

**EXHIBIT A
DRAFT CONDITIONS OF APPROVAL**

**P16-0356 and P16-0357
4807 Hopyard Road, Global Village Montessori
April 27, 2016**

PROJECT SPECIFIC CONDITIONS OF APPROVAL

Planning Division

1. The preschool facility activities and operations and the construction of an outdoor play area approved by this Conditional Use Permit and Design Review shall conform substantially to the narrative and project plans, Exhibit B, marked "Received March 29, 2016," on file with the Planning Division, except as modified by the following conditions. Minor changes to the plans or operation 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. The applicant shall not operate the business until construction of the playground is complete.
3. The emergency vehicle access (EVA) road and gate are not approved and shall be removed from the project plans. The plans submitted to the Building and Safety Division for plan check and permit issuance shall reflect that the area where the EVA was proposed will not be altered and the proposed EVA gate will match the approved fencing. Said plans shall be subject to the review and approval of the Planning Division prior to issuance of building permits.
4. Prior to final inspection, the preschool facility shall obtain the appropriate license from the State Department of Social Services-Community Care Licensing Division. The preschool facility shall maintain the appropriate license at all times during its operation. Failure to maintain the appropriate license from the State Department of Social Services-Community Care Licensing Division may result in this application being reviewed by the Director of Community Development for possible future action by the Planning Commission.
5. If additional hours of operation, number of students or staff, or activities beyond that proposed in the applicant's narrative, Exhibit B, dated "Received March 29, 2016," 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.
6. The preschool and daycare capacity shall be limited to a maximum of 120 students and 10 staff present on-site at any one time.

7. If operation of this use results in conflicts pertaining to parking, interior or exterior noise, traffic/circulation, or other factors, at the discretion on 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 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.
8. The applicant shall place dirty diapers in airtight bags before depositing the diapers in the on-site common trash bin.
9. Children shall be escorted into and out of the facility and signed in and out by a parent or supervising adult.
10. The exterior doors of the building shall remain closed when not being used for ingress/egress purposes.
11. The applicant shall inform all students/parents/staff not to loiter or make loud noises outside the building during drop-off/pick-up times.
12. Prior to an individual working and/or providing services at the facility, said person shall complete and pass a criminal background check. The applicant shall submit a letter to the Planning Division stating that all persons at the facility have satisfied this condition.
13. Prior to an individual working and/or providing services at the facility, said person shall undergo first-aid and CPR training. The applicant shall submit a letter to the Planning Division stating that all persons at the facility have satisfied this condition. The applicant shall ensure that these certifications are current at all times.
14. Prior to issuance of a business license, the applicant shall prepare and submit a disaster plan to the Planning Division and shall ensure it is in place for the facility/patrons.
15. Parents and employees shall park in the parking stalls when dropping off or picking up students. No double parking or parking in non-designated stalls shall be permitted.
16. Prior to issuance of a building permit, the applicant shall submit a final landscape and irrigation plan. Said landscape plan shall be detailed in terms of species, location, size, quantities, and spacing and shall be subject to the review and approval of the Planning Division prior to issuance of building permits for the outdoor play areas.
17. The project shall comply with the State of California Model Water Efficient Landscape Ordinance and Bay Friendly Basics Landscape Checklist. Prior to issuance of a Building Permit, the applicant shall submit the following documentation to the Planning Division:
 - a. Landscape Documentation Package, which includes date; project applicant/contact information; project address; total landscape area; project type (new, rehabilitated,

public, private, cemetery, homeowner-installed); water supply type (potable, recycled, well, greywater, combination of potable/greywater); and applicant signature/date with the statement that "I agree to comply with the requirements of the prescriptive compliance option of the Water Efficient Landscape Ordinance."

- b. Landscape Plan documenting: incorporation of compost at a rate of at least 4 cubic yards/1,000 square feet; compliance with the plant material criteria; compliance with the turf criteria; compliance with the irrigation system criteria; and installation of private sub-meters if the project is non-residential with a landscape area of 1,000 square feet or greater.
18. A final inspection by the Planning Division is required prior to the final inspection by the Building and Safety Division.
 19. This approval does not include approval of altering existing and/or installing new exterior lighting. If alterations to existing and/or if new exterior lighting is proposed, the applicant shall submit a lighting plan proposal to the City for review and approval prior to altering and/or installing exterior lighting. All new exterior lighting shall be directed downward or designed or shielded so as to not shine onto neighboring properties or streets. The applicant and/or responsible party shall submit a lighting plan including photometrics and manufacturer's specification sheets for the light fixtures and light poles/standards. The lighting plan shall be subject to the review and approval by the Director of Community Development prior to issuance of building permits for the project.

Engineering Department

20. The applicant shall relocate the storm drain pipe prior to installing the play equipment and fencing. The relocated storm drain pipe shall be shown on the plans submitted to the Building and Safety Division for plan check and permit issuance and shall be subject to the review and approval of the Engineering Division prior to issuance of permits.
21. The applicant and/or responsible party shall install Class 2 permeable material instead of Class 2 aggregate base. This shall be noted on the plans submitted to the Building and Safety Division for plan check and permit issuance and shall be subject to the review and approval of the Engineering Department prior to issuance of permits.

