



July 15, 2013

**To:** The City of Pleasanton, Planning Department  
**From:** ACRE Investment Company, LLC.  
**SUBJECT:** 7901 Stoneridge Drive- Conditional Use Permit

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To Whom It May Concern,

This letter is to serve as a written narrative in regards to a conditional use permit application at 7901 Stoneridge Drive. The application proposes to secure such permit for the lease of Suite 105 in a multi-tenant office building to Golden State College of Court Reporting & Captioning ("Golden State College").

Golden State College is a private postsecondary school that is certified by the Court Reporters Board of California ("CRB"), the California Bureau for Private Postsecondary Education ("BPPE"), and is recognized by the Accrediting Council of Independent Colleges and Schools ("ACICS") in Washington, D.C. The school provides a certificate program in Court Reporting and operates Monday-Friday between the hours of 8:30 a.m. to 3:30 p.m.; with various classes being held from 9:30 a.m. to 2:30 p.m. Instruction consists of mainly lecture and discussion with occasional court room simulation. There are no more than 30 students at any one time. It is probable that each of the 4 classrooms will be used simultaneously, but as student's schedules vary and class sizes are small, some days not all classrooms will be used. Each classroom will consist of anywhere between 3 and 15 students and are approximately 500 sq. ft., 650 sq. ft., 702 sq. ft. and 837 sq. ft. in size. Although there is an excess amount of parking available to the students (the building has 594 regular parking stalls & 13 handicap stalls without any parking easements), approximately 50% of Golden State College's student body utilizes the BART system from surrounding counties. The BART shuttle adjacent to the property is the impetus for the company's relocation from Dublin to Pleasanton and therefore there will have no impact to traffic. Golden State College's staff consists of 3 administrators, 2 full-time teachers, and 4 part-time teachers.

Building amenities include two entrances through the front lobby and (1) Male and (1) Female community restroom, with 10 stalls collectively, located on each floor off of the main lobby near the elevators. No exterior changes will be made and minor tenant improvements to the suites are proposed, including the addition of two walls at the suite entrance and one larger room made into 3- 10x10 offices. Of the 172,129 total square footage of the Stoneridge Tower building, Golden State College will be leasing approximately 5,259 square feet. This area is a portion of a larger suite that was previously occupied by the University of Phoenix and New Horizons. Both New Horizons and the University of Phoenix occupied over 20,000 square feet at the same facility and held larger classes more frequently. As both the fore mentioned companies operated larger schools at this same location with no negative impacts, we expect no adverse conditions to the building or area with the addition of Golden State College as a tenant.

Thank you,

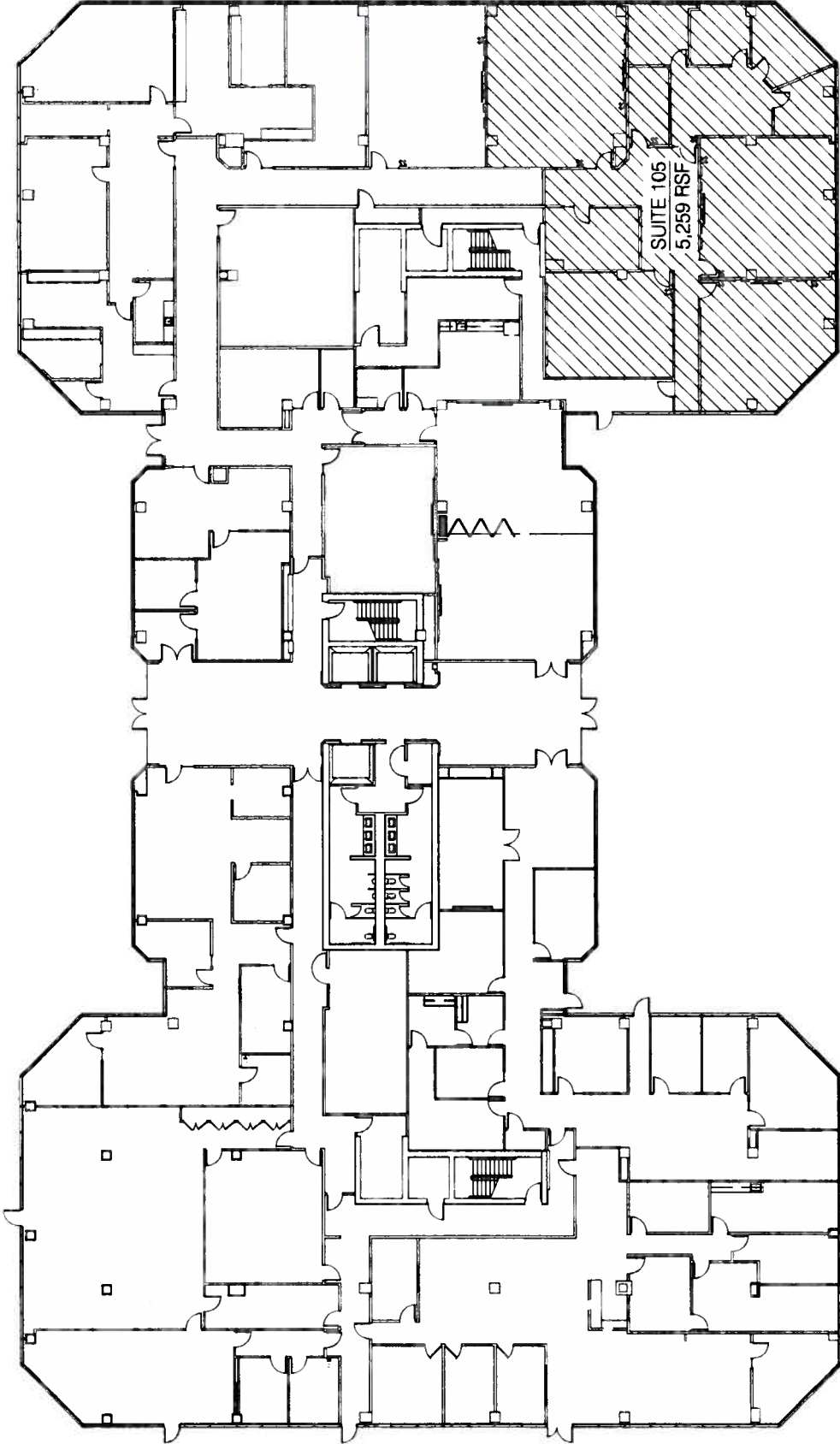
Gabe Arechaederra  
Founding Partner  
ACRE Investment Company, LLC

