

**P14-1128**  
**Exhibit A, Draft Conditions of Approval**  
**5001 Case Avenue**  
**August 27, 2014**

**PROJECT SPECIFIC CONDITIONS OF APPROVAL**

**Planning Division**

1. The proposed school activities and operations approved by this Conditional Use Permit shall conform substantially to the narrative and project plans, Exhibit B, marked "Received July 28, 2014," on file with the Planning Division, except as modified by the following conditions. Minor changes to the plans may be allowed subject to the approval of the Zoning Administrator if found to be in substantial conformance to the approved exhibits.
2. The school capacity shall be limited to a maximum of 90 students present at any one time.
3. If additional hours of operation or activities beyond that proposed in the applicant's narrative, dated "Received July 28, 2014," 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 on the Community Development Director, this conditional use permit may be submitted to the Planning Commission for their 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 students or classes, or other measures deemed necessary by the Planning Commission.
5. All doors of the subject school shall remain closed when not being used for ingress/egress purposes.
6. The applicant shall inform all students not to loiter or make loud noises outside the buildings before or after classes.
7. 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.

**STANDARD CONDITIONS**

## **Community Development Department**

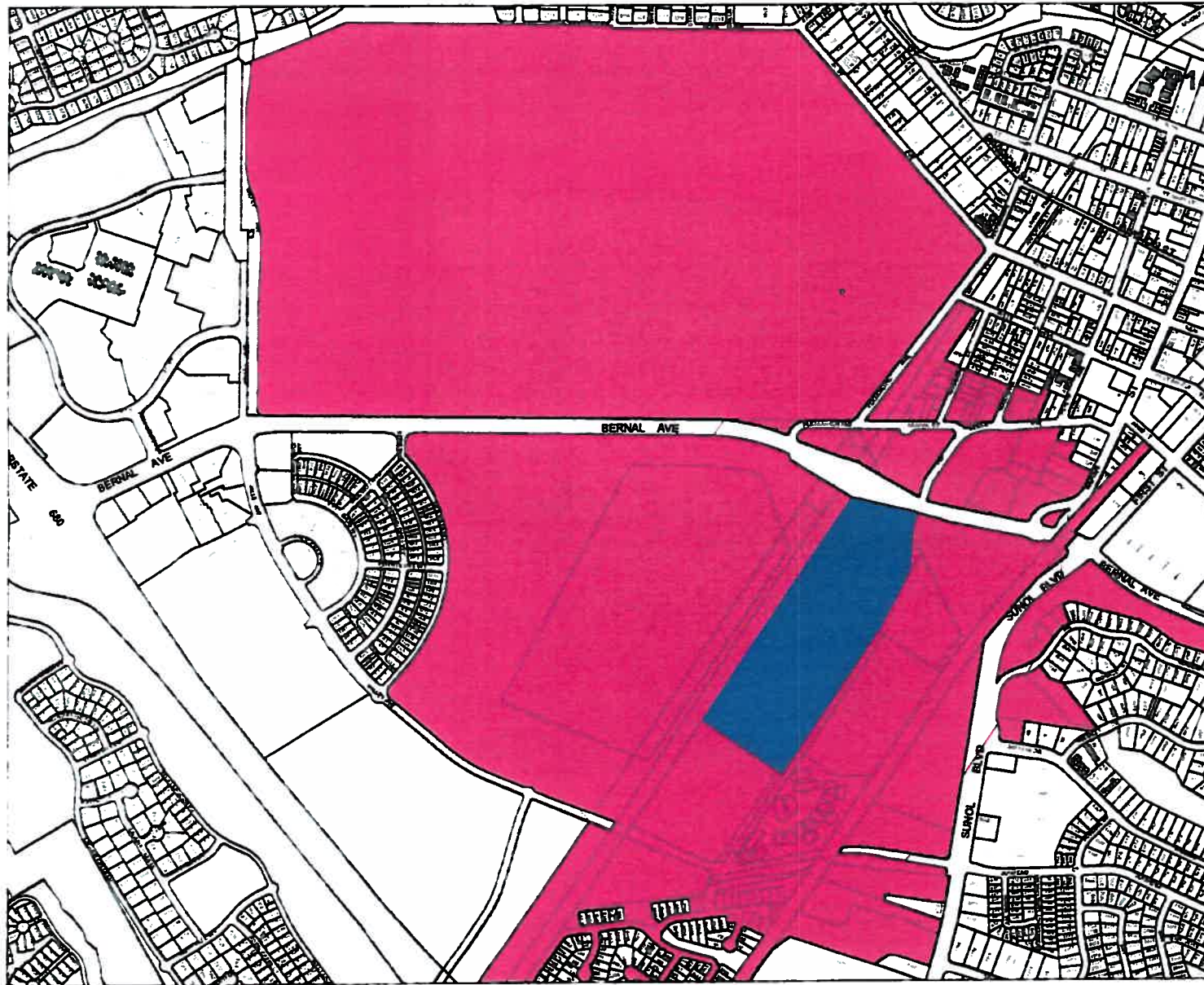
8. The applicant shall pay all fees to which the use may be subject prior to operation.
9. To the extent permitted by law, the project applicant shall defend (with counsel reasonably acceptable to the City), indemnify and hold harmless the City, its City Council, its officers, boards, commissions, employees 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**

10. 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.
11. 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.
12. The applicant, employees and/or volunteer staff shall maintain the area surrounding the tenant space in a clean and orderly manner at all times.
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.

**END**

**EXHIBIT C**



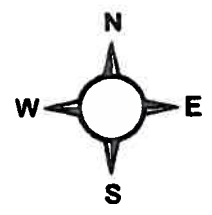
14-1128, Shuang Chinese St

City of Pleasanton

GIS

Department

5001 Case Avenue (PMS



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