

**RECEIVED**

November 8, 2021

P21-1102

CITY OF PLEASANTON  
PLANNING DIVISION

**EXHIBIT B**

## **EXHIBIT A:**

### **GALACTIC CHALLENGE AIRSOFT ENTERTAINMENT BUSINESS**

We respectfully submit this Conditional Use Permit application for the establishment of an indoor commercial recreation facility in a tenant space within the City of Pleasanton at the Stoneridge Shopping Center (the “Mall”). The facility will function as an airsoft entertainment game and arcade, under the name of “Galactic Challenge.”

The proposed commercial recreation facility will be located at 1 Stoneridge Mall Rd, UNIT# C215A Pleasanton, CA 94588 (the “Store”) and will occupy a 1,100 square feet of tenant space. The agreement with the mall is for the non-exclusive operation of an airsoft galactic space theme gaming experience and for no other purpose whatsoever. **The design of the store is included as an attachment to this Exhibit.**

#### **BACKGROUND**

Galactic Challenge Inc. (“Galactic Challenge”) is a fast-growing entertainment business that was formed at the end of 2019 and is currently in eleven (11) shopping centers in California -with plans to open another four (4) locations by the end of the year. Galactic Challenge is currently operating in the following malls: Fashion Center Shopping Mall in Northridge, Main Place Santa Ana, Tyler Mall in Riverside, Promenade at Temecula, Panorama Mall, South Bay Galleria in Redondo Beach, The Oaks at Thousand Oaks, Victor Valley Mall in Victorville, Lakewood Shopping Center, and Stonewood Mall in Downey and The Shops @ Mission Viejo.

The stores provide entertainment with the airsoft devices that resemble carnival style target games. Airsoft devices that are specifically designed to look like toys shoot colorful plastic beads. Patrons participate by paying per game and are awarded prizes for knocking down a specific number of targets. Each game is at or below \$10.

Safety is first at our stores. All airsoft devices are attached to the counters with chains that severely restrict their motion in a way that they cannot be pointed away from the targets (which are at least 21 feet away). The bottom and top of the shooting tables are enclosed to minimize the possibility of stray plastic pellets bouncing off and falling behind shooting tables. We also provide safety glasses to all our customers and their friends and relatives who accompany them while playing. Minors are required to always be accompanied by an adult. The staff (generally ranging from 1-3 depending on the day) monitor each target bay and patron to make sure the safety rules are always adhered. We pride ourselves for being a safe and family friendly entertainment environment that has an unblemished record to date.

#### **HOURS OF OPERATION AT THE MALL**

The proposed hours of operation for the Store correspond to the Mall’s hours of operations.

Monday- Thursday: 11:00 am to 8:00 pm

Friday & Saturday: 10:00 am to 9:00 pm

Sunday: 11:00 am to 7:00 pm

#### **PARKING AND PATRONS**

We anticipate having at most 10-15 patrons at the Store at any given time. As only six (6) patrons can be using the target bays at any one time and the patrons that will be visiting the Galactic Challenge

location will generally be at the mall to visit multiple stores, we do not anticipate that more than 3-4 parking spaces allocated at the general parking area will be required specifically for the Store.

**NO CONSTRUCTION NEEDED and CODE COMPLIANCE**

The mall management has already allocated an in-line space that would fit the Galactic Challenge store set-up perfectly. The Store will not need any constructions or alteration that would require a permit from the city.

The Store shall adhere to all occupancy, Americans with Disabilities Act (ADA), California Building Code, and Exiting requirements. All entrances and exterior and interior exit doors to the Store will be accessible to persons with disabilities. The Store will provide free and unobstructed access to and from all customer facing areas, including but not limited to the lobby and the game area for pedestrians and/or wheelchair users. The mall parking spaces and access points to the Store are currently ADA and California Building Code compliant. Although we anticipate that none of the modifications to the Store will require permits, we will adhere to all of the requirements of the California Building Codes, as required.