Livermore-Pleasanton Fire Department

22. The applicant and/or responsible party shall install automatic fire sprinklers within the tenant space. The fire sprinkler system shall be shown on the tenant improvement plans submitted to the Building and Safety Division for plan check and permit issuance and shall be subject to the review and approval of the Chief Building Official and Fire Marshal prior to building permit issuance.
23. The applicant and/or responsible party shall install a fire alarm system. Said system shall be shown on the plans submitted to the Building and Safety Division for plan check and permit issuance and shall be subject to the review and approval of the Fire Marshal and Chief Building Official prior to issuance of a building permit.

Traffic Division

24. A parking analysis/study, conducted by the City and funded by the applicant, shall be required if parking problems arise once the facility is operational as determined by the City's Traffic Engineer.

Operation Services Center – Environmental Services, Utilities Division

25. A grease trap shall be installed in the kitchen. Details of the grease trap shall be shown on the plans submitted to the Building and Safety Division for plan check and permit issuance and shall be subject to the review and approval of the Utilities Division and the Building and Safety Division prior to issuance of a building permit.

STANDARD CONDITIONS

Community Development Department

26. 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.

Planning Division

27. 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.
28. 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.
29. The applicant and/or employees shall maintain the area surrounding the subject building in a clean and orderly manner at all times.
30. Except as approved under Case P16-0357, changes to the exterior of the building and/or the site shall not be made without prior approval from the Planning Division.
31. 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.
32. All conditions of approval shall be attached to all permit plan sets submitted for review and approval, whether stapled to the plans or located on a separate plan sheet.

33. The building permit plan check package will be accepted for submittal only after completion of the 15-day appeal period, measured from the date of the approval letter, unless the project developer submits a signed statement acknowledging that the plan check fees may be forfeited in the event that the approval is overturned on appeal, or that the design is significantly changed as a result of the appeal. In no case will a building permit be issued prior to the expiration of the 15-day time-period.
34. All demolition and construction activities, inspections, plan checking, material delivery, staff assignment or coordination, etc., shall be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Saturday. No construction shall be allowed on State or Federal Holidays or Sundays. The Director of Community Development may allow earlier "start times" or later "stop times" for specific construction activities, e.g., concrete pouring. All construction equipment must meet Department of Motor Vehicles (DMV) noise standards and shall be equipped with muffling devices. Prior to construction, the hours of construction shall be posted on site.

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

35. 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.
36. This Conditional Use Permit and Design Review 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.

Building and Safety Division

37. All building and/or structural plans must comply with all codes and ordinances in effect before the Building Division will issue permits.
38. Tenant and site improvement plans shall be submitted to the Building and Safety Division for review and approval prior to commencement of work.
39. 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>



April 12, 2016

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

Re: **Conditional Use Permit
Global Village Montessori
Site 1D, Gateway Square**

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 the application for a conditional use permit. This application was submitted by Global Village Montessori, on behalf of FHHS Gateway L.P., Site 1D, dated January 13, 2016. 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 Global Village Montessori to operate an accelerated learning and day care center at 4807 Hopyard Road, Suites 111 and 113. The school will be open Monday through Friday from 6:00 am to 7:00 pm. The proposed program contemplates a maximum occupancy of 120 children along with 10 staff members 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 on the site. 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,

A handwritten signature in black ink, appearing to read "James Paxson", is written over a circular stamp.

James Paxson
General Manager, HIBPOA

cc: **Margo Foster
Hem Korubilli**

lc_010_mod046_approval.let
d:\18\HACIENDA\APP\MG01



April 12, 2016

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

Re: **Site Modifications**
Global Village Montessori
Site 1D, Gateway Square

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 several site modifications. This application was submitted by Global Village Montessori, on behalf of FFHS Gateway L.P., Site 1D, dated March 21, 2016. These modifications are in substantial compliance with the guidelines set forth in the Design Guidelines and Covenants, Conditions and Restrictions.

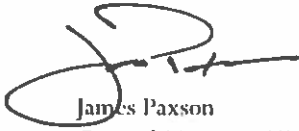
The Hacienda Owners Association has reviewed and approved the following changes to the site:

1. Addition of a new exit door and accompanying sidelight for the suite. An existing window at the front of the suite will be converted to a new exit door and accompanying sidelight. The door and sidelight will be developed using materials to match the existing doors found at the project.
2. Addition of a new sidewalk to be installed in front of the building in compliance with current Americans with Disabilities Act standards.
3. Reconfiguration of existing parking and accessible stalls near the building entrance to bring the project into compliance with current American with Disabilities Act standards.
4. Addition of an approximately combined 4,538.9 square foot play yard and outdoor space adjacent to the building located at 4807 Hopyard Road within the existing landscaping and hardscaping. The playground will include pervious pavers, existing concrete walkways, artificial turf and grass. Modifications will be made to the existing landscaping, irrigation and drainage to accommodate the new area.
5. Installation of various low lying play structures throughout the proposed play area.
6. Installation of a 6' high black perimeter fencing to enclose the play area including gates and an emergency vehicle access gate at the rear of the building.
7. Reconfiguration of landscaping in the area around the playground for privacy screening and the addition of a planter with concrete curb around the playground at the easement line.

