

**P11-0051 (Conditional Use Permit)**  
**Exhibit A, Draft Conditions of Approval**  
**Guerrilla Jiu Jitsu**  
**4464 Willow Road, Suite 102, Hacienda Business Park**  
**August 24, 2011**

**Project Specific Conditions of Approval**

**Planning**

1. The use shall comply with all applicable requirements of the City's noise ordinance. Should noise become a concern after commencement of the operation of the subject use, the applicant may have to install sound attenuating measures within the subject tenant space, modify operation of the business, or employ another alternative approved by the Director of Community Development.
2. All activities shall be conducted within the building and all exterior doors shall remain closed when not being used for ingress/egress purposes.
3. If additional hours of operation, number of students or employees, or activities beyond what is stated in the applicant's written narrative, dated "Received, June 29, 2011," 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.
4. The applicant or responsible party shall pay any traffic impact fees for the subject use as determined by the City Traffic Engineer. This fee shall be paid prior to issuance of a building permit and/or prior to operation.
5. The applicant or responsible party shall ensure that a 15-minute break is scheduled between class sessions.
6. Students 12 years and younger shall be escorted into and out of the facility and signed in and out by a parent or supervising adult.
7. The applicant shall inform all students not to loiter or make loud noises outside the suite and building before or after classes.
8. The applicant shall inform all patrons that the facility is located in an industrial district and may be subject to noise, odors, etc.

## **Standard Conditions of Approval**

### **Community Development Department**

9. 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.

### **Planning**

10. The proposed use shall be in substantial conformance to Exhibit B, dated "Received, June 29, 2011," 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.
11. 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.
12. 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.
13. This conditional use permit approval will lapse 1 year from the effective date of approval unless the applicant receives a business license.
14. Guerrilla Jiu Jitsu shall maintain the area surrounding the tenant space in a clean and orderly manner at all times.
15. This approval does not include approval of any signage for Guerrilla Jiu Jitsu. If signs are desired, Guerrilla Jiu Jitsu shall submit a sign proposal to the City for review and approval prior to sign installation.
16. Changes to the exterior of the building shall not be made without prior approval from the Planning Division.

17. 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 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.)*

18. All building and/or structural plans must comply with all codes and ordinances in effect before the Building Division will issue permits.
19. Any tenant improvement plans shall be submitted to the Building and Safety Division for review and approval.
20. 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 tenant space meets Building and Fire Code requirements. If required, the applicant shall obtain all appropriate City permits.



June 29, 2011

Ms. Janice Stern  
Planning Manager  
City of Pleasanton  
200 Bernal Avenue  
Pleasanton, CA 94566

Re: Conditional Use Permit  
Guerrilla Jiu-Jitsu  
Site 31A, 4464 Willow Road

Dear Janice:

This letter is being provided in accordance with the Declaration of Covenants, Conditions and Restrictions for Hacienda, Article III, Section 3.2, Paragraph 3.2.3, Plan Changes and Plans for Changes to Improvements. The Design Review Committee for the Hacienda Owners Association has reviewed the application for a conditional use permit. This application was submitted by Guerrilla Jiu-Jitsu, on behalf of Willow Road Associates, LLC, Site 31A, dated June 28, 2011. This modification is in substantial compliance with the guidelines set forth in the Design Guidelines and Covenants, Conditions and Restrictions.

The proposed conditional use permit will allow the Guerrilla Jiu-Jitsu center to operate a martial arts facility at 4464 Willow Road. The center will offer classes from 8:00 am to 12:00 pm and 4:00 pm to 9:00 pm Monday through Friday and 8:00 am to 12:00 pm on Saturdays. There will be two instructors per class with a typical class size of 15 students. In consideration of the conditional use permit, the applicant has reviewed site parameters of concern including: parking, traffic and noise. Based on a comprehensive review of space allocation and business practice, the applicant has demonstrated that their noise, parking and traffic impacts will be compatible with currently approved uses. The description of the use proposal for this modification is attached.

This application is hereby approved by the Hacienda Owners Association and may be processed for necessary approvals by the City of Pleasanton. Please feel free to contact me at the Association's office if I can be of any assistance in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "James Paxson", is written over a horizontal line.

