

**Exhibit A
Conditions of Approval
P14-0696, The Dealership
3657 Old Santa Rita Road, Suite C
June 25, 2014**

Project Specific Conditions of Approval

Planning

1. If additional activities beyond what is stated in the applicant's written narrative dated, "Received April 11, 2014," and "Received May 7, 2014" on file in the Planning Division, are desired, prior City review and approval is required. The Director of Community Development may approve the modification or refer the matter to the Planning Commission if judged to be substantial.
2. The following are approved hours of operation for The Dealership: 10:00 a.m. to 12:00 p.m. and 1:00 p.m. to 6:00 p.m., Monday through Friday. Additional or alternative hours are subject to the review and approval of the Director of Community Development.
3. Unless otherwise approved by the Director of Community Development, no more than two The Dealership vehicles for sale shall be parked on the site.
4. Any vehicles waiting to be purchased to be parked within the business space primarily and not on the public street.
5. The applicant shall accompany any prospective purchaser of The Dealership vehicle when driven off-site for a test drive. The applicant shall inform prospective purchasers to obey all traffic laws while on the test drive.
6. No servicing, cleaning, washing, or maintenance of The Dealership vehicles shall occur on the subject site.

Standard Conditions of Approval

Planning

7. The proposed use shall be in substantial conformance to Exhibit B, dated "Received April 11, 2014," and "Received May 7, 2014" on file with the Planning Division, except as modified by these 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 Exhibit B.

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 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.
9. If the operation of this use results in conflicts pertaining to parking, noise, traffic/circulation, or other factors, at the discretion of the Director of Community Development, this Conditional Use Permit may be submitted to the Planning Commission for their subsequent review at a public hearing.
10. This Conditional Use Permit approval will lapse one year from the effective date of approval unless the applicant receives a business license.
11. The Dealership shall maintain the area surrounding the building and parking area in a clean and orderly manner at all times.
12. This approval does not include approval of any signage for The Dealership. If signs are desired, The Dealership shall submit a sign proposal to the City for review and approval prior to sign installation.
13. Changes to the exterior of the building shall not be made without prior approval from the Planning Division.
14. If the applicant wishes to relocate the use to a new address or tenant suite, the applicant shall secure a new Conditional Use Permit prior to occupying the new building or tenant suite.

