

**EXHIBIT A
DRAFT CONDITIONS OF APPROVAL**

**P17-0496
5627 Gibraltar Drive, Suite 100
August 9, 2017**

PROJECT SPECIFIC CONDITIONS

Planning Division

1. The proposed Joyful Kids Club (JKC) activities and operations approved by this Conditional Use Permit shall conform substantially to the narrative and project plans, Exhibit B, marked "Received July 7, 2017," on file with the Planning Division, except as modified by the following conditions. Minor changes to the plans or operations may be allowed subject to the approval of the Director of Community Development if found to be in substantial conformance to the approved exhibits.
2. All conditions of approval for Crosspoint Church of Silicon Valley (Case No. P14-0833) shall remain in full force and effective except as modified by this approval.
3. If additional hours of operation, number of students (i.e., an increase of students beyond 100 persons) or staff, or activities beyond that proposed in the applicant's narrative, Exhibit B, dated "Received July 7, 2017," on file with the Planning Division, are desired, prior City review and approval is required. The Community Development Director may approve the modification or refer the matter to the Planning Commission if judged to be substantial.
4. If operation of this use results in conflicts pertaining to parking, interior or exterior noise, traffic/circulation, or other factors, at the discretion of the Community Development Director, this Conditional Use Permit may be submitted to the Planning Commission for its subsequent review at a public hearing. If necessary, the Commission may modify or add conditions of approval to mitigate such impacts, including imposing traffic impact fees, or may revoke said Conditional Use Permit. Possible mitigation measures can include, but are not limited to: modifying the hours of operation, reducing the number of persons inside the subject building, or other measures deemed necessary by the Planning Commission.
5. The exterior doors and windows of the building and the doors to the common hallway shall remain closed when not being used for ingress/egress purposes.
6. The applicant shall inform all students/parents/staff not to loiter or make loud noises outside the subject building before or after instruction.

STANDARD CONDITIONS

Community Development Department

7. The applicant shall pay all fees to which the use may be subject prior to operation. The type and amount of the fees shall be those in effect at the time the permit is issued.
8. To the extent permitted by law, the project applicant shall defend (with counsel reasonably acceptable to the City), indemnify and hold harmless the City, its City Council, its officers, boards, commissions, employees and agents from and against any claim (including claims for attorneys' fees), action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside, or void the approval of the project or any permit authorized hereby for the project, including (without limitation) reimbursing the City its attorneys' fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its choice.

Planning Division

9. If the applicant wishes to relocate the use to a new address and/or suite, the applicant shall secure a new Conditional Use Permit prior to occupying the new building or tenant suite.
10. This Conditional Use Permit approval will lapse and shall become void one year following the date on which the use permit became effective, unless prior to the expiration of one year, the applicant initiates the use, or the applicant or his or her successor has filed a request for extension with the Zoning Administrator pursuant to the provisions of the Pleasanton Municipal Code Section 18.12.030.
11. The applicant and/or employees shall maintain the area surrounding the subject tenant space in a clean and orderly manner at all times.
12. Changes to the exterior of the building shall not be made without prior approval from the Planning Division.
13. This approval does not include approval of any signage. If signs are desired, the applicant shall submit a sign proposal to the City for review and approval prior to sign installation.

CODE REQUIREMENTS

(Applicants/Developers are responsible for complying with all applicable Federal, State, and City codes and regulations regardless of whether or not the requirements are part of this list. The following items are provided for the purpose of highlighting key requirements.)

Planning Division

14. At no time shall balloons, banners, pennants, or other attention-getting devices be utilized on the site except as allowed by Section 18.96.060K of the Zoning Ordinance for grand openings.

Building Division

15. All building and/or structural plans must comply with all codes and ordinances in effect before the Building Division will issue permits.
16. Any tenant improvement plans shall be submitted to the Building and Safety Division for review and approval.
17. Prior to occupancy, the applicant shall contact the Building and Safety Division and Fire Marshal to ensure that the proposed use of the subject building/structures meet Building and Safety and Fire Code requirements. If required, the applicant shall obtain all appropriate City permits.

{END}



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May 18, 2017

Mr. Adam Weinstein
Planning Manager
City of Pleasanton
200 Bernal Avenue
Pleasanton, California 94566

Re: **Conditional Use Permit Modification**
Crosspoint Church - Joyful Kids Club
Site 172, Diablo North

Dear Adam:

This letter is being provided in accordance with the Declaration of Covenants, Conditions and Restrictions for Hacienda, Article III, Section 3.2, Paragraph 3.2.3, Plan Changes and Plans for Changes to Improvements. The Design Review Committee for the Hacienda Owners Association has reviewed an application for a conditional use permit. This application was submitted by Crosspoint Church, on behalf of Tri-Valley Tabernacle LLC, Site 172, dated May 17, 2017. This approval amends the approval granted in the Association's letter dated May 13, 2014. This modification is in substantial compliance with the guidelines set forth in the Design Guidelines and Covenants, Conditions and Restrictions.

