

Exhibit A

**Draft Conditions of Approval
P12-1823
3942 Valley Avenue, Suite J**

PROJECT SPECIFIC CONDITIONS OF APPROVAL

Planning Division

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 vehicles.
2. If additional hours of operation or activities beyond that stated in the applicant's written narrative, site plan and floor plan dated, "Received December 21, 2012," 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. The operation of this use shall comply with Chapter 9.04 of the Pleasanton Municipal Code (Noise Regulations).
4. No outdoor storage shall be allowed.

STANDARD CONDITIONS OF APPROVAL

Community Development Department

5. The applicant shall pay any and all fees to which the use may be subject prior to issuance of permits. The type and amount of the fees shall be those in effect at the time the permit is issued.
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 Division

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. This conditional use permit approval will lapse one year from the effective date of approval unless the applicant receives a business license and commences operations.
9. The applicant shall maintain the area surrounding the tenant space in a clean and orderly manner at all times.
10. 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.
11. Changes to the exterior of the building shall not be made without prior approval from the Planning Division.
12. 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.)

Building

13. All building and/or structural plans must comply with all codes and ordinances in effect before the Building Division will issue permits.
14. Any tenant improvement plans shall be submitted to the Building and Safety Division for review and approval.
15. 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]

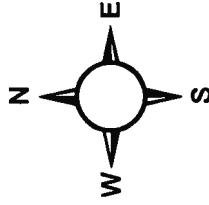
P12-1823

City of Pleasanton

GIS

Department

Location Map



Printed 2/20/2013



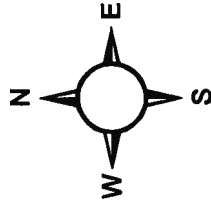
P12-1823

City of Pleasanton

GIS

Department

3942 Valley Ave., Ste. J



Printed 2/20/2013