The proposed location of the Store shall be in C-R (m) Commercial Regional (Enclosed Mall) (C-R (m)). Within its Game Arcades category,, it is in accordance with the objectives of the zoning ordinance and the purposes of the district. The Store will comply with all use and the conditions under which it would be operated or maintained. The Store which will operate as an airsoft entertainment establishment categorized as Game Arcades will not be detrimental to the public health, safety or welfare, or materially injurious to the properties or improvements in the vicinity. The Store will comply with each of the applicable provisions of Chapter 18 of the Plesanton Municipal code.

**FURTHER SAFETY INFORMATION:**

The customers will be strictly prohibited from bringing onto the mall, or to the Store, airsoft devices, BBs, targets, or other accessories. They must utilize Galactic Challenge owned and offered accessories which will not leave the Store under any circumstance. Galactic Challenge will expressly post appropriate signage outlining this policy within the space and all physical or digital marketing materials. These rules and regulations will be displayed clearly at the Store for all patrons to see.

**MINIMAL NOISE AND ADDITIONAL TRAFFIC:**

The Store will not cause a nuisance related to public convenience or general welfare to any nearby persons because the proposed use will take place within an enclosed space and no activity will occur at the exterior of the mall. The Store will be compatible with, and intends to compliment, other uses within the mall. Furthermore, similar recreational uses are common in commercial centers and this particular use is not detrimental to the integrity of an exclusively commercial area. We do not anticipate that having 10-15 people at any one time will generate any significant impact.

Our contact information is below, and you are more than welcome to reach me anytime.

Sincerely,

Koray OKCECI-CEO of Galactic Challenge Inc.

Address: 7306 Newcastle Ave. Reseda, CA 91335

Cell: 310-4676785

Email: [targettwelve@gmail.com](mailto:targettwelve@gmail.com)

