures as though they were twice as loud as daytime exposures. Because L_{dn} represents a 24-hour average, it tends to disguise short-term variations in the noise environment. L_{dn} based noise standards are commonly used to assess noise impacts associated with traffic, railroad and aircraft noise sources.

The effects of noise on people can be divided into three categories:

- Subjective effects of annoyance, nuisance, dissatisfaction.
- Interference with activities such as speech, sleep, and learning.
- Physiological effects such as hearing loss or sudden startling.

The perceived loudness of sound is dependent upon many factors, including sound pressure level and frequency content. However, within the usual range of environmental noise levels, perception of loudness is relatively predictable, and can be approximated by weighting the frequency response of a sound level meter by means of the standardized A-weighting network.

There is a strong correlation between A-weighted sound levels (expressed as dBA) and community response to noise. All noise levels cited in this report are A-weighted. An important way of predicting a human reaction to a new noise source is the way it compares to the existing environment (or ambient noise) to which one has adapted. In general, the more a new noise exceeds the previously existing ambient noise level, the less acceptable the new noise will be judged by those hearing it. With regard to increases in A-weighted noise level, the following relationships generally occur:

- It is widely accepted that the average healthy ear can barely perceive noise level changes of 3 dBA for similar sources.
- A change in level of 5 dBA for similar sources is a readily perceptible increase in noise levels.
- A 10 dBA change is recognized as twice as loud as the original source.

Criteria for Acceptable Noise Exposure

City of Livermore General Plan

The City of Livermore General Plan Noise Element establishes standards for acceptable noise exposure levels at noise-sensitive land uses. Specifically, Objective N-1.5 and Policy P1 under that objective, have been identified by the City as being applicable to this project. That objective and policy are reproduced below.

Objective N-1.5 Reduce the level of noise generated by mechanical and other noise-generating equipment by means of public education, regulation, and/or political action.

Policy P1 The City shall require that industrial and commercial uses be designed and operated so as to avoid the generation of noise effects on surrounding sensitive land uses (e.g., residential, churches, schools, hospitals) from exceeding the following noise levels for exterior environments:

(a) 55 dBA L50 (7:00 a.m. to 10:00 p.m.)

(b) 45 dBA L50 (10:00 p.m. to 7:00 a.m.)

In response to this policy, the City has developed the following conditions of approval for this project:

a. All exterior doors shall remain closed during court play.

b. Pickleball operations during peak usage shall not cause exterior noise levels measured at the nearest residential property lines to exceed 55 dBA L50 (7:00 a.m. to 10:00 p.m.) and 45 dBA L50 (10:00 p.m. to 7:00 a.m.).

c. Prior to building permit issuance, the applicant shall provide a letter from a qualified acoustical engineer finding that the project will not cause exterior noise levels measured at the nearest residential property lines to exceed 55 dBA L50 (7:00 a.m. to 10:00 p.m.) and 45 dBA L50 (10:00 p.m. to 7:00 a.m.).

In addition to the standards contained in Policy P1 above, and the conditions of approval cited above, the City Planning Department has also requested the following:

"…please work with your acoustical engineer to address the impacts of the instantaneous noise generation created by paddle-ball contact during gameplay. The Commission's concerns with the last outdoor pickleball facility largely stemmed from this instantaneous noise generation, so it will be helpful to have your engineer's analysis and letter address this explicitly."

In light of the City's noise standards, proposed conditions of approval, and request that this noise study evaluate instantaneous (maximum) noise generation created during pickleball play, this analysis specifically addresses compliance with the City's 45 dBA L50 nighttime / 55 dBA L50 daytime noise standards, as well as a maximum instantaneous noise level standard 20 dBA above the City's median standards (65 dBA Lmax nighttime / 75 dBA Lmax daytime). At the nearest residential uses to the south of the project site.

Pickleball Noise Generation

To quantify noise generated by pickleball activities, noise level data collected by BAC at various locations in northern California in recent years was utilized. Specifically, data collected at Sun City Lincoln Hills in Roseville, California was utilized.

The Sun City pickleball noise level measurements were conducted from the center of a 6-court area, with four players on each court for a total of 24 pickleball players. Noise level measurements were conducted using precision (Type I) noise level meters which were calibrated prior to use to ensure the accuracy of the measurements. The equipment used meets all pertinent specifications of the American National Standards Institute for Type 1 sound level meters (ANSI S1.4).

The noise survey results indicated that median (L50) and maximum (Lmax) noise levels of 63 dBA and 80 dBA, respectively, were measured from the center of the 6-court area. Because the project proposes 8 courts whereas the data cited above was for 6 courts, the reference noise levels were increased by 1 dBA to account for the 2 additional courts ($10*\log_{10}[8/6]=1.25$ dBA). IN light of this data and analysis, it was assumed that pickleball noise levels within the project building would be as follows:

Pickleball noise levels within the proposed building:

L_{50}: 64 dBA
L_{max}: 81 dBA

Noise Reduction Provided by Pickleball Building

The existing building which will contain the pickleball courts consists of 8-inch thick concrete masonry units (CMU) and an insulated metal roof. The applicant is also proposing to spray 1.5 inches of K-13 acoustical treatment to the underside of the roof deck. This treatment will significantly reduce reverberation within the building and provide additional sound transmission loss into the neighboring areas.