James Paxson  
General Manager, HBPOA

cc: Jennifer Walker  
Shumei Wu

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dc: DEV\DES\APP\MOD

P11-0051, Guerilla Jiu Jits

City of Pleasanton

GIS

Department

4464 Willow Rd

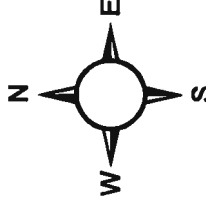
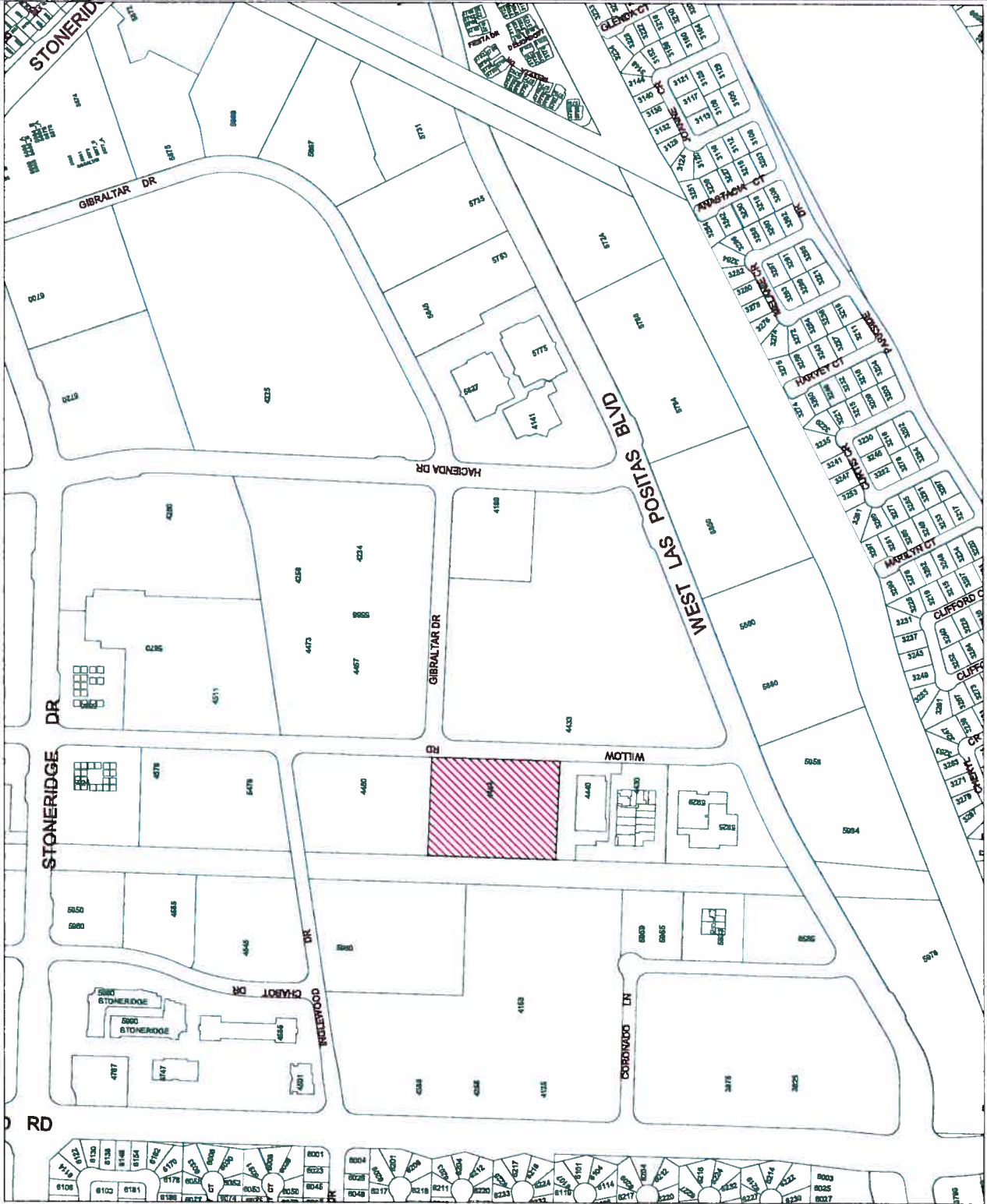


EXHIBIT D



P11-0051, Guerilla Jiu Jits

City of Pleasanton

GIS

Department

4464 Willow Rd

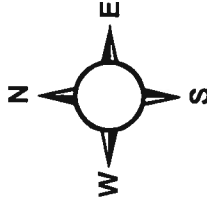


EXHIBIT E