Web: <https://galactichallenge.com/>

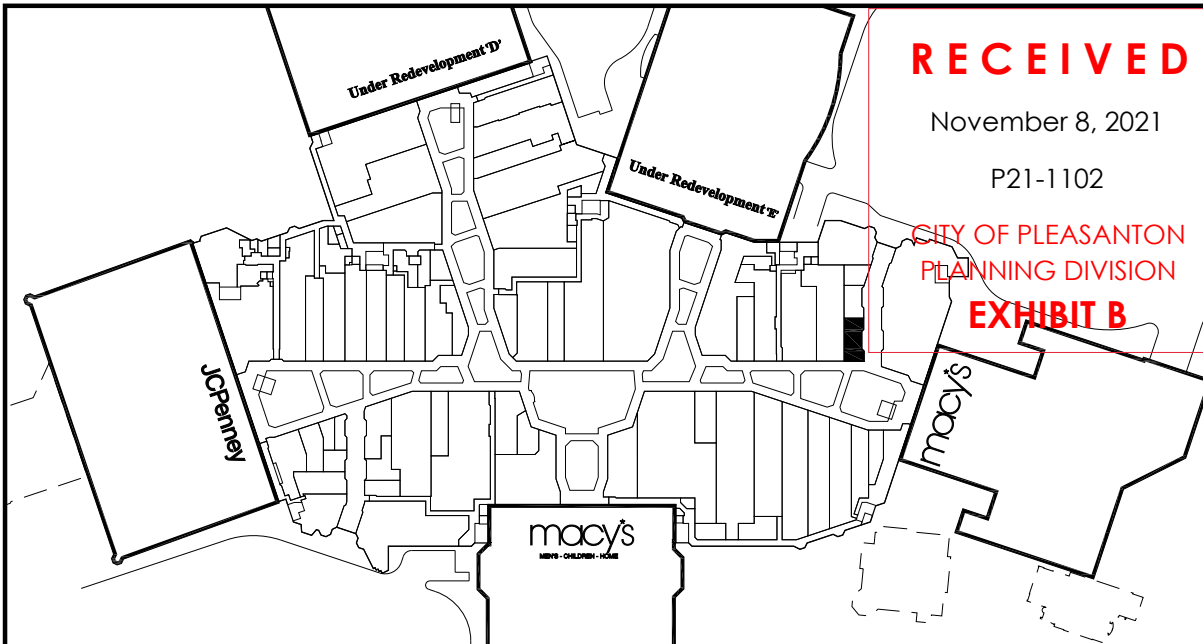
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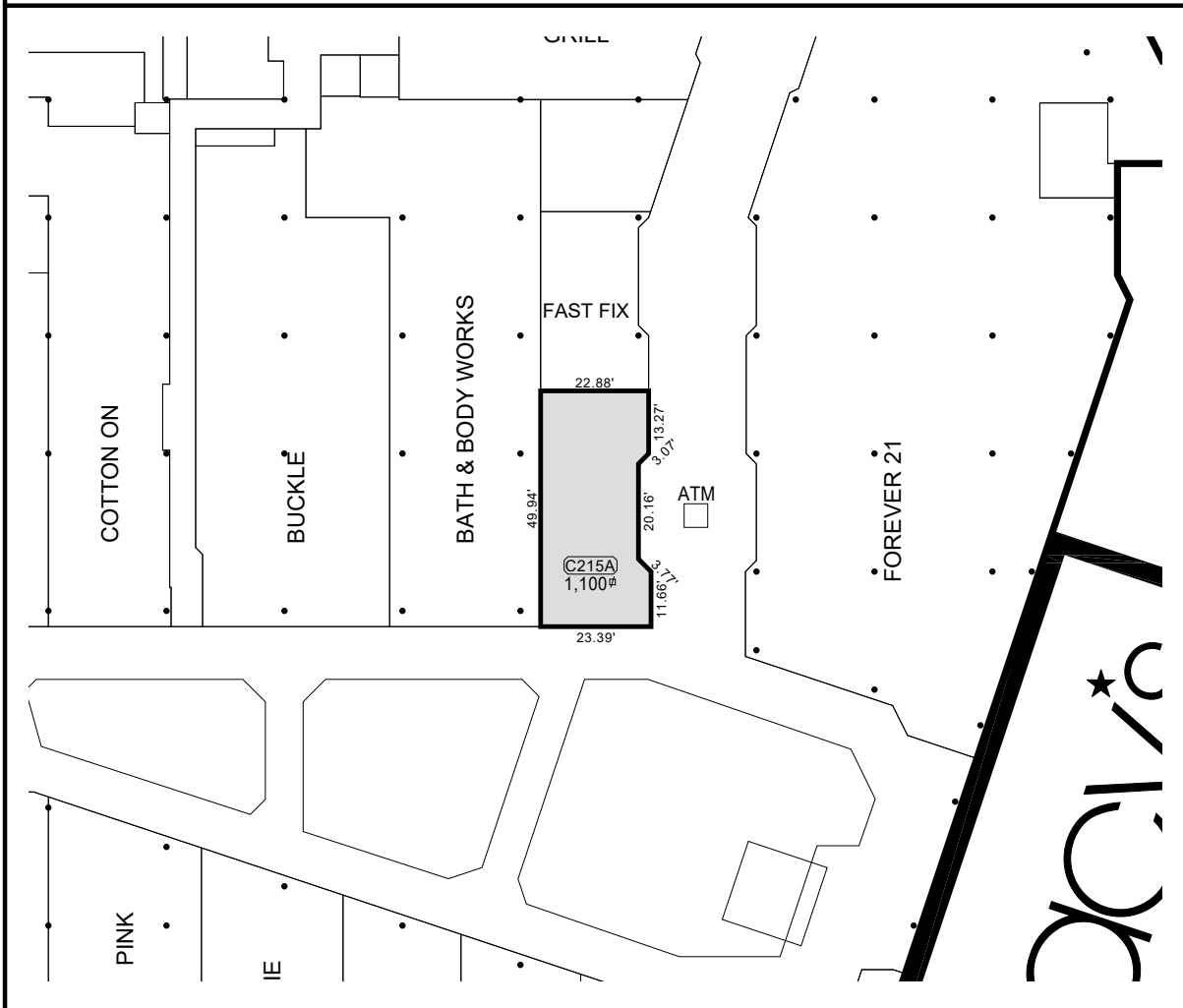


