



February 12, 2014

Ms. Janicc Stern  
Planning Manager  
City of Pleasanton  
200 Bernal Avenue  
Pleasanton, CA 94566

Re: Preliminary Design Review Approval  
5850 West Las Positas Apartments  
Site 19

Dear Janicc:

This letter is being provided in accordance with the Declaration of Covenants, Conditions and Restrictions for Hacienda, Article III, Section 3.2, Paragraph 3.2.1, Preliminary Plans. The Design Review Committee for the Hacienda Owners Association has reviewed the Preliminary Plans dated January 24, 2014, prepared by KTG Y Group, Inc., on behalf of SHAC Las Positas Apartments LLC, Site 19. Landscaping, Building Elevations, Site Grading and Utility Plans have been designed in substantial compliance with the guidelines set forth in the Design Guidelines and Covenants, Conditions and Restrictions.

Prior to the time of Final Design Review the Hacienda Owners Association will want to see the following issues addressed:

Architecture

1. Consider minor modifications to the building elevations in various locations to create additional interest including: enhanced use of base materials, increasing the variation in color, accentuating verticality and providing greater contrast between architectural components.
2. Provide details on the decorative building components including light fixtures, wrought iron gates and pot shelves.
3. Eliminate the carports along the western edge of the project in accordance with the site design guidelines or develop a mutually agreeable plan for carport design and placement with the adjacent property.
4. Provide a comprehensive sign program for all site signage including the demolition of any existing signs.
5. Provide a site lighting plan with details on fixtures, locations and conformance with minimum illumination requirements.
6. Provide details on ADA compliant ramps.

Landscape Architecture

1. Provide details as needed to demonstrate conformance with the city's proposed Landscape Design Guidelines and Submittal Checklists.
2. Show all trees with double stakes as per Hacienda Design Guideline standards.
3. Clearly indicate all trees proposed for removal within the W. Las Positas Public Service Easement on the landscape plan and verify that tree coverage requirements, as specified in the Design Guidelines, will be met with the remaining plantings.
4. Indicate screening for all utilities.
5. Add details to demonstrate conformance with all future reclaimed water use requirements as stipulated in Hacienda's Design Guidelines.



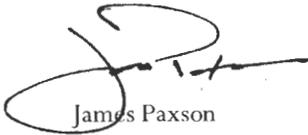
Civil Engineering

1. Relocate backflow at the western driveway to the back of the landscape berm and screen from the street.
2. Provide hydraulic grade lines at all catch basins and manholes.

Two exceptions to the criteria outlined in the Design Guidelines and Housing Site Development and Design Standards have been approved for this application. The first exception is being granted to allow a 1' planting strip adjacent to the duplex carriage houses in the drive courts. This width is smaller than the required 3' planting strip and is being allowed to accommodate requests to decrease the number of stories along the south side of Buildings "C" and "D." A second exception is being granted to allow a change to the internal circulation plan for the project to include designing the primary eastern access to the project as an internal street and designing the secondary western access to the project as an alley. This is being done in order to allow for the project to collectively meet the development requirements unique to the site as requested by the Pleasanton Planning Commission.

This application is hereby approved by the Hacienda Owners Association and may be processed for necessary approvals by the City of Pleasanton. Please feel free to contact me at the Association's office if I can be of any assistance in this matter.

Sincerely,



James Paxson  
General Manager, HBPOA

cc: Kevin Ebrahimi  
John Hickey  
Marilyn Ponte  
Manny Gonzalez