All proposed modifications have been made to be consistent with the existing site plan and architecture. The design and description for this modification are included on the attached plan sheets.

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.

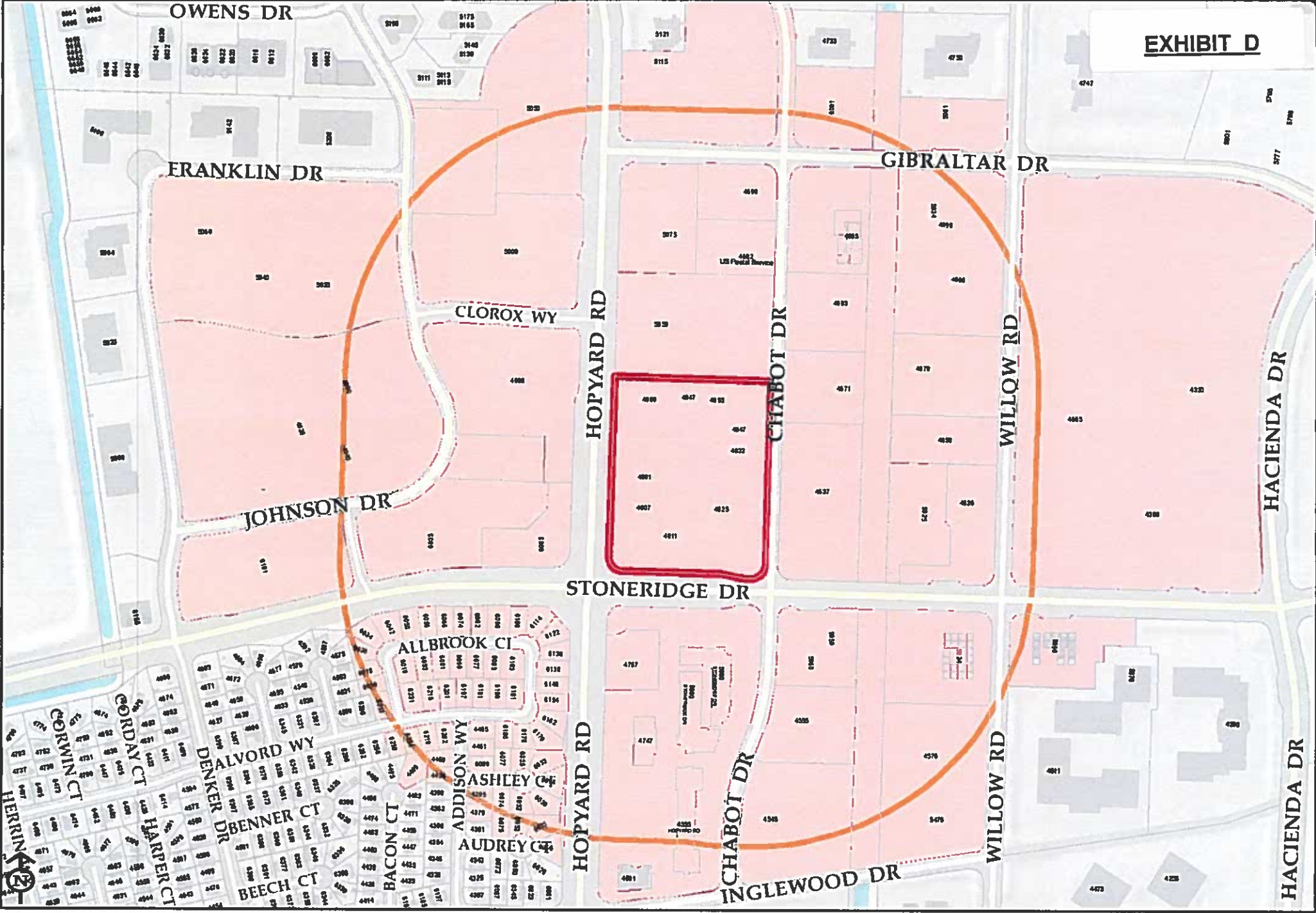
Sincerely,

A handwritten signature in black ink, appearing to read 'James Paxson', with a large circular flourish on the left side.

James Paxson
General Manager, HBPOA

cc: Margo Foster
Hem Korubilli

fr: 0113_msd047_approval.fr
dc: DIVISION/OPLR/MSRIY/APPTER/MOD



P16-0356/P16-0357, Global Village Montessori