# STONERIDGE SHOPPING CENTER

SL TSD# C215A  
Level: 02



Simon Property Group  
225 W. Washington St.  
Indianapolis, In 46204

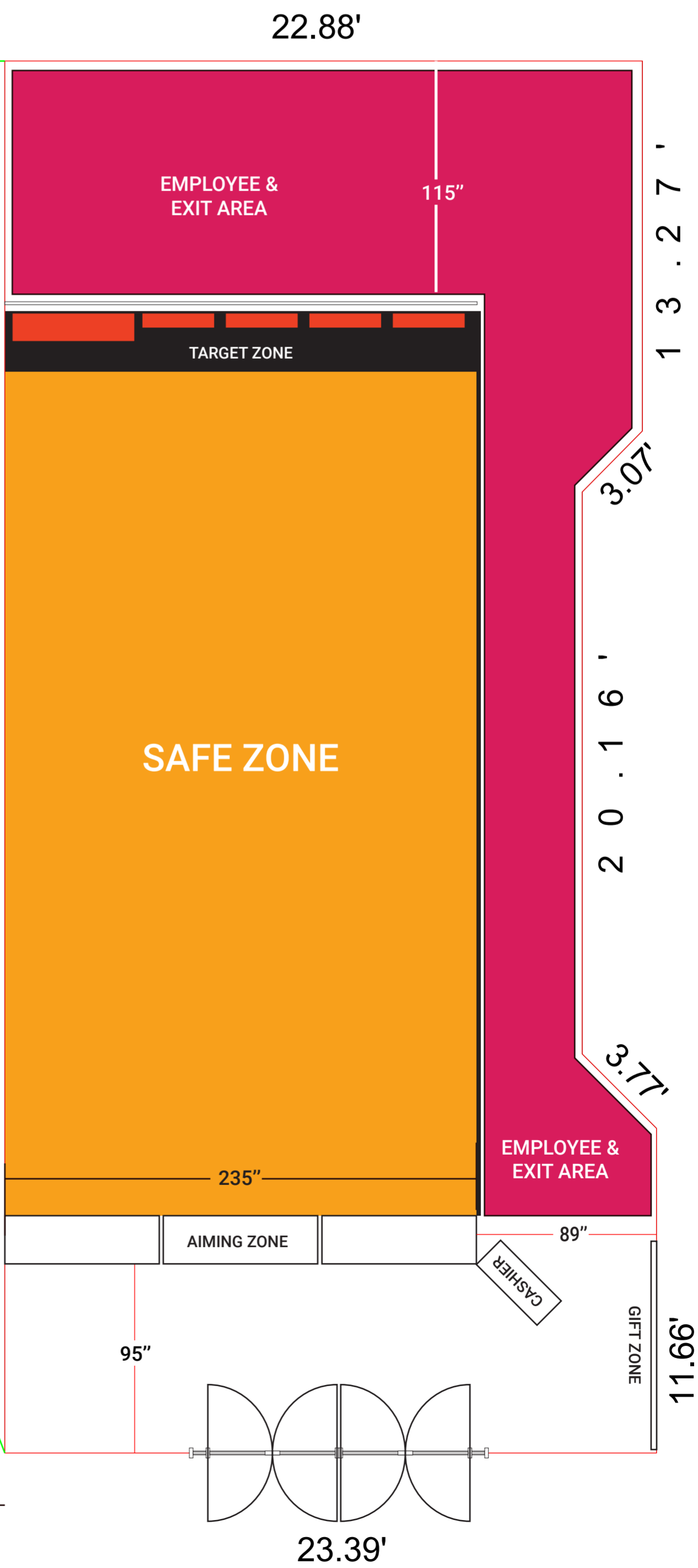
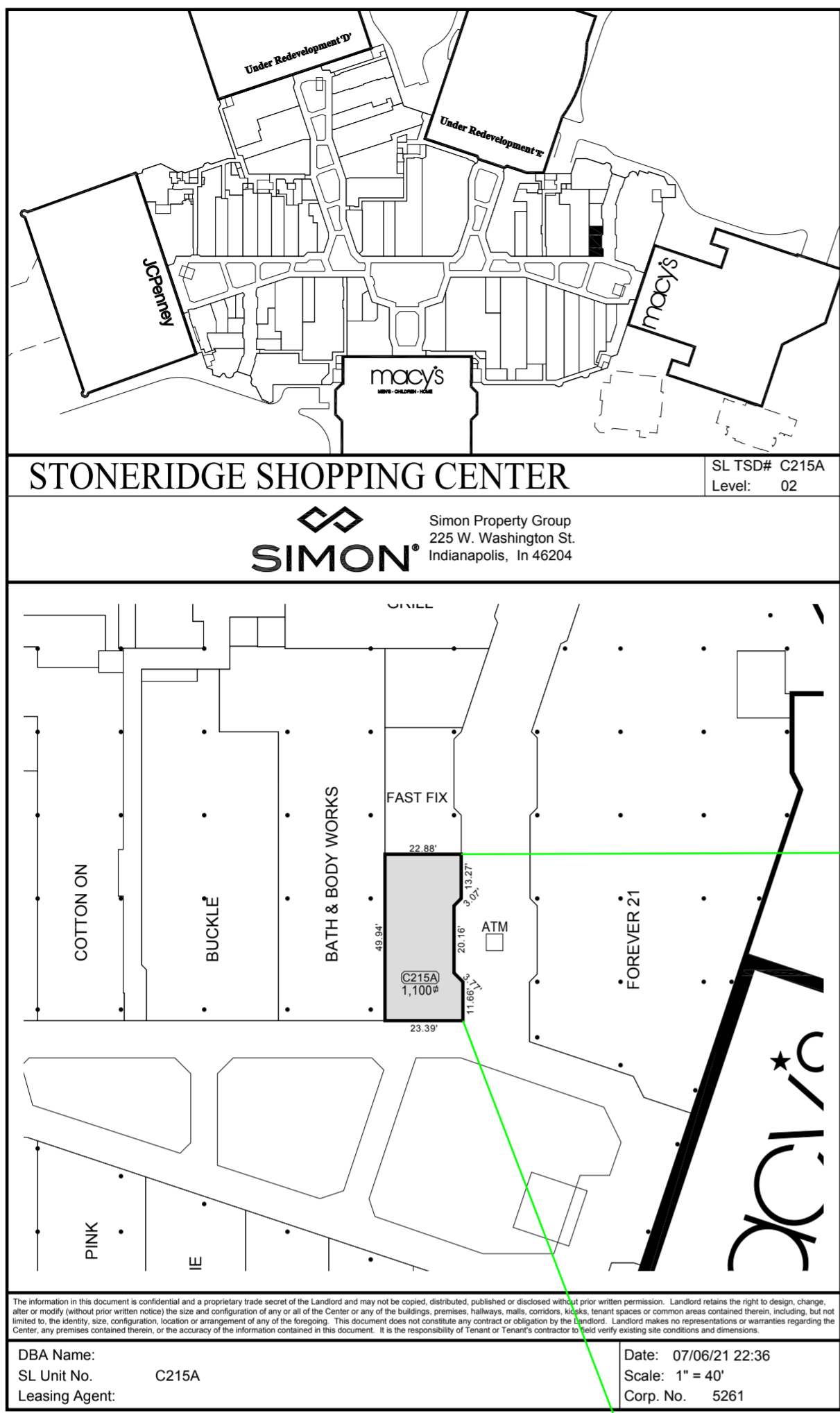


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DBA Name:  
SL Unit No. C215A  
Leasing Agent:

Date: 07/06/21 22:36  
Scale: 1" = 40'  
Corp. No. 5261

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**GALACTIC CHALLENGE**

STONERIDGE SHOPPING CENTER  
 UNIT NO: C215A  
 STORE: TARGET 12 / GALACTIC CHALLENGE  
 SCALE: 1:10