**P13-2023**  
**CONDITIONAL USE PERMIT**

**EXHIBIT B**

RECEIVED JULY 17, 2013

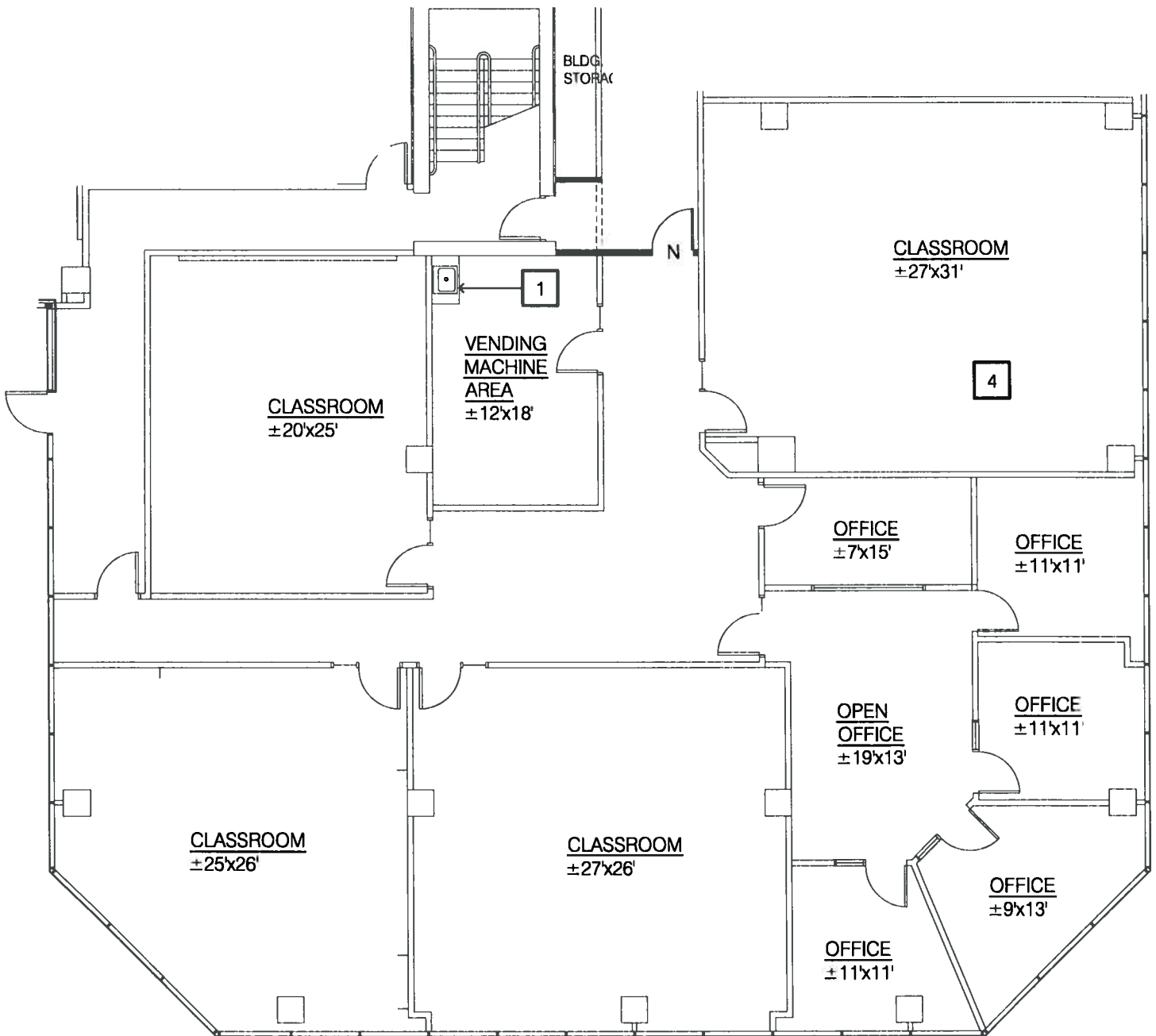




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**7901 STONERIDGE DRIVE**  
**FIRST FLOOR**

PLEASANTON, CA  
JOB NO: 10-031  
OCTOBER 11, 2010



# SUITE 105

SPACE PLAN - 4,573 USF / 5,259 RSF

SCALE - 3/32"=1'-0" | 7/08/13

7901 STONERIDGE DRIVE  
 PLEASANTON, CA  
 Job No: 13-005

**Hopkins & Wall**  
 ARCHITECTURE | INTERIOR DESIGN

7901 STONERIDGE DRIVE, STE 550  
 PLEASANTON, CA 94588  
 925-225-0445  
 FAX 925-225-0492