

## **Exhibit A**

### **Draft Conditions of Approval P13-0445 2134 Rheem Drive, Ste 200**

#### **PROJECT SPECIFIC CONDITIONS OF APPROVAL**

##### **Planning**

1. All activities shall be conducted within the building except for the loading and unloading of vehicles. All exterior doors shall remain closed when not being used for ingress/egress purposes or during loading and unloading of materials.
2. If additional hours of operation or activities beyond that stated in the applicant's written narrative, site plan and floor plan dated, "Received March 19, 2013," 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.
3. No outdoor storage shall be allowed.
4. No site improvements or building modifications are approved with this application. Any improvements or modifications are subject to prior Planning Division review and approval.
5. 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.

#### **STANDARD CONDITIONS OF APPROVAL**

##### **Community Development Department**

6. 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**

7. 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.
8. The applicant shall maintain the area surrounding the tenant space in a clean and orderly manner at all times.
9. 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**

*(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**

10. The business shall meet all applicable requirements of the City's noise ordinance.

{end}

P13-0455, Team Glass

City of Pleasanton

GIS

Department

2134 Rheem Drive

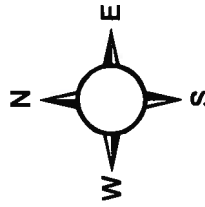
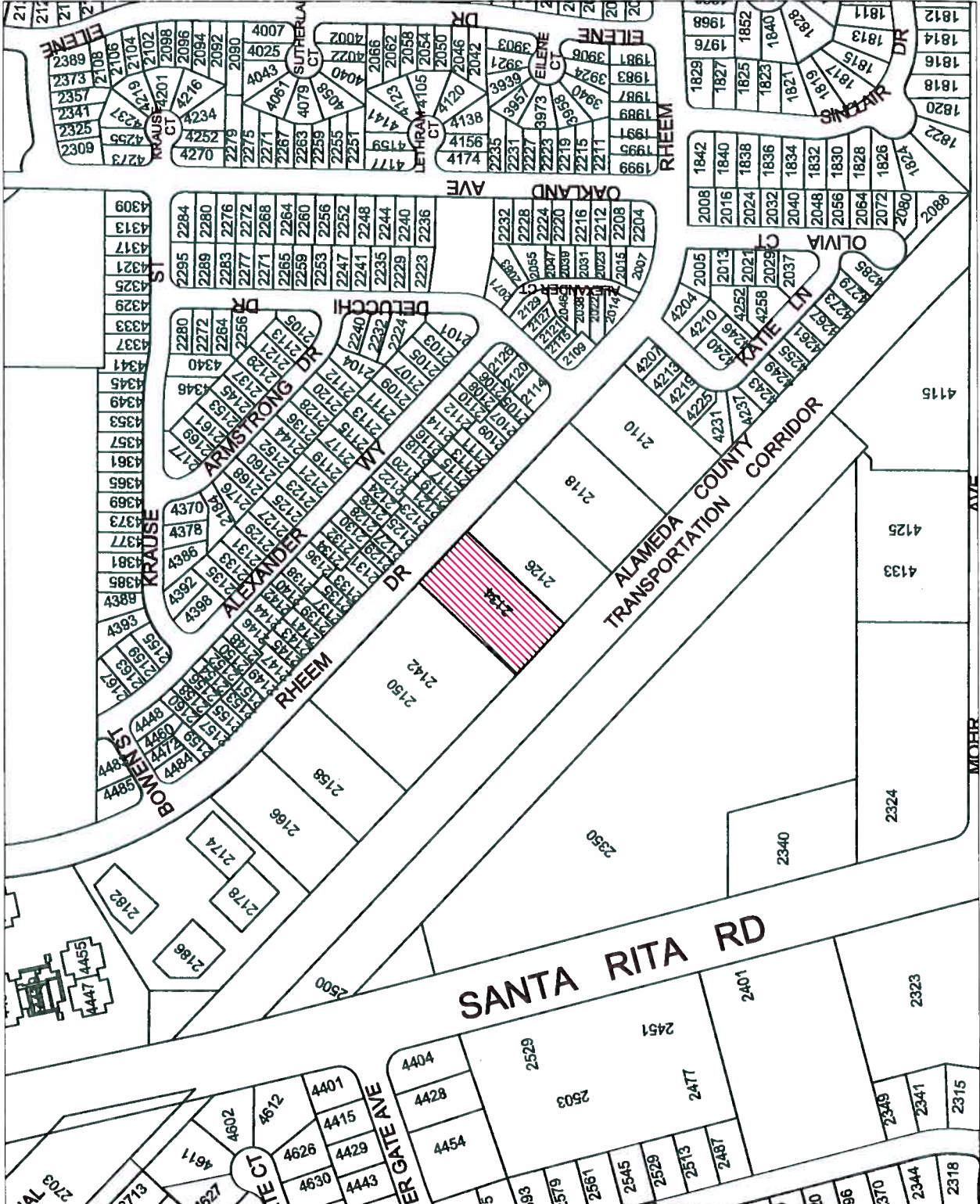


EXHIBIT C

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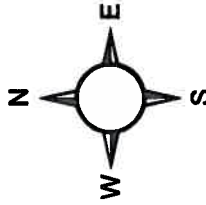
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