Code Requirements

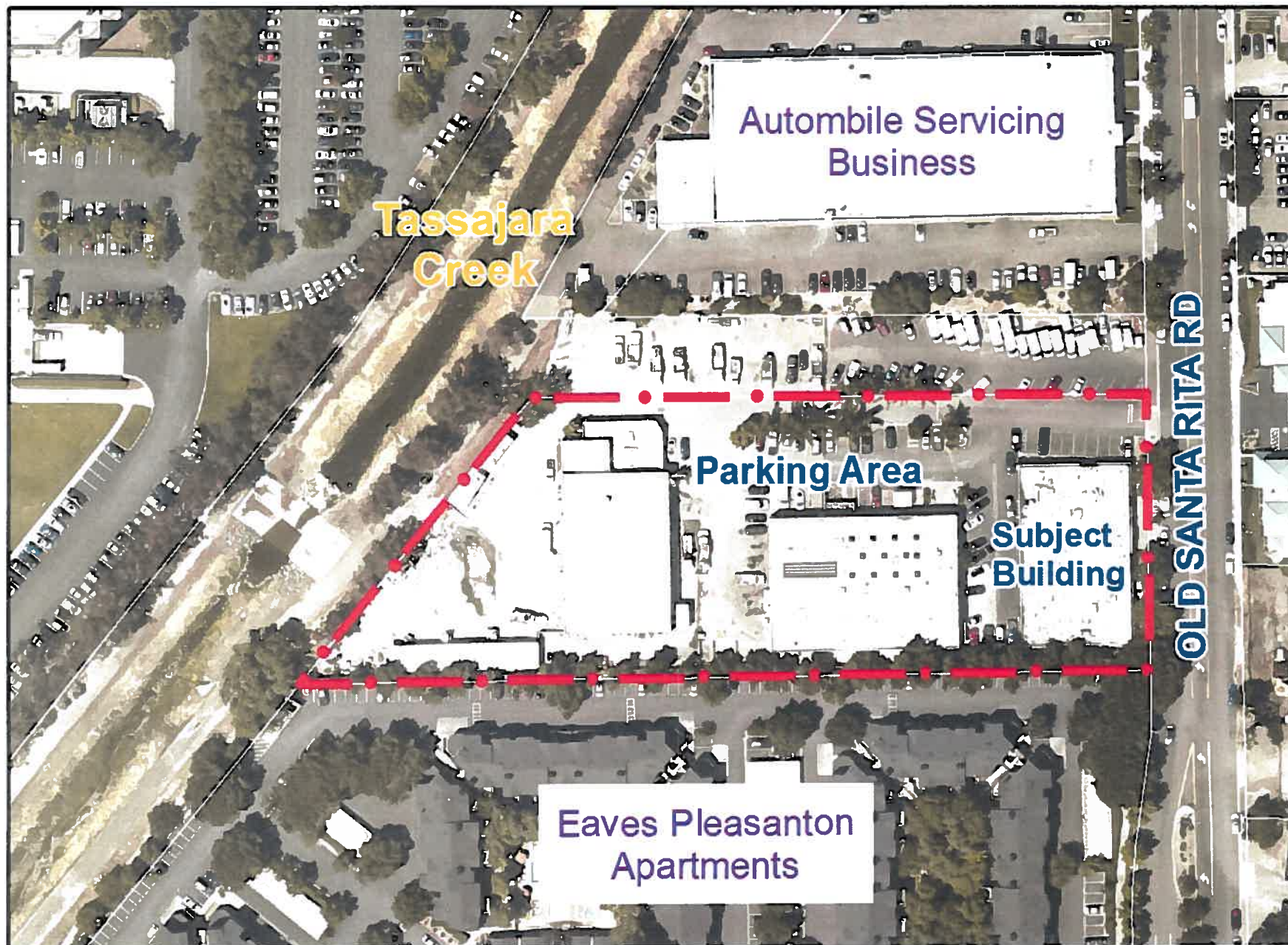
Building

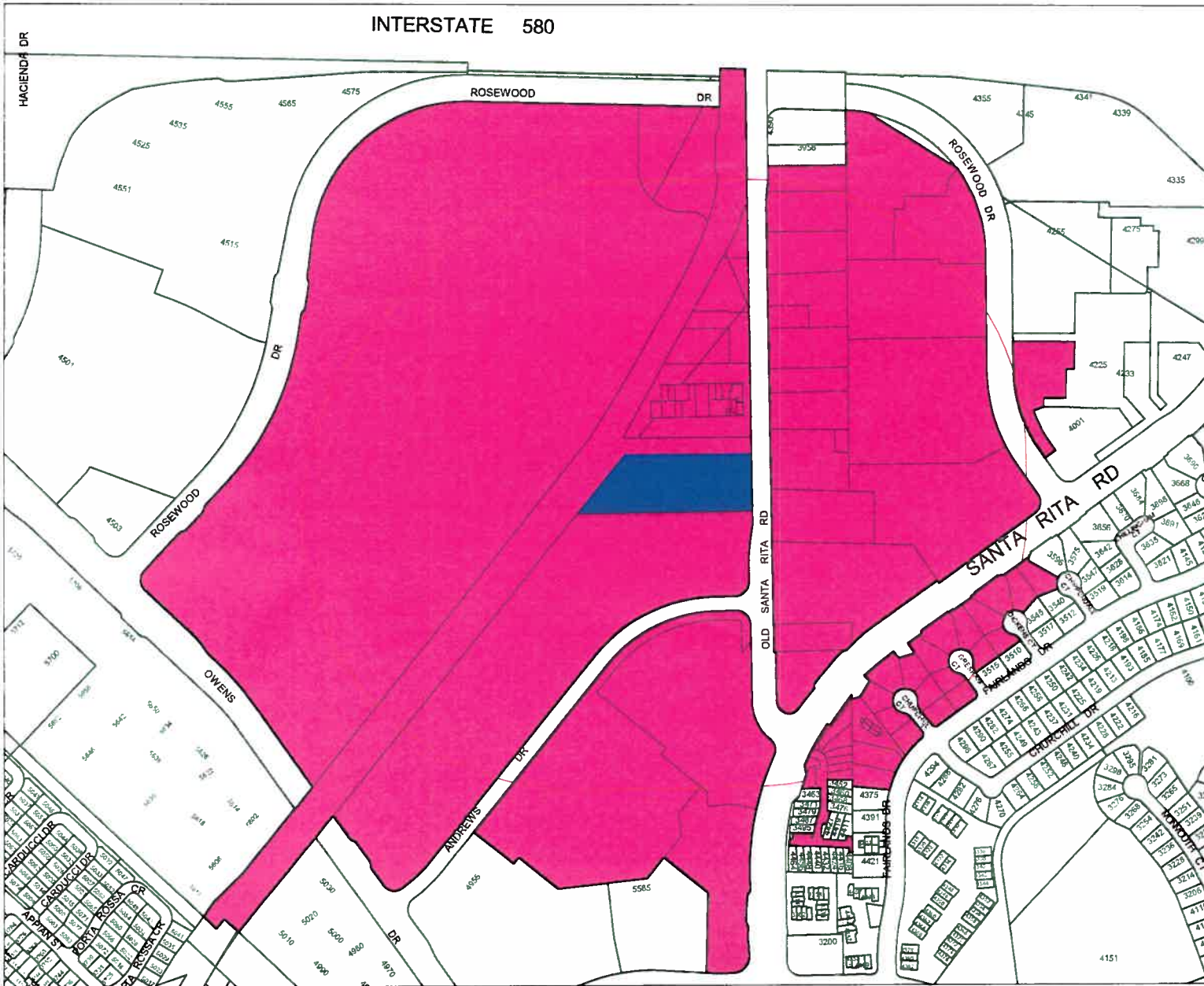
(Applicants/Developers are responsible for complying with all Federal, State, and City codes and regulations regardless of whether or not the requirements are part of this list. The following items are provided for the purpose of highlighting key requirements)

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 issuance of a business license, the applicant shall contact the Building Division and the Fire Marshall to ensure that the proposed use of the building meets Building and Fire Code requirements. If required, the applicant shall obtain all appropriate City permits.

{end}





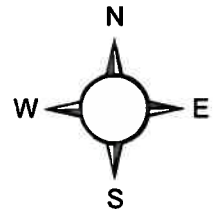
P14-0696/Pinelli

City of Pleasanton

GIS

Department

3657 Old Santa Rita Ste C



Printed 6/12/2014

From: Elizabeth Elias
Sent: Tuesday, June 17, 2014 10:04 AM
To: Arthur Henriques
Subject: P14-0696, John Pinelli/The Dealership

Hello, I'm writing with a concern about the development of the car dealership. I live on Andrews Drive, and there are a couple of complaints I have about the nearby car dealerships, additional problems would be most unwelcome.

First, we often see dealership cars driven on Andrews Drive, revving their engines and speeding down our street. It's loud, disturbing, and unsafe. Second, cars are often illegally parked on Old Santa Rita and Rosewood Drive, making a right turn from Old Santa Rita onto Rosewood uncomfortable and unsafe. I feel like the existing business is not being a good neighbor, so the idea of their expansion is quite off-putting.

Thank you for your time.

Elizabeth Elias

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