BAC utilized the INSUL Sound Insulation Prediction Program (Marshall Day Acoustics, Ltd, Version 10.0), to predict the noise reduction which will be provided by the existing building. According to the INSUL program, the building will reduce noise levels in the 800 and 1,000 Hertz frequency bands (the bands containing the most pickleball frequency content), by approximately 50 dBA.

Predicted Pickleball Noise Levels at Nearest Residences

Based on reference pickleball noise levels within the proposed building of 64 dBA L_{50} and 81 dBA L_{max}, and a noise level attenuation of 50 dBA from the building envelope, predicted pickleball noise levels immediately outside of the building would be approximately 14 dBA L_{50} and 31 dBA L_{max}. At the nearest residential townhomes located on the south side of Arroyo Vista, which will be in excess of 100 feet from the project building, would be further reduced by at least 20 dBA. These predicted levels would be well below the applicable City of Livermore median noise level standards of 45 and 55 dBA L_{50} during nighttime and daytime hours, respectively, and maximum noise levels are predicted to be inaudible at those residential locations. As a result, no adverse noise impacts are identified for this project and consideration of additional noise mitigation measures is not warranted.

Conclusions

Noise generated by proposed pickleball play within the Pickleball Kingdom building is predicted to not only be well below the City's noise standards applicable to residential uses, but also most likely completely inaudible at the nearest existing and proposed residential townhomes to the south of the project site. As a result, no adverse noise impacts are identified for this project and consideration of additional noise mitigation measures is not warranted.

This concludes BAC's environmental noise assessment for the Pickleball Kingdom pickleball project in Livermore, California. Please contact BAC at (530) 537-2328 or paulb@bacnoise.com with any questions regarding this assessment.

Appendix A
Acoustical Terminology

Acoustics The science of sound.

Ambient Noise The distinctive acoustical characteristics of a given space consisting of all noise sources audible at that location. In many cases, the term ambient is used to describe an existing or pre-project condition such as the setting in an environmental noise study.

Attenuation The reduction of an acoustic signal.

A-Weighting A frequency-response adjustment of a sound level meter that conditions the output signal to approximate human auditory response.

Decibel or dB Fundamental unit of sound. A Bell is defined as the logarithm of the ratio of the sound pressure squared over the reference pressure squared.

CNEL Community Noise Equivalent Level. Defined as the 24-hour average noise level with noise occurring during evening hours (7 – 10 p.m.) weighted by a factor of three and nighttime hours weighted by a factor of 10 prior to averaging.

Frequency The measure of the rapidity of alterations of a periodic signal, expressed in cycles per second or hertz.

Impulsive Noise Sound of short duration, usually less than one second with an abrupt onset and rapid decay.

DNL/L_{dn} Day/Night Average Sound Level. Similar to CNEL but with no evening weighting.

L_{eq} Equivalent or energy-averaged sound level.

L_{max} The highest root-mean square (RMS) sound level measured over a given period of time.

Loudness Ratio A subjective term for the sensation of the magnitude of perceived sound.

Masking The amount (or the process) by which the threshold of audibility for one sound is raised by the presence of another (masking) sound.

Noise Unwanted sound.

Peak Noise The level corresponding to the highest (not RMS) sound pressure measured over a given period of time. This term is often confused with the Maximum level, which is the highest RMS level.

RT_{60} The time it takes reverberant sound to decay by 60 dB once the source has been removed.

SEL A rating, in decibels, of a discrete event, such as an aircraft flyover or train passby, that compresses the total sound energy of the event into a 1-s time period.

Threshhold of Hearing The lowest sound that can be perceived by the human auditory system, generally considered to be 0 dB for persons with perfect hearing.

Threshhold of Pain Approximately 120 dB above the threshold of hearing.

BOLLARD
Acoustical Consultants

From: Nathaniel Roth
To: Planning Web Email
Subject: Comments on CUP 25-005 (180 S Livermore Ave)
Date: Tuesday, June 9, 2026 10:05:17 PM

You don't often get email from [redacted] Learn why this is important

Exercise Caution: This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear planning commission,

I am a resident at [redacted] along with my wife and 4-year old daughter. Our apartment is diagonally adjacent to the proposed event space. We have the following concerns:

1) Loud noise, especially at night. We would appreciate assurance that the venue will not produce unreasonably loud and disruptive noise. Most importantly, we do not want loud noises to interfere with our sleep, especially that of our daughter. If we do encounter loud noise from this venue, we would like to have a procedure in place so that the venue may be notified in a timely manner that it must reduce its noise.

2) Intoxicated attendees. We would like assurance that party guests who have consumed alcohol will not pose a danger to us or our property.

Thank you for consideration,
Nathaniel Roth