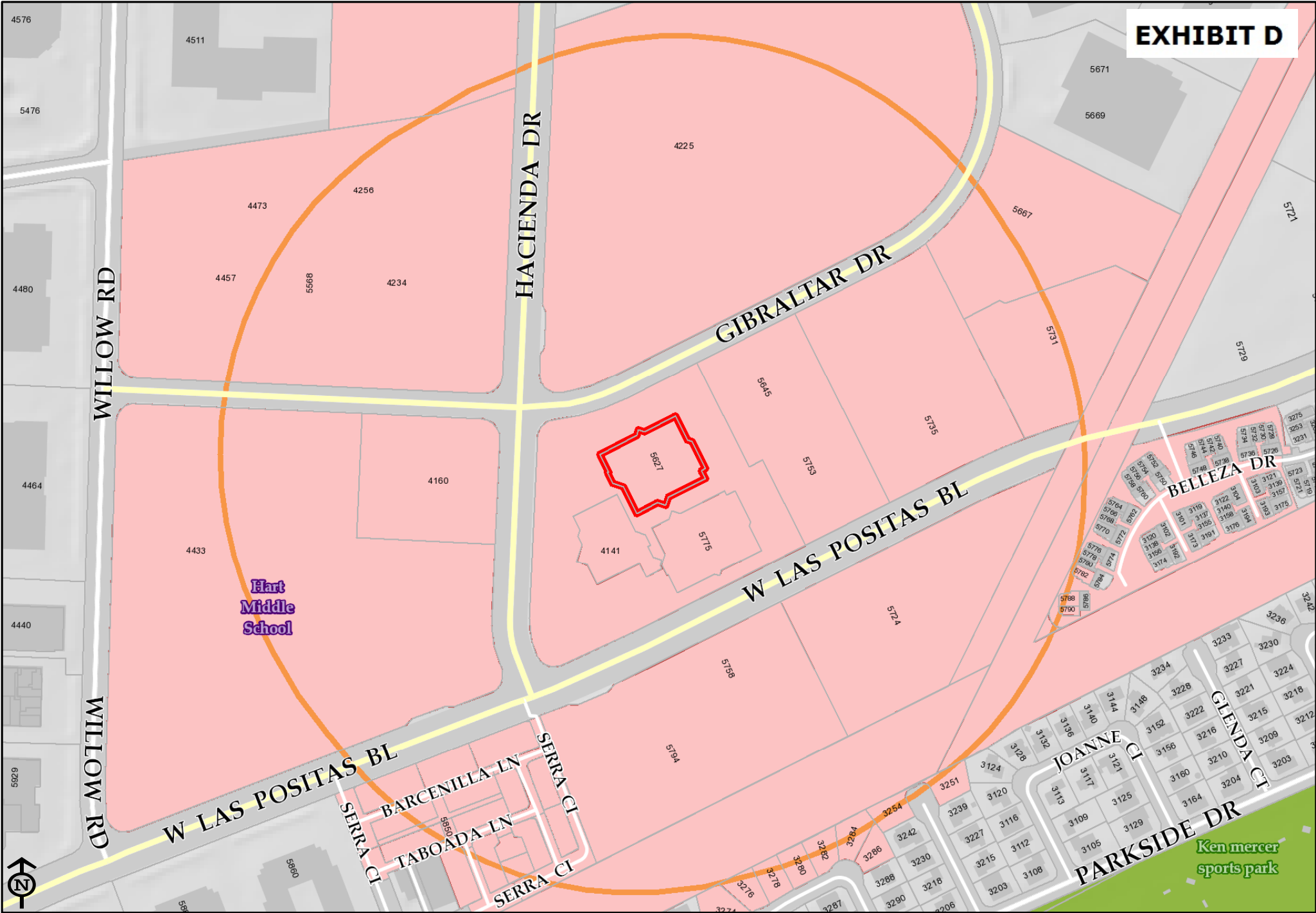
The proposed conditional use permit will allow Crosspoint Church of Silicon Valley to operate an after school program for elementary aged children as a component of the Conditional User Permit previously approved for the church. The after school program will operate Monday through Friday from 3:00 pm to 6:30 pm. The proposed program contemplates a maximum occupancy of 100 students with 5 teachers at any given time. In consideration of the conditional use permit, the applicant has reviewed site parameters of concern including: parking, traffic and noise. Based on a comprehensive review of space allocation and business practice, the applicant has demonstrated that their use is compatible with currently approved uses. The description of the use proposal for this modification is attached.

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.

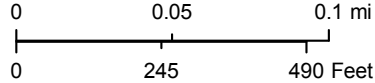
Sincerely,

James Paxson
General Manager, HBPOA

cc: Thomas Chan
Florence Chau
Kendis Ip



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P17-0496, 5627 Gibraltar Drive #100, Crosspoint Church

Planning Division
July 25, 2017

