

**EXHIBIT A
DRAFT CONDITIONS OF APPROVAL**

**P17-0805
5959 W. Las Positas Boulevard
January 24, 2018**

PROJECT SPECIFIC CONDITIONS

Planning Division

1. The proposed private school, including associated after school program activities and operations approved by this Conditional Use Permit shall conform substantially to the narrative and project plans, Exhibit B, marked "Received January 2, 2018," on file with the Planning Division, except as modified by the following conditions. Minor changes to the plans or operation may be allowed subject to the approval of the Director of Community Development if found to be in substantial conformance to the approved exhibits.
2. The proposed private school shall maintain its private school registration with the California Department of Education during its operation. Failure to maintain the private school registration with the California Department of Education may result in this application being reviewed by the Director of Community Development for possible future action by the Planning Commission. The proposed after school program shall also maintain any applicable licensing requirements. Failure to maintain said licensing requirements may result in this application being reviewed by the Director of Community Development for possible future action by the Planning Commission.
3. If additional hours of operation, number of students or staff, or activities beyond that proposed in the applicant's narrative, Exhibit B, dated "Received January 2, 2018," on file with the Planning Division are desired, prior City review and approval is required. The Community Development Director may approve the modification or refer the matter to the Planning Commission if judged to be substantial.
4. The private school shall be limited to a maximum of 60 and after school program and 32 students/participants at any one time during operating hours, respectively, and 11 staff present on-site at any one time.
5. Prior to issuance of zoning approval and/or a business license for the school and after school program, the applicant shall submit a noise analysis for review and approval by the Director of Community Development indicating the outdoor play area shall not increase ambient noise levels at the property plane by more than 4 decibels (dB) for the day/night average sound level (Ldn). Should the analysis show the stated threshold would be exceeded, the applicant shall work with staff to implement additional measures to limit noise below the required threshold, including, but not limited to reducing the number of students outside at one time, et cetera.

6. The applicant's lease(s) with the office tenant(s) shall include disclosure statements indicating that their use(s) may be subject to noise impacts during normal business hours due to the operation of the school and after school program, and specifically the use of the indoor sport court and cafeteria as part of daily school and after school program activities. Wording for these disclosures shall be written in plain language and a sample of a lease agreement with the required disclosures shall be submitted for review and approval by the Director of Community Development prior to issuance of zoning approval and/or a business license for the school and after school program.
7. If operation of this use results in conflicts pertaining to parking, interior or exterior noise, traffic/circulation, or other factors, at the discretion of the Community Development Director, this conditional use permit may be submitted to the Planning Commission for its subsequent review at a public hearing. If necessary, the Commission may modify or add conditions of approval to mitigate such impacts or may revoke said conditional use permit. Possible mitigation measures may include, but are not limited to: modifying the hours of operation, reducing the number of persons inside the subject building, imposing traffic fees, or other measures deemed necessary by the Planning Commission.
8. The exterior doors of the building shall remain closed when not being used for ingress/egress purposes.
9. The applicant shall inform all students/parents/guardians/staff not to loiter or make loud noises outside the subject building before or after instruction.
10. Parents, guardians, and employees shall park in parking stalls when dropping off or picking up students. No double parking, parking in drive aisles, or curbside drop-off or pick-up shall be permitted.

STANDARD CONDITIONS

Community Development Department

11. The applicant shall pay all fees to which the use may be subject prior to operation. The type and amount of the fees shall be those in effect at the time the permit is issued.
12. 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

13. If the applicant wishes to relocate the use to a new address and/or suite, the applicant shall secure a new conditional use permit prior to occupying the new building or tenant(s) suite.
14. This Conditional Use Permit approval will lapse and shall become void one year following the date on which the use permit became effective, unless prior to the expiration of one year, the applicant initiates the use, or the applicant or his or her successor has filed a request for extension with the Zoning Administrator pursuant to the provisions of the Pleasanton Municipal Code Section 18.12.030.
15. The applicant and/or employees shall maintain the area surrounding the subject tenant(s) space in a clean and orderly manner at all times.
16. Changes to the exterior of the building shall not be made without prior approval from the Planning Division.
17. 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.

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 Division

18. At no time shall balloons, banners, pennants, or other attention-getting devices be utilized on the site except as allowed by Section 18.96.060K of the Zoning Ordinance for grand openings.

Building and Safety Division

19. All building and/or structural plans must comply with all codes and ordinances in effect before the Building Division will issue permits.
20. Any tenant(s) improvement plans shall be submitted to the Building and Safety Division for review and approval.
21. Prior to occupancy, the applicant shall contact the Building and Safety Division and Fire Marshal to ensure that the proposed use of the subject building/structure meets Building and Safety and Fire Code requirements. If required, the applicant shall obtain all appropriate City permits.

<END>



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October 17, 2017

Mr. Adam Weinstein
Planning Manager
City of Pleasanton
200 Bernal Avenue
Pleasanton, California 94566

Re: **Conditional Use Permit**
Lighthouse Baptist School
Site 21B, Ridgeview Hope Church, 5959 W. Las Positas Boulevard

Dear Adam:

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 an application for a conditional use permit. This application was submitted by LCA Architects Inc., on behalf of Evangelical Free Church, Pleasanton, California, Site 21B, dated October 4, 2017. 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 Lighthouse Baptist School to operate a K-12 school and after school care program at 5959 W. Las Positas Boulevard. The school's operational hours are Monday through Friday from 7:30 am to 6:00 pm. Classes will be held from 8:00 am to 3:00 pm, and the after school care program will run from 3:00 pm to 6:00 pm with students coming from both on- and off-campus. The proposed program contemplates a maximum occupancy of 60 students with 5 teachers at any given time for the school and 32 students with 2 teachers during the after school care program. 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 use is 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,

James Paxson
General Manager, HBPOA

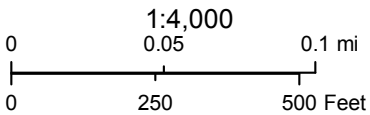
cc: Robert Slack
David Bogstad

EXHIBIT D



Hart
Middle
School

Ken mercer
sports park



P17-0805, 5959 W. Las Positas Blvd., David Bogstad/LCA Architects

Planning Division
January 